



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

DESIGN REVIEW AGENDA

January 31, 2023

8:30 AM

Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. [Minutes](#) – December 6, 2022 (Post-poned from January 3rd 2023)
[Minutes](#) – January 3, 2023

Sign Applications

3. Robyn Casey, on behalf of Capital Hotel Company, requests ADR approval for replacement of a 72.05 sf internally illuminated wall sign and an 88.1 sf internally illuminated panel in a freestanding sign at [4 Gulf Street](#) in the Gateway Performance (GWP) District. Reference ZBA Case 62-2005 for variance to allow 26' sign height.
4. Robyn Casey, on behalf of Duprey Hospitality, requests ADR approval for replacement of a 73.27 sf internally illuminated wall sign, replacement of an 88.43 sf internally illuminated free standing sign and replacement of an 80 sf internally illuminated monument sign at [91 Hall Street](#) in the Opportunity Corridor Performance (OCP) District. Reference ZBA Case 16-2010 for variance to allow 2nd freestanding sign and increased area.
5. Mary Stanton, on behalf of Cafua, requests ADR approval for replacement of a 15.6 sf internally illuminated wall sign, a new 20.7 sf non-illuminated wall sign, replacement of a 46 sf internally illuminated panel in a freestanding sign, and a new 19 sf non-illuminated wall sign at [98 Fisherville Rd](#) in the General Commercial (CG) District. Additionally, replacement of sign changes to existing directional signs, a new non-illuminated gateway vehicle height detector and an illuminated drive thru canopy sign.
6. Lauren Delarda, on behalf of Crumble Cookies, requests ADR approval for a new 16 sf internally illuminated wall sign at [98 Fort Eddy Rd](#), in the Gateway Performance (GWP) District.
7. Jason Gagnon, on behalf of Michael Cail, requests ADR approval for a new 36 sf internally illuminated free standing sign, a new 65.6 sf internally illuminated wall sign, a new 35.4 sf internally illuminated wall sign and a new 19.9 sf internally illuminated wall sign at [134 Manchester Street](#), in the Highway Commercial (CH) District.

Major Site Plan Applications

8. Northpoint Engineering, LLC, on behalf of United Therapeutics Corporation, requests ADR approval as part of a Major Site Plan and Conditional Use Permit (CUP) application for

Next monthly meeting on February 28th, 2023

ADR Agenda

construction of a new building to be used as a corporate aircraft hangar, conference room and pilot lounge area at [65 Airport Rd](#) in the Industrial (IN) District. (2022-82)

9. Andy Sanborn, on behalf of Big Step, LLC, requests ADR approval as part of a Major Site Plan approval for a charitable gaming hall and restaurant at [7 Break O' Day Drive](#) in the Gateway Performance (GWP) District. (2022-59)
10. Hayner/Swanson, LLC, on behalf of Brady Sullivan Properties LLC, requests ADR approval as part of a Major Site Plan and Conditional Use Permit (CUP) application for conversion of existing buildings into an 80-unit multifamily complex at [11 Stickney Ave](#) in the Opportunity Corridor Performance (OCP) District. (2022-78)
11. SMRT Architects and Engineers, on behalf of the State of New Hampshire Department of Health and Human Services, requests nonbinding review under RSA 674:54 for a new two-story structure with a footprint of 31,115 sf for the purpose of a forensic psychiatric hospital at [36 Clinton](#) in the Institutional (IN) District. Renderings from the [11/14/22 public meeting](#) are included for additional graphics. (2023-86)