CITY OF CONCORD

New Hampshire's Main Street™

Community Development Department

Planning Division

ARCHITECTURAL DESIGN REVIEW COMMITTEE

May 5, 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 March 31, 2026**
3. **Staff Memorandum**

4. **Sign Applications**

4.1 Advantage Signs, on behalf of New Hampshire Retirement System, requests an architectural design review recommendation for a new 37.2-square-foot internally illuminated building wall sign (SP-0746-2026) at 80 Commercial St in the Opportunity Corridor Performance (OCP) District. (2026-030) (PL-ADR-2026-0171). (2026-031) (PL-CUP-2026-0109)

4.2 Wall Street Dental Group, PLLC, on behalf of 16 Wall St LLC, and Wall Street Dental Group, requests an architectural design review recommendation for a new 8.81-square-foot externally illuminated freestanding sign (SP-0755-2026) to replace an existing freestanding sign, at 16 Wall Street in the Civic Performance (CVP) District. (2026-032) (PL-ADR-2026-0172)

4.3 Green Bear Signs and Graphic, LLC, on behalf of Flomac Limited Partnership, and Back Nine, requests an architectural design review recommendation for a new 35-square-foot internally illuminated building wall sign (SP-0759-2026) at 8 Loudon Rd in the Gateway Performance (GWP) District. (2026-036) (PL-ADR-2026-0174)

4.4 Merrimack County Savings Bank/NH Mutual Bancorp, on behalf of Capitol Street Associates and Ransmeier & Spellman, and NH Trust, requests architectural design review approvals for two new non-illuminated building walls signs of 18.5-square-feet (SP-0760-2026) and 23.75-square-feet (SP-0761-2026), to replace two existing building wall signs at 1 Capitol St in the Central Business Performance (CBP) District. (2026-037) (PL-ADR-2026-0175)

4.5 Spectrum Signs and Graphics, on behalf of B & L Transmissions, LLC, and 603 Bar-B-Q, requests an architectural design review recommendation for a new 42-square-foot internally illuminated free standing sign panel (SP-0762-2026), to replace an existing freestanding sign panel, at 388 Loudon Rd in the Gateway Performance (GWP) District. (2026-039) (PL-ADR-2026-0177)

4.6 Classic Signs Inc. LLC, on behalf of GMX-RP-SCU-Concord LLC, Dundee Investments LLC, and Service Credit Union requests architectural design review recommendations for two new 33.28-square-foot internally illuminated building wall signs (SP-0751-2026 and SP-0752-2026) and a new 30.5-square-foot internally illuminated freestanding sign panel (SP-0753-2026) to be placed on an existing freestanding sign, at 285 Loudon Rd in the Gateway Performance (GWP) District. (2026-043) (PL-ADR-2026-0178)

5. **Building Permit Applications**

5.1 Wilson & Wilson Architects, on behalf of Spring Corner Condominium, and Nonna's Place, LLC, requests an

architectural review recommendation for a 650-square-foot façade alteration for the construction of a loggia to the front of an existing restaurant along Pleasant Street and the relocation of an existing 12-square-foot freestanding pylon sign at Tax Map 7411Z Lot 100, addressed as 60 Pleasant Street, 62 Pleasant Street, and 2-10 N Spring St in the Civic Performance (CVP) District. (2026-033) (PL-ADR-2026-0173)

5.2 Cobb Hill Construction, on behalf of Concord Feminist Health Center, and Equality Health Center, requests an architectural design review recommendation for the replacement of an existing storefront, sidelights, and transom, along with the installation of a fence along the north side of the building at 38 South Main Street in the Central Business Performance (CBP) District. (2026-038) (PL-ADR-2026-0176)

6. Site Plan Applications

6.1 Stonefield Engineering and Design, on behalf of Associated Enterprises Inc, requests architectural design review recommendation as part of a major site plan application for the conversion of an existing 15,341-square-foot office building into 21 residential dwelling units and associated site improvements at Tax Map 6414Z Lot 1, addressed as 103 North State Street in the Civic Performance (CVP) District. (2026-028) (PL-SPR-2026-0059) (PL-CUP-2026-0108)

Civil Plan Excerpt

Architectural Plans

Supplemental Excerpt

7. Other Business

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

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