City of Concord

Agenda

Planning Board

Monday, November 2, 2026 | **6:00 PM** | **City Council Chambers, 37 Green Street, Concord, NH 03301**

The Board will hold a Nonpublic Session under RSA 91-A:3.II(c) at 6p.m.

1. Call to Order
2. Roll Call
3. Agenda Overview
4. **Site Plan, Subdivision and Conditional Use Permit Applications**

4A. Gallagher, Callahan, & Gartrell, PC, Jones and Beach Engineering, Inc, and Onyx Partners, Ltd, on behalf of Onyx SteepleGate Concord, LLC, Onyx Regal Concord, LLC, and Onyx TD Concord, LLC, requests comprehensive development plan approval for the consolidation of condominium and resubdivision into separate lots and ownership, and a proposed mixed-use redevelopment to include certain on and offsite improvements, a fueling station, and approximately 600 residential unit apartments, approximately 329,200-square-feet of commercial/retail, and approximately 5,040 square-feet of restaurant use at Tax Maps: 611Z Lot 40 addressed as 270 Loudon Rd; 611Z Lot 39 addressed as 282 Loudon Rd; 61Z Lot 9 addressed as 277 Sheep Davis Rd 270; and, 611Z Lot 41 addressed as 260 Loudon Road, all within the Gateway Performance (GWP) District. (2026-041) (PL-CDP-2026-0002)

Attachments:
2026-041 Staff Report
2026-041 Supplemental
2026-041 Traffic Impact Analysis Peer Review - September 2026
2026-041 Traffic Impact Study Appendix Volume I
2026-041 Traffic Impact Study Appendix Volume II
2026-041 Traffic Impact Study Appendix Volume III
2026-041 Traffic Impact Study Appendix Volume IV
2026-041 Traffic Impact Study Appendix Volume V
2026-041 Traffic Study Response to Peer Review
2026-041 Traffic Study Table of Contents
2026-041 Traffic Study
2026-041 Architectural Elevations
2026-041 CDP Plan Set
2026-041 Conceptual Renderings and Site Plan
2026-041 Public Comment

5. Master Plan Workshop Items

5A. Consideration of Public Safety Advisory Board Master Plan Request

Attachments: Public Safety Adv Committee Communication

5B. Appointment of Master Plan Advisory Subcommittee

Attachments: Report

5C. Visioning Open House Debrief

5D. NH Listens and Offer for additional youth focused event

5E. Upcoming Public Engagement: Strategy for 6 Neighborhood / Village Forums

Attachments: Report

Adjournment

Information

Next regular monthly meeting is Wednesday, November 18, 2026

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

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For meetings held in the City Council Chambers, 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.