



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

ARCHITECTURAL DESIGN REVIEW COMMITTEE

December 2, 2025, 8:30 a.m.

City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

1. **Call to Order**
2. **Minutes – Approve meeting minutes from [November 4, 2025](#)**
3. **[Staff Memorandum](#)**
4. **Sign Applications**
 - 4.1 Classic Signs Inc, LLC, on behalf of Hodges Development Corp. and Hodges Property Inc, requests an architectural design review recommendation to replace an existing free-standing sign panel with a new 84-square-foot externally illuminated free standing sign panel (SP-0660-2025) at [241 Loudon Road](#) in the Gateway Performance (GWP) District. (PL-ADR-2025-0134) (2025-126)
 - 4.2 Sousa Signs, LLC, on behalf of Ulta Beauty and Brixmore Capitol SC LLC, requests architectural design review recommendations for a new 133.4-square-foot internally illuminated building wall sign (SP-0665-2025), and a new 40-square-foot internally illuminated building wall sign (SP-0666-2025) at [80 Storrs Street](#) in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2025-0137) (2025-129)
 - 4.3 NEOPCO Signs, on behalf of Meridian Land Services, Inc and EWT 54, LLC, requests an architectural design review recommendation for a new 10.67-square-foot non-illuminated hanging building sign (SP-0670-2025) at [95 North State Street](#) in the Civic Performance (CVP) District. (PL-ADR-2025-0138) (2025-130)
 - 4.4 NEOPCO Signs, on behalf of After Thai Dessert House, Siam Orchid, and Twelve Dynasty Realty, LLC, requests an architectural design review recommendation for a new 14-square-foot internally illuminated building wall sign (SP-0673-2025) at [12 North Main Street](#) in the Central Business Performance (CBP) District. (PL-ADR-2025-0139) (2025-131)
 - 4.5 Signarama of Concord, on behalf of Optima Dermatology and Granite State Terrace, LLC, requests architectural design review approvals for a new 28.5-square-foot internally illuminated building wall sign (SP-0668-2025) and a new 10.85-square-foot externally illuminated tenant panel on a relocated freestanding pylon sign (SP-0669-2025) at [171 Pleasant St](#) in the Institutional (IS) District. (PL-ADR-2025-0140) (2025-132)
 - 4.6 In accordance with Section 28-9-4(f)(8) *Request for Reconsideration* of the Zoning Ordinance New England Life Care, on behalf of TDL Investments LLC, requests reconsideration of the architectural design review decision made by the Planning Board at their September 17, 2025 meeting where the Board conditionally approved a new 14.3-square-foot internally illuminated wall sign (SP-0630-2025) and a 21.25-square-foot internally illuminated panel replacement (SP-0631-2025) in an existing freestanding sign at 374 Loudon Rd in the Gateway Performance (GWP) District. (2025-098) (PL-ADR-2025-0117).

[2025-098 Reconsideration Excerpt](#)

[20250917 Planning Board Design Review Actions](#)

[2025-098 Record of Recommendation](#)

[2025-098 Revised Application with Recommendations](#)

[2025-098 Original Application](#)

5. Building Permit Applications

- 5.1 Alex Stoye, on behalf of Monitor Statesman, LLC, requests an architectural design review recommendation for exterior changes of a building at 10 Pleasant St Extension, in the Central Business Performance (CBP) District. (PL-ADR-2025-0133) (2025-121)

[2025-121 Original Application](#)

[20251119 Planning Board Design Review Actions](#)

- 5.2 Alex Stoye, on behalf of the City of Concord, requests an architectural design review recommendation for certain site and landscape improvements at 75 Storrs St, in the Central Business Performance (CBP) District (PL-ADR-2025-0132) (2025-119)

[2025-119 Original Application](#)

[20251119 Planning Board Design Review Actions](#)

6. Site Plan Applications

- 6.1 Northpoint Engineering, LLC, on behalf of Ciborowski Associates, LLC, requests an architectural design review recommendation as part of a major site plan application, a conditional use permit to allow a portion of a proposed mixed-use building to be constructed to a maximum height of 89feet-6inches from area average grade, a conditional use permit application to allow the partial obstruction of views of the State House Dome, and certain waivers from the Site Plan Regulations for the construction of a new 8-story, mixed use building at Tax Map 6443Z Lot 27, addressed as 56 North Main Street in the Central Business Performance (CBP) District. (2025-123) (PL-SPR-2025-0049)

[2025-123 Civil Plan Excerpt](#)

[2025-123 Architectural Elevations and Renderings](#)

[2025-123 Architectural Floor Plans](#)

[2025-123 Supplemental](#)

[2025-123 CUP Narrative – Building Height](#)

[2025-123 CUP Narrative – Dome Obstruction](#)

- 6.2 Northpoint Engineering LLC, on behalf of Phenix Hall, LLC, requests an architectural design review recommendation as part of a major site plan application and certain waivers from the Site Plan Regulations for the construction of a 6-story addition and other site improvements at Tax Map 6443Z Lot 28, addressed as 2 Phenix Ave in the Central Business Performance (CBP) District. (2025-125) (PL-SPR-2025-0050)

[2025-125 Civil Plan Excerpt](#)

[2025-125 Architectural Elevations and Renderings](#)

[2025-125 Architectural Floor Plans](#)

[2025-125 Supplemental](#)

- 6.3 Nobis Group, on behalf of HP Hood, LLC, requests an architectural design review recommendation as part of a major site plan application for the construction of a new 4,800-square-foot wastewater pretreatment building, installation of multiple process tanks, and other associated site improvements at Tax Map 491Z, Lot 26, addressed as 330 North State Street in the Industrial (IN) District. (2025-137) (PL-SPR-2025-0054)

[2025-137 Civil Plan Excerpt](#)

[2025-137 Architectural Plans](#)

[2025-137 Supplemental](#)

- 6.4 The City of Concord requests a public hearing in accordance with RSA 674:54 for the renovation and construction of an approximate 18,000-square-foot building addition and associated site improvements for a

new police station at Tax Map 583Z Lot 10, addressed as 4 Bouton Street in the Institutional (IS) District.
(2025-138) (PL-SPR-2025-0055)

[2025-138 Civil Plan Excerpt](#)

[2025-138 Architectural Elevations](#)

[2025-138 Supplemental](#)

7. Other Business

7.1 Approval of [2026 Meeting Schedule](#)

7.2 Any other business which may legally come before the Committee.

7.3 Adjourn

All City of Concord public meetings are accessible for persons with disabilities. Any persons who feel that they may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8595 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged. Any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.

Note: To review meeting agendas, please visit the City's website www.concordnh.gov or view agendas posted at City Hall or the Library.