City of Concord, New Hampshire
Architectural Design Review Committee
June 30, 2026 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on June 30, 2026, in Council Chambers, at 37 Green St, Concord, NH.

Attendees: Co-Chair Jay Doherty, Co-Chair Elizabeth Durfee Hengen, Member Claude Gentilhomme, Member Douglas Proctor and Member Merle Thorpe

Absent: Member Ron King and Alternate Member Amanda Savage

Staff: Alec Bass, Assistant City Planner – Community Planning; Brian Tremblay, Planning and Zoning Inspector; and Krista Tremblay, Administrative Technician III

1. Call to Order
Co-Chair Hengen called the meeting to order at 8:32 a.m.

2. Minutes – Approve meeting minutes from June 2, 2026
Co-Chair Doherty moved, seconded by Member Thorpe, to approve the meeting minutes from June 2, 2026, as written. All in favor. The motion passed.

3. Staff Memorandum

4. Sign Applications

4.1 Spirit Halloween on behalf of Albertsons and Fort Eddy LLC's, requests an architectural design review recommendation for a new 75-square-foot non-illuminated building wall sign (SP-0782-2026) at 24 Fort Eddy Rd in the Gateway Performance (GWP) District. (PL-ADR-2026-0184) (2026-056)

No one is present to represent this application.

Member Gentilhomme made a motion to recommend that the Planning Board approve the application as submitted. Member Proctor seconded. All in favor. The motion passed unanimously.

4.2 Who Doesn't Want That, on behalf of 31 South Main Acquisition, LLC, requests an architectural design review recommendation for a new 6.25-square-foot externally illuminated hanging sign at 31A South Main Street in the Central Business Performance (CBP) District. (SP-0788-2026) (PL-ADR-2026-0185) (2026-057)

No one is present to represent this application.

Member Gentilhomme noted this is a new location with the same sign that the Committee approved.

Member Gentilhomme made a motion to recommend that the Planning Board approve the application as submitted. Member Thorpe seconded. All in favor. The motion passed unanimously.

4.3 Classic Signs Inc, on behalf of The Granite Group and Capitol Supply Associates, requests architectural design review recommendations for two new non-illuminated building wall signs of 86.38-square-foot (SP-0786-2026) and 70-square-foot (SP-0791-2026) at 6 Storrs Street in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2026-0187) (2026-058)

No one is present to represent this application.

Co-Chair Hengen noted this is a highway façade and the north elevation. Co-Chair Hengen stated it is pretty straight forward and non-illuminated.

Member Gentilhomme made a motion to recommend that the Planning Board approve the application as submitted. Co-Chair Doherty seconded. All in favor. The motion passed unanimously.

4.4 Magpie, on behalf of Harold and Judith Ekstrom, requests an architectural design review recommendation for an existing 4-square-foot non-illuminated projecting sign (SP-0790-2026) that was previously non-permitted at 15 Green St in the Civic Performance (CVP) District. (PL-ADR-2026-0189) (2026-060)

No one is present to represent this application.

Co-Chair Doherty asked if they have seen this before.

Mr. Tremblay responded yes, it is from a prior location on North Main Street. Mr. Tremblay noted the Committee previously approved the front free-standing monument sign and this is an additional sign on the back of the building.

Member Gentilhomme made a motion to recommend that the Planning Board approve the application as submitted. Member Proctor seconded. All in favor. The motion passed unanimously.

5. Building Permit Applications

5.1 None

6. Site Plan Applications

6.1 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 non-binding architectural design review comments, in anticipation of future major site plan applications where architectural design review will be required, based on a comprehensive development plan application 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)

Mr. Bass noted there are two different applications for the mall redevelopment. Mr. Bass noted agenda item 6.1 is for a comprehensive development plan which is required in performance districts where subdivisions occur. A comprehensive development plan is a binding approval by the Planning Board for an overall conceptual layout. It does not require architecture design review but the applicant wanted to come before the Committee because this is a big project. They are trying to get ahead of future site plans. There is no motion required as part of the comprehensive development plan this is a non-binding Q & A for feedback so they can make changes prior to their site plan. Additionally, they have submitted a design review, agenda item 6.2, application for non-binding feedback from staff and the Planning Board. A design review application in nature is a non-binding application to come before the Planning Board for comments. Both applications are running concurrently and the Committee could review each as a single item and no motions are required. The Planning Board will need to decide on approval of the comprehensive development plan on how they will subdivide the properties. All of the properties that are subdivided will need major site plan applications which does require the Committees binding review.

Ari Pollack (214 N Main St, Concord) and Doug Richardson (220 Reservoir St, Needham MA) are present to represent this application. Mr. Pollack noted JC Penny is no longer on the plan and they have changed they way the property is laid out. The Applebees and TD Bank will stay. A Costco with gas

station will be surrounded by small restaurants. On the Regal site there will be a Whole Foods. There will be a residential with retail on the front. The Trampoline Park will remain. There will be three residential buildings. There will be green space. The light currently disconnected they have asked to be connected.

Member Thorpe asked if Whole Food will use the access off Loudon Rd.

Mr. Pollack stated they will keep the driveway on Loudon Rd and create an internal connection. The are going before the Planning Board for comprehensive development plan. They have submitted their traffic work that is out for peer review.

Co-Chair Hengen asked for the building with residential and retail is the retail going to be on the entire first floor.

Mr. Richardson responded no, a strip along the parking field for first floor. Mr. Richardson stated it is one- and two-bedroom apartments that will be a 50-50 mix. The buildings along D'Amante Drive will create a street scape. It will not be just food but service type personal fitness. They are introducing sidewalks along all three major frontages Loudon Rd, D'Amante Drive and Sheep Davis Road along the perimeter of the site. They will have a pool, dog park, barbeque stations and green space.

Member Proctor asked if there are loading docks on both sides of Costco.

Mr. Richardson responded yes, Costco doubles what a Market Basket does per week.

Co-Chair Doherty suggested they study the space between the parking and the building.

Co-Chair Hengen asked if they are going over or under the amount of parking spaces.

Mr. Richardson stated they have a variance that was approved. They did not have a problem with the residential parking. However, they found that Altitude needed over 700 parking spaces.

Mr. Pollack stated they demonstrated to the Zoning Board that the type of use category did not line up with realty. Mr. Pollack noted on the busiest Saturday and Sunday mid-morning they need about 50 to 70 parking spaces. The ordinance based upon square footage determination called for over 700 parking spaces.

Mr. Richardson noted for residential they are calling for 1.5 parking spaces per unit for the 50-50 mix of one to two bedroom. The industry standard is 1.4.

Mr. Pollack noted they received a variance for parking for the Costco area based on size and demographic.

Co-Chair Hengen suggested to have more sidewalks for pedestrians to move throughout the property.

The Committee provided non-binding feedback to the applicant.

6.2 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 non-binding feedback as part of a development review application for the consolidation of condominium and resubdivision into separate lots and ownership, and a proposed mixed-use redevelopment consisting of multi-family apartment dwellings, retail, and restaurant uses, 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. (2026-069) (PL-PDR-2026-0002)

This agenda item was discussed with agenda item 6.1.

6.3 Wilcox & Barton Inc, on behalf of 3JB, LLC, requests an architectural design review recommendation as part of a major site plan approval for the construction of a new 2-story, 3,500-square-foot commercial addition with basement, and the conversion of existing structures into 5 residential units, and certain site improvements at Tax Map 7413Z Lot 9, addressed as 47-49 South State St in the Urban Commercial

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(UC) District. (2026-040) (PL-SPR-2026-0060) (PL-CUP-2026-0111)

Mr. Bass stated this application was before the Committee last month and they have revised materials and returning for consideration.

Erin Lambert (2 Home Ave, Concord) and Brandon Reed (no address provided) are present to represent this application. Ms. Lambert stated they are back after receiving the comments last month and applied changes. Ms. Lambert provided photos of the neighborhood that is a mixed use with commercial and residential.

Mr. Reed stated they increased the column size at the entrance and lowered the header by three inches. Mr. Reed noted the garage doors were changed to white and there is light gray. There is a rectangular lover on the gable ends. They added a freeze board in the gable.

Ms. Lambert stated the lighting is different and there will be recessed lighting over the three porches as well as over the garage. Ms. Lambert noted the color is all the same gray. Ms. Lambert noted on the east elevation they added a couple of windows.

Mr. Reed noted there will be vinyl corners, vinyl siding and aluminum wrap facia.

Member Thorpe asked if there was anything done about the depth of the entrance vestibule and coat closet.

Ms. Lambert stated they explored that and from a structural perspective and the cost of the increased build square footage they do not want to do that. They liked having the porch there and a space to have a couple chairs.

Co-Chair Hengen asked about having the garage a darker color.

Ms. Lambert responded yes, however with the windows having white they choose to have a white garage door.

Co-Chair Hengen noted having a white door there could be splash up that makes the door dirty. Co-Chair Hengen stated this has vastly improved from what they say last month.

Mr. Bass noted the lighting plan does not show the underneath the canopy's that a condition is that the porch lighting is placed underneath the canopy on the lighting plan that way it is binding to make sure that takes place.

Member Gentilhomme made a motion to recommend the Planning Board approve the application as submitted with the condition that the porch lighting be placed underneath the canopy on the lighting plan as intended per the architectural. Member Proctor seconded.

Discussion

Member Thorpe asked if there is any change to the landscaping.

Ms. Lambert stated there is no change to the landscaping plan.

Co-Chair Doherty asked where do the utilities come in.

Ms. Lambert stated the gas, sewer and water all come in from South State Street. Ms. Lambert noted South State Street was paved within the past five years. Phase one of the project will be on the existing building because it already has utilities. Next year when the moratorium has lifted will be the next phase.

Co-Chair Doherty asked if there will be gas meters visible.

Ms. Lambert sated they are on the side facing Waters on the east side.

All in favor. The motion passed unanimously.

6.4 Nobis Group and Philip M. Hastings, Esquire, on behalf of CATCH Neighborhood Housing and Kevin F. Seigel and George J. Seigel, Jr, requests an architectural design review recommendation as part of a major site plan approval for the construction of a new 3-story, 35,886-square-foot multifamily development to accommodate 34-units and associated site improvements at Tax Map 303Z Lot 68, addressed as 43 Fisherville Road in the General Commercial (CG) District. (2026-066) PL-SPR-2026-0064)

Jonathan Halle (4 Crescent St, Concord), Alex Panagrolakos (105 Loudon Rd, Concord) and Tom Furtudo (105 Loudon Rd, Concord) are present to represent this application. Mr. Halle stated they have received zoning relief. This will be 30 apartments on three floors with parking. The entrance will be off of Fisherville Rd.

Halle existing site concord carpet is on. This was at one point a mobile home park. There were a couple zoning relief that they received. There are 30 apartments on three floors. There is a small garden to the side. There are lights around the parking lot and on the back porch.

Co-Chair Hengen ask about the south elevation and if it is facing the parking.

Mr. Halle responded yes, it is skewed to Fisherville Rd.

Co-Chair Doherty asked about the materials.

Mr. Halle stated it is vinyl.

Co-Chair Hengen asked about the wide variety of colors and where they are applied.

Mr. Halle stated they are trying not to make it look like affordable housing. They are trying to create something with an uplifting spirit. There common space is at the front entrance.

Co-Chair Doherty asked if the mechanical lovers will be painted to match.

Mr. Halle responded yes.

Co-Chair Doherty stated he liked the bold colors but the high corners visually throws him off a bit.

Member Thorpe asked if they can make the trash enclosure darker to prevent from standing out.

Mr. Halle responded absolutely, they can make it is a dark bronze.

Co-Chair Hengen loves the variety of colors and playfulness that it brings. However, on the south elevation where there is faux stone on the outer bay. Co-Chair Hengen suggested to have the gabled bays be a solid blue all the way to the bottom and use stone on the entry way.

Member Gentilhomme agrees. Member Gentilhomme suggested to have a counter part by having a solid blue as an anchor at each end.

Member Proctor stated having it broken up helps. To have a tall thing on the street it helps to break it up.

Co-Chair Doherty asked where the transformer is located.

Mr. Halle responded on the left closest to Cumberland Farms. Mr. Halle presented the lighting plan in the parking area and a couple lights on the corner for the bike rack. There will be canned

lights under the porch.

Co-Chair Hengen asked for a vote on how many members feel the blue on the outer bays should continue down to the ground level. With a vote of 3 (Hengen, Gentilhomme and Thorpe) in favor and 2 (Proctor and Doherty) opposed it is not a condition to have the blue on the outer bays go down to ground level.

Co-Chair Hengen made a motion to recommend the Planning Board approve the application as submitted with the following conditions: the screening of the dumpster enclosure shall be revised to be a darker color to help hide it; on the labeled "southern elevation", the pilaster on the "vinyl stone" material shall be removed; on the eastern side of the building, the sidewalk shall be moved away from the building to provide additional privacy for those tenants. If possible, some type of landscaping, or low shrub should be planted; screening, either through landscaping or some type of opaque material, or combination of both, shall be provided to screen the view from any public right-of-way to any external utility meters, as permitted by non-municipal regulations; lighting proposed under the canopy, including tabulations for illumination and uniformity ratios, shall be provided on the lighting plan prior to final approval; and, the blue be continued down to the bays, with some detailing be provided where the seams are on the labeled "southern elevation". Member Gentilhomme seconded. All in favor. The motion passed unanimously.

6.5 Nobis Group, on behalf of Dartmouth Hitchcock Clinic, requests an architectural design review recommendation as part of a major site plan application for a 40,050 SF addition to the existing Dartmouth Hitchcock Medical Center, including expanding the parking lot and upgrades to utilities and drainage infrastructure, and other certain site improvements at Tax Map 734Z Lot 22, addressed as 251 Pleasant Street in the Institutional (IS) District. (2026-071) (PL-SPR-2026-0065)

Co-Chair Doherty recused due to conflict with his firm and there is still a quorum with Hengen, Gentilhomme, Proctor and Thorpe.

Richard Pizzi (155 Dow St Suite 400, Manchester) and Garrett Seibert (18 Chenell Dr, Concord) are present to represent this application. Mr. Pizzi stated the Dartmouth facility has been there since the 1990's. This is the first major expansion project and it is towards the south. The existing building is three story built into the hill. It was a traditional red brick building. They are proposing a three-story expansion of 30,000 square feet. They are meeting the parking requirements.

Member Thorpe asked if there is any net loss of the tree canopy.

Mr. Seibert stated there is an existing wood line that will be pushed back and they are replacing with new trees.

Mr. Pizzi stated Dartmouth has been diligent with new building to create a similar theme and brand. Mr. Pizzi noted part of the brand is using red brick, white metal panel accents and signage. They have taken that brand and brought it to Manchester, Nashua and Lebanon. Mr. Pizzi noted the main entrance will remain where it is today and there will be a southern entrance. They will use the same red brick, CMU base, precast lentils, precast sills and using curtain walls for accents. Mr. Pizzi stated they will have roof top equipment and there will be a screen around the equipment.

Member Proctor noted the white is stark in comparison with the rest of the building and suggested a light gray. That would help the cornice from not being so stark.

Co-Chair Hengen noted this overall is a good design and the comments are on the minor side.

Mr. Pizzi stated the Dartmouth brand goes back to the 1990's with the white metal panel.

Member Thorpe asked for the lighting plan for the project.

Mr. Seibert stated they are trying to match what is already existing at the site and there is new lighting in

the new parking and drop off area.

Member Gentilhomme made a motion to recommend the Planning Board approve the application as submitted with the following conditions: the southwest corner cornice be cleaned up, roof edges shall match; and, mechanical rooftop elements shall be added to the elevation, including any screening required per Section 26.02 *Mechanical Equipment,* prior to final approval. Member Thorpe seconded.

Discussion

Member Thorpe stated he does not believe the Committee has discussed the utilities and their appearance and presentation to the public.

Member Proctor asked if the utilities are coming in where the MRI bays are located.

Mr. Seibert noted a lot of them are.

Co-Chair Hengen called for a vote. The motion passed unanimously.

Co-Chair Doherty came back to the table.

6.6 Colliers Engineering & Design, on behalf of Wal-Mart Real Estate Business Trust and Walmart Inc, requests an architectural design recommendation as part of a minor site plan application and future building permit within a performance district, for a 6,310-square-foot addition to the south side of the existing building and other site improvements at Tax Map 46Z Lot 56, addressed as 344 Loudon Road in the Gateway Performance (GWP) District. (2026-063) (PL-SPM-2026-0030)

Mr. Bass stated Wal-Mart is going through site plan approval and as part of the minor site plan which does not require architecture design review. They have provided elevations and they will require architecture design review as part of their building permit. This is why they are here today. Mr. Bass stated provided that what is recommended by the Committee and the Planning Board they will be able to move forward with the building permit process.

Marah MacKenize (280 E Broad Street Suite 200, Rochester NY) is present to represent this application. Ms. MacKenize presented the existing façade and they are looking to do a 6000 square foot expansion.

Co-Chair Doherty asked what will the 6000 square feet house.

Ms. MacKenize stated it will house additional stock room space, racks, refrigerators and facilitate the online pick up and delivery options.

Ms. MacKenize noted they went to the Zoning Board of Adjustment for a variance on parking to be allowed for reduction of parking.

Co-Chair Doherty made a motion to recommend that the Planning Board approve the application as submitted. Member Gentilhomme seconded. All in favor. The motion passed unanimously.

7. Other Business

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

7.2 Adjourn

Member Gentilhomme moved, seconded by Member Thorpe, to adjourn the meeting at 11:03 a.m. All in favor. The motion passed unanimously.

Respectfully submitted,

Krista Tremblay

Krista Tremblay

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Administrative Technician III