



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

ARCHITECTURAL DESIGN REVIEW COMMITTEE

March 3, 2026, 8:30 a.m.

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

AGENDA

- 1. Call to Order**
- 2. Minutes – Approve meeting minutes from [February 3, 2026](#)**
- 3. [Staff Memorandum](#)**

- 4. Sign Applications**
 - 4.1 Jake Duggan, on behalf of Yamas Greek Eatery and Laurie J Sanborn Revocable Trust, requests an architectural design review recommendation for a new 36-square-foot externally illuminated building wall sign (SP-0703-2026) to replace an existing awning sign at [25-27 South Main St](#) in the Central Business Performance (CBP) District. (PL-ADR-2026-0159)
 - 4.2 NEOPCO Signs, on behalf of Prickly Porcupine, Capital Plaza Concord, LLC, and Foxfire Property Management Inc, requests an architectural design review recommendation for a new 4.5-square-foot non-illuminated projecting blade sign (SP-0704-2026) to be installed on an existing sign bracket at [57 N Main St](#) in the Central Business Performance (CBP) District. (PL-ADR-2026-0153) (2026-004)
 - 4.3 Advantage Signs, on behalf of Nicholson Letourneau, PLLC, and 58 NSS Property, LLC, requests an architectural design review recommendation for a new 8.66-square-foot non-illuminated freestanding sign (SP-0706-2026) to replace an existing free-standing sign panel at [58 North State Street](#) in the Civic Performance (CVP) District. (PL-ADR-2026-0156) (2026-008)
 - 4.4 Tyler Fish, on behalf of Concord Clothworks and Sheep Davis Flex, LLC, requests an architectural design review recommendation for a new 15-square-foot non-illuminated building wall sign (SP-0708-2026) at [248 Sheep Davis Rd Bldg 1](#) in the Gateway Performance (GWP) District. (PL-ADR-2026-0158) (2026-010)
 - 4.5 Roy McCandless, on behalf of McCandless Law Firm and Roy S McCandless ESQ, PLLC, requests architectural design review recommendations for a new 15-square-foot non-illuminated freestanding sign panel (SP-0722-2026) to replace an existing free standing sign panel, and a new 1.25-square-foot non-illuminated projecting hanging sign (SP-0723-2026) to replace an existing hanging sign at [8 Court Street](#) in the Civic Performance (CVP) District. (PL-ADR-2026-0155) (2026-007)
 - 4.6 Missy Vannest, on behalf of Magpie Collective and Harold E and Judith A Ekstrom, requests an architectural design review recommendation for a new 2-square-foot non-illuminated freestanding sign panel (SP-0726-2026) to be added to an existing freestanding sign at [15 Green St](#) in the Civic Performance (CVP) District. (PL-ADR-2026-0160) (2026-012)

- 5. Building Permit Applications**
 - 5.1 None

- 6. Site Plan Applications**

- 6.1 TFMoran Inc, on behalf of 94 Manchester St, LLC, requests architectural design review recommendation as part of a major site plan application for a new 4-story, 14,768-square-foot footprint building and other site improvements at Tax Map 781Z Lots 12, 12-1, 12-2 and 12-3, addressed as 94-98 Manchester Street in the Highway Commercial (HC) and Office Park Performance (OCP) Districts. (2026-005) (PL-SPR-2026-0057)

[Civil Plan Excerpt](#)

[Architectural Plans](#)

[Supplemental](#)

- 6.2 The City of Concord requests a public hearing in accordance with RSA 675:54 for the construction of an approximate 20,400 square foot skate park and associated site improvements at Tax Map 64Z Lot 2, addressed as 19 Loudon Road in the Institutional (IS) District. (2026-018) (PL-SPR-2026-0058)

[Civil Plan Excerpt](#)

[Supplemental](#)

7. Other Business

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

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