CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

March 4, 2026
MEETING MINUTES - DRAFT

Attendees: Chair Christopher Carley, Member Nicholas Wallner, Member James Monahan, Member Laura Spector-Morgan, Member Andrew Winters, and Alternate Member Brenda Perkins

Absent: Alternate Ann Rice and Alternate Member Craig Walker

Staff: Stephanie N. Verdile, Assistant City Planner-Zoning
Krista Tremblay, Administrative Technician III

1. **Call to order**
   Chair Carley called the meeting to order at 6:00 p.m.
2. **Chairperson's comments**
3. **Public meetings**
4. **Public hearings**

4.1 Erin Lambert, P.E. on behalf of property owner Daval Realty Associates, LLC and Banks Chevrolet, requests a variance from *Article 28-7 Access, Circulation, Parking and Loading, Section 28-7-10(a) Parking Area Landscape Standards, Parking Lot Perimeter Landscaping* to not require a four (4) foot high solid fence, berm, or dense plantings as required when a parking lot is located within 50 feet of a residential district boundary. The property is known as Tax Map Lot 782/Z 8, located at 234 Airport Rd in the Residential Single Family (RS), Highway Commercial (CH), and Open Space Residential (RO) Districts. (ZBA-0358-2026) ***Continued from February 4, 2026 meeting.***

Erin Lambert (2 Home Ave, Concord) is present to represent this application. Ms. Lambert is asking for variance to reconstruct an existing parking lot at the west end and it is gravel. They are rebuilding the parking lot with pavement, curb, landscape islands, and drainage. Their property is part in the commercial highway zone and part in the RS zone. The parking lot is in the commercial highway. In the residential zone they are required to put a four-foot-high or berm to shield the abutting property from headlights. The parking lot abuts the City of Concord's property. The properties along Airport Rd are in the RS zone. The City of Concord owns the ballfield and does not have a lot of parking. Banks has allowed the city and residents of the neighborhood to use the parking lot while it is there. The request is to not provide an enhanced buffer along the portion of the property shared with the City of Concord. There is 636 of linear feet of property line they are requesting to not put the buffer. There is a small portion of the parking lot they are still proposing to put the enhanced buffer on, which will be the section of parking lot that abuts the residents at 222 Airport Rd. Ms. Lambert read from the criteria submitted with the application materials.

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Chair Carley asked if the parking lot will function the way it does now.
Ms. Lambert stated the way it is now it is not striped. The new parking lot will look similar and will have defined isles and landscape islands. It is used for employee parking during business hours.

Member Spector-Morgan asked how does installing a fence inhibit the parking of the public on the property.

Ms. Lambert will not be any connectivity between the parking lot and the ball field.

Member Spector-Morgan suggested a gate or opening.

Alternate Member Perkins asked if that will still need a variance.

Ms. Lambert stated there is a nice natural buffer there now and the thought is that it might be more difficult to maintain. They did not look at gates and they can.

Member Winters asked about the small portion that is not the city and anything abuts 222 Airport Rd.

Ms. Lambert stated the portion in red and the blue this is in the commercial highway and residential. They are asking not to have to put a four-foot-high berm within their property.

Member Monahan asked what was the trigger for the fence.

Ms. Lambert stated they are required to do a site plan. Everything needs to comply with zoning. In the ordinance when there is a non-residential use in a nonresidential zone.

Member Monahan asked what triggered the site plan.

Ms. Lambert responded the new pavement.

Member Winters asked if it is the same layout and going from gravel to pavement.

Ms. Lambert stated there will be a reduction in the impervious and it is the lay out with current city standards.

Chair Carley asked if there are any other questions from the Board or the applicant, with none. Chair Carley asked if there is any member of the audience that would like to speak in favor of this application, in opposition, Planning Division staff and with none. Chair Carley closed the public hearing.

Member Wallner stated normally if this was a true residential district that abutted the property he would be more inclined to deny the request. Member Wallner stated he is more forgiving.

Member Monahan agree with Member Wallner and having four-foot-high fence is less welcoming to the property using the facility.

Member Winters agrees because it is unique the ball field and there is a fence in the small portion that abuts a residential lot. It is used for parking and a valid variance.

Member Spector-Morgan does not buy into the fence or the berm will inhibit the parking because all they are doing is paving it. Member Spector-Morgan agrees with Member Wallner that it abuts a residential district there is no residential use there and inclined to grant the variance.

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Chair Carley agrees with his colleagues.

On a motion made by Member Wallner, seconded by Member Monahan, with a vote of 5 in favor to 0 opposed, the Board ***grant the variance from Article 28-7 Access, Circulation, Parking and Loading, Section 28-7-10(a) Parking Area Landscape Standards, Parking Lot Perimeter Landscaping to not require a four (4) foot high solid fence, berm, or dense plantings as required when a parking lot is located within 50 feet of a residential district boundary*** *because all of the criteria under RSA 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.2 Ari B. Pollack, Esquire, of Gallagher, Callahan, & Gartrell, P.C. Partners Ltd, on behalf of property owners Onyx Steeplegate Concord, LLC and Onyx TD Concord, LLC request a **one-year extension** for ZBA Case 0133-2023 for the following variance approvals: *Article 28-4-1(h), Table of Dimensional Regulations, Maximum Height, to allow a maximum height of 59-feet 8-inches where 45' is allowed; Article 28-2-4(j), Table of Principal and Accessory Uses, to allow a Tire Center (J-8) where prohibited in a GWP; Article 28-4-1(c), Table of Dimensional Regulations, Minimum Lot Frontage, to allow frontage to be calculated based on the combination of frontages on a corner lot rather than the calculation along "one" street as required; Article 28-4-1(h), Table of Dimensional Regulations, Maximum Lot Coverage, to allow 91% coverage where 85% is allowed; Article 28-7-7(f), Driveway Widths, to allow a 30' driveway width where 28-feet is the maximum; Article 28-7-7(j), Illumination of Parking Areas, to allow light posts at 36-feet and 6-inches in height where 25-feet is the maximum; Article 28-7-13(c), Design Standards for Loading Spaces, to allow 12-feet wide loading spaces where 14-feet is the minimum;* and *Article 28-7-14(e), Screening of Refuse Containers, to not screen trash compactors where screening around three sides is required.* And request, , a one-year extension ZBA case 0142-2024 for the following variance approvals: *Article 28-7-2(e), Table of Off-Street Parking Requirements, to allow fewer spaces than required (a) Lot 40 and 40-1 (Costco/JC Penney) 943 spaces where 1131 are required; (b) Lot 40-2 (Mixed-use residential/fitness/recreational/retail) 1019 spaces where 2,055 are required; and (c) Lot 41 (Applebee's Restaurant) 56 spaces where 68 are required.* The variances were approved by the board on May 8, 2024. The properties are known as Steeplegate Mall on Tax Map 611Z Lot 40 and TD Bank on Tax Map 611Z Lot 41, located at 270 and 277 Loudon Rd in the Gateway Performance (GWP) District. (ZBA 0359-2026) (EXT) Not a public hearing.

Chair Carley read agenda item 4.2 and agenda item 4.3 to be heard as one and vote on separately.

Ari Pollack (214 N Main St, Concord) and Doug Richardson (200 Reservoir Street Suite 3, Needham, MA) are present to represent this application. Mr. Pollack stated there is a request to extend variances that were granted in 2024. There are eight variances that were granted. Mr. Pollack noted the requested variance for article 28-4(1c) relating to minimal lot frontage had been tabled at the May 2024 meeting and therefore of the nine they are requested eight were granted. They are not asking to extend something that was not approved. The second request tonight relates to that question of frontage that was approved in a different form at a different meeting. Mr. Pollack stated as to the eight that were granted in 2024 their reasons for the extension are quite simple it is a large and complicated project. They are still in the planning stages and there are a number of redesigns of the project that do not relate to the area surrounding the TD Bank branch or the Route 106 but do affect the mall project generally and on the Loudon Rd frontage side. They are working with staff to get the comprehensive development plan and they need more time for the variances.

Ms. Verdile advised the Board that the first order of business is an extension is not a public hearing and the Board needs to discuss and decide based on what was presented by the applicant.

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Chair Carley asked if there are any questions or changes.

Mr. Pollack stated not to the areas that surrounds the project. The project itself is evolving they are working with staff on the planning side.

Chair Carley asked if there are any questions from the Board.

Member Monahan asked if the variance is expiring in May of 2026.

Mr. Pollack responded correct.

Member Monahan asked if this is a one-time one-year extension.

Mr. Pollack responded they are hoping that is enough and if it is not they will be back to request a new set of variances. They are hoping the extension is all they need.

Member Winters asked if by the rules they cannot get anything more than a year.

Mr. Pollack stated two plus one equals three and that is it.

Ms. Verdile responded yes and this will be good until May of 2027.

Chair Carley asked if this is not a public hearing and do not need to do the normal procedure.

Ms. Verdile responded correct.

On a motion made by Member Winters, seconded by Member Monahan, with a vote of 5 in favor to 0 opposed, the Board ***grant the one-year extension request*** *for variance requests 1a, 1b, and 1c (ZBA 0142-2024) to extend the approvals to May 8, 2027."* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.3 Ari B. Pollack, Esquire, of Gallagher, Callahan, & Gartrell, P.C. Partners Ltd, on behalf of property owners Onyx Steeplegate Concord, LLC and Onyx TD Concord, LLC request a variance from *Article 28-4 Development Design Standards, Section 28-4-1 Dimensional Standards, (h) Table of Dimensional Regulations, Minimum Lot Frontage,* to allow a new lot of record to be created with 99' feet of frontage on a public street where 300'feet is required. The property is known as Tax Map 611Z Lot 9 located at 277 Sheep Davis Rd. in the Gateway Performance (GWP) District. (ZBA-0360-2026)

Mr. Pollack stated they are looking for a new variance approved in place of a variance that was granted in February of 2025 on the issue of the spin-off of the TD Bank land unit to be an independent parcel. The Steeplegate Mall is organized as a land condominium and the bank sits on a land unit within the land condominium. The bank has been purchased by an affiliate of Onyx. Onyx now owns the mall and the bank. This is to create a separate standalone lot to host the bank pursuant to its lease and have it be separated from the remainder of the redevelopment project. Mr. Pollack noted it will be treated the same way the Applebee's will be treated it will become a separate parcel. There are three units now, the condominium would end and the mall property will stand on its own with frontage of its own and be redeveloped as the planning process is unfolding. Mr. Pollack stated what they are asking for tonight is the same variance in different clothing. When they were here one year ago they asked the Board recognize that the 300 feet of frontage was going to go around the corner and be on two streets instead of one. The only thing that has changed is it will be on two streets instead of one. One of the streets will be

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private and it is a private drive now and will remain a private street. The same amount of frontage will exist that went in with the application. There will be 99 feet along Sheep Davis Rd and 206 feet along the proposed private road called road number 1 and that is the 305 feet of frontage. Mr. Pollack stated everything else remains the same as if the majority of the findings that the Board made in February of 2025 to grant the variance. Mr. Pollack read the criteria submitted with the application materials.

Chair Carley asked if there are any questions from the Board.

Member Winters asked if there is anything relevant about a public road when it comes to frontage decisions.

Mr. Pollack stated the planning department and engineering department will have plenty to say about the configuration, layout and specifications of the road.

Member Winters asked legally if they can count.

Mr. Pollack responded yes, it can count and it happens to be a quirk of the Concord ordinance that it requires the street to be public and there are a number of ordinances around the state that do not make that distinction.

Member Spector-Morgan asked the zoning ordinance does require frontage on a public road.

Mr. Pollack stated it does.

Member Winters asked legally it does not count and you are saying practically it is the same function.

Mr. Pollack stated that is why they need to variance.

Member Winters asked if they are asking for a larger variance.

Mr. Pollack stated they are asking for a variance to be granted to recognize 99 feet of frontage on a public street. Mr. Pollack noted he is making the explanation that it will ultimately have 305 feet because of the around the corner on two streets.

Member Winters stated it sounds like Concord does it differently that a lot of other locations.

Mr. Pollack stated he would not say a lot but they are different on this subject.

Ms. Verdile stated there is a different interpretation based on previous staff. Ms. Verdile noted the Concord ordinance has two or three definitions and in the subdivision regulations there is a different definition of frontage. Ms. Verdile stated it is definitely needs to be cleaned up or verified with a fair interpretation of what is the difference between public and private streets. Ms. Verdile stated some of the previous interpretations play a role in this.

Mr. Pollack responded 100 percent. Originally, they were hoping to avoid coming in on this subject and it was determined the ordinance is allergic to corner lots. Which is why they are here.

Member Winters asked if the rational for the distinction the code be that the city does not have much control or accessibility to a private way.

Mr. Pollack responded it could be but again this is about to go through a rigorous planning process and

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the engineering department will make sure there is emergency access, on street pedestrian ways are all under consideration.

Member Spector-Morgan stated on plan at the top it says tax map 611z lot 40-5 to be conveyed to the city and asked if that is left over from an old plan.

Mr. Pollack responded yes.

Member Monahan asked in the staff memo there is something about a determination of regional impact and asked if that is something the Board has to deal with.

Ms. Verdile stated that is something the Board can determine at this time if you feel as though this application is eligible under any of the criteria for development of regional impact.

Member Monahan asked if they take no action.

Ms. Verdile stated they would have to make that motion to clarify yes it does or not it does not. Ms. Verdile stated if it does not meet as outlined by staff.

Member Winters stated recently staff has been putting that in all of the staff memos.

Ms. Verdile stated staff has had a few conservations about it in the department. They are trying to figure out the process for moving forward and the reason to have it in there as boiler plate for everything or only applications that are applicable to the criteria. Ms. Verdile stated that is where the "tennis match" is with staff over the interpretation is continuing.

Member Spector-Morgan stated they do not want it in there if it does not need to be in there.

Member Monahan stated he does not want to them in the position of making the determination and not give the applicant a chance to go on the record.

Ms. Verdile stated at this time it's better to be safe than sorry to make the motion to be clear that you feel as though it does not meet the criteria.

Mr. Pollack stated that would be the applicants position with request to this variance request. That it is not an issue of regional impact. Whether or not this frontage for this land unit.

Member Monahan asked if they want to Board to make a decision on that so someone could challenge. Member Monahan stated their current practice is not to say anything.

Mr. Pollack stated your current practice will not matter one bit and if their current practice is to ignore that question then he is fine with that.

Ms. Verdile stated her point was to make it cleaner to say no it does not or yes it does with a motion.

Chair Carley asked if there are any questions from the Board or the applicant. With no comments, Chair Carley asked if there is any member of the audience that wishes to be heard in favor of this appeal, anyone in opposition, and if Planning Division staff had any comments.

Ms. Verdile noted that it was in the staff report that this now is a variance for frontage and to make the point there maybe additional variances with this property in the future for setbacks if they cannot be met.

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Chair Carley closed the public hearing.

Member Spector-Morgan has no issue it keeps things the way they are with frontage on a public road and a private road. They qualify for the variance criteria has been met.

Member Winters stated in another context the private road verses public road could make a big difference but this applicant has shown professionalism working with the city. It is a challenging project to complete and this is minor compared to the entire project that he would like to see succeed.

Member Monahan, Member Wallner and Chair Carley all had nothing to add.

Ms. Verdile asked the Board if they made a decision the determination of regional impact or not address it at all.

Chair Carley stated they will not address it.

On a motion made by Member Spector-Morgan, seconded by Member Winters, with a vote of 5 in favor to 0 opposed, the Board ***grant the variance from Section 28-4-1(h) Minimum Tract Requirement*** *to allow a new lot of record to be created with 99' feet of frontage on a public street where 300'feet is required* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.4 Allyson Moore, Esquire, on behalf of No Monkey Business Dog Training LLC, request a variance on behalf of property owner 2 Industrial Park, LLC from *Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4(j), Allowable Principal and Accessory Uses in Zoning Districts, Table of Permitted Uses, M. 8* to allow a "Commercial Kennel" to be located in the Industrial (IN) District where it is not allowed. The property is known as Tax Map 622/Z Lot 21 located at 2 Industrial Park Dr. (ZBA 0361-2026)

Allyson Moore (9 Capital St, Concord) and Helen St. Pierre (2 Industrial Park Unit A-1000, Concord) are present to represent this application. Ms. Moore stated No Monkey Business is a small business in Concord. The application pending before the Board relates to the expansion of the business to a second location at 2 Industrial Drive which is an existing office industrial park with lot frontage on Industrial Park Drive and Pembroke Road. Ms. Moore stated Ms. St. Pierre will be renting the end unit of one of the buildings. The variance will be for the whole lot. Ms. Moore stated No Monkey Business is bringing this application with the permission of the property owner 2 Industrial Park LLC. Ms. Moore read the criteria submitted in the application materials. Ms. Moore provided the Board with handouts in support of the variance and these will be at the end of the minutes.

Member Spector-Morgan noted in the application they said that kennels are allowed by special exception and conditional use in other districts.

Ms. Moore responded that is correct the special exception is allowed in the RO.

Member Spector-Morgan stated she said there is a child play gym and asked if it is gymnastics.

Ms. Moore stated it is Flips and they are next door.

Member Winters asked about it is not the greatest fit for commercial kennel and that is the best fit but not a perfect fit.

Ms. Moore stated for the definition of a proposed use. Ms. Moore noted it is mentioned in the staff memo

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that it is not a perfect fit.

Member Winters asked about a doggie daycare and where would that fit and how would that be classified.

Ms. Moore stated similarly a doggie daycare and a dog kennel contemplate the owners bring their pets to a facility and then leaving. This dog exercise and training facility the owners or caretakers are always on site with their pets whether it is for individual rental of the space, practice, training or exercise to get out of the weather.

Ms. St. Pierre stated it is individually privately used.

Ms. Verdile stated they would have to do the same thing if this was a doggie daycare and put under some kind of use and it might not match perfectly with the definition. The interpretation is that is falls under Commercial Kennel as a use or if you go to the dictionary and you look at the definition it has to be put on some kind of use.

Ms. Moore noted this is a facility that offers more of exercise and training not housing for companion animals where pets can engage with physical activity and training but not housing. Ms. Moore noted the biggest impact is the hours of operation it is not an overnight facility. There will not be large numbers of animals on site at any given time.

Ms. St. Pierre stated most of the time it is singular dogs where people cannot take them to the dog park and need space to train privately.

Member Winters asked if they are doing big group lessons.

Ms. St. Pierre responded no.

Ms. Verdile stated she found the definition for kennel "*A facility for housing dogs, cats, or other pets, but not livestock, poultry, wild animals, or exotic animals, where grooming, breeding, boarding, training, or selling of these pets is conducted as a business*".

Ms. Moore stated that is the best fit under the table of use in the Concord ordinance.

Chair Carley asked if she mentioned there was an earlier letter.

Ms. Moore stated there were two letters that were emailed.

Chair Carley asked if that is among the letters here.

Ms. Moore responded yes.

Chair Carley asked the applicant if there is anything more they would like the Board to know.

Ms. Moore stated not at this time.

Chair Carley asked if there is anyone on the Board with questions. Chair Carley asked if there is any member of the audience that wishes to be heard in favor of this appeal, anyone in opposition, and there were none. Chair Carley noted there are three emails in favor (they will be attached at the end of the minutes). Chair Carley asked if Planning Division staff had any comments. With no comments, Chair Carley closed the public hearing.

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Member Winters stated he is inclined to support. It illustrates the code is behind the trends of what people are doing. This is the type of activity there was a huge demand for 20 to 30 years ago. In an industrial area some of the demand is softening and there is more demand for consumer facing activities. It is a creative use and it is a low impact to the area and some of the neighbors.

Member Monahan stated there is buy in for the neighbors and that is helpful.

Member Spector-Morgan stated given this particular use it does not fit into the definition of kennel and is more like a private gym for dogs which would be a permitted use. She is inclined to grant this variance.

Member Wallner agrees.

Chair Carley agrees with his colleagues.

On a motion made by Member Spector-Morgan, seconded by Member Monahan, with a vote of 5 in favor to 0 opposed, the Board ***grant the variance from*** *Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4(j), Allowable Principal and Accessory Uses in Zoning Districts, Table of Permitted Uses, M. 8* to allow a "Commercial Kennel" as described in the application to be located in the Industrial (IN) District where it is not allowed because all of the criteria under and 674:33 have been met based on the record before us and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.5 Joseph & Alisha Freydenfeldt property owners of 8 Susan Lane request a Special Exception pursuant to *Article 28-7 Access, Circulation, Parking and Loading, Section 28-7-17 Parking of Commercial Vehicles,* and in accordance with Section 28-9-3(b) *Special Exceptions,* to permit the parking of one commercial vehicle in a residential district. The property is known as Tax Map 412/Z, Lot 74/1/2 located at 8 Susan Lane in the Medium Density Residential (RM) District. (ZBA 0363-2026).

Joseph & Alisha Freydenfeldt (8 Susan Lane, Concord) are present to represent this application. Mr. Freydenfeldt stated he owns and operated American Handyman LLC a sole proprietorship business he started several years ago. Mr. Freydenfeldt is requesting a variance to park his work truck and trailer at his house.

Member Spector-Morgan asked if he is asking for a special exception.

Mr. Freydenfeldt responded yes. Mr. Freydenfeldt noted it is an enclosed seven by fourteen utility trailer and there are no external ladder racks. Mr. Freydenfeldt does not have a separate location to run a shop. Mr. Freydenfeldt stated he does not have anywhere else to park it.

Member Spector-Morgan asked if it is within the front setback.

Mr. Freydenfeldt responded not any more.

Ms. Verdile stated they reached out to the applicant to let them know the information submitted looks like the trailer is proposed to be located in the front setback and that if they cannot meet the front setback, they may need a variance as well. Ms. Verdile stated the applicant submitted additional information to show the trailer will not be parked in the front setback. Ms. Verdile noted the need for side or front setback is not necessary.

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Member Wallner asked if the only reason this is before the Board is because it is considered commercial and the reason it is considered commercial is because of the writing on the trailer.

Mr. Freydenfeldt stated it is the height of the trailer because it is above seven feet.

Member Wallner asked if it was a trailer to transport snowmobiles or anything like that would they still have to come before the Board.

Mr. Freydenfeldt stated that is recreational.

Ms. Verdile stated she would have to check.

Member Winters asked if he would need a special exception to park in the side of his lot.

Ms. Verdile noted the criteria states that it cannot violate the front or side setbacks.

Member Winters asked if they can park in the back if they can get it there.

Ms. Verdile responded correct.

Mr. Freydenfeldt stated he cannot do that as his leach field is back there.

Member Monahan asked the applicant if he mentioned the leach filed on the application.

Mr. Freydenfeldt responded correct.

Member Monahan noted it creates a unique circumstance for a hardship.

Member Spector-Morgan noted in the application they say they meet the supplemental standards are there supplemental standards.

Ms. Verdile stated those are the special exception standards.

Mr. Freydenfeldt stated he received five letters of support and he brought one with him to handout to the Board (they will be attached at the end of the minutes).

Chair Carley asked the Board if there are any more questions, with none asked the applicant if there is more information he would like the Board to know.

Mr. Freydenfeldt responded no.

Chair Carley asked if there is anyone in the audience that wishes to speak in favor of this application.

Bruce Girard (6 Susan Lane, Concord) is the other owner that comprises 6 and 8 Susan Lane. Mr. Girard has no issue with storing trailer.

Chair Carley asked if anyone else wishes to speak in favor of this application, with none, asked if anyone wishes to speak in opposition.

Laurel Anderson (2 and 4 Susan Lane, Concord) stated she is confused because it came under the commercial bit if the writing on the truck.

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Chair Carley stated it is the height and it is a trailer not a truck.

Ms. Anderson stated there were other construction vehicles parked in the street. Ms. Anderson asked if there has been a variance granted for running a business in the residential area.

Chair Carley stated as far as he knows it is not necessary based on what he is doing to have a variance for that.

Ms. Anderson does not have a problem with the trailer itself it is the other things.

Chair Carley asked if there is anyone that would like to be heard, with none, noted the letters received by the application that will be attached to the end of the minutes. Chair Carley asked for comments from Planning.

Ms. Verdile stated she believes code has been working with the applicant on some of the issues that have been discussed on vehicles. Ms. Verdile noted the applicant is not moving forward with a second driveway.

Chair Carley asked the applicant to come to speak.

Mr. Freydenfeldt stated they did decide to not go forward with the second driveway. The other vehicles that were mentioned belong to someone that was staying with them and they are gone. There is not plan for them to come back.

Member Winters asked it was all corrected.

Mr. Freydenfeldt stated it was all corrected.

Member Winters asked if he does any work at his house or at the customer's house.

Ms. Verdile noted Mr. Freydenfeldt has a home occupation permit and that the Planning and Zoning Inspector has been working with the applicant to correct any violations.

Chair Carley closed the public testimony and request comments from the Board.

Member Wallner stated it is a special exception and meets all the prerequisites.

Member Monahan agreed and it is consistent with previous actions of the Board.

Member Winters is inclined to agree and find these cases hard to decide because people tend not to like commercial vehicle in the neighborhood. Member Winters does not find an easy answer to these.

Chair Carley stated a special exception it to find a reason not to grant and a few boxes to check that there are not any loose ends.

Member Spector-Morgan agree special exception is a use that is permitted if the requirements are met and they are met here.

Chair Carley agrees with his colleagues.

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On a motion made by Member Wallner, seconded by Member Monahan, with a vote of 5 in favor to 0 opposed, the Board ***grant the special exception for the parking of a commercial vehicle at 8 Susan Lane*** *because all of the criteria under Section 28-9-3(b)(2) of the Concord Zoning Ordinance have been met based on the record before us* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.6 Eric Stringnuer of Top Knotch Cabinetry, on behalf of property owner ZJBV Properties LLC., requests a variance from *Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4 (j) Allowable Principal and Accessory Uses in Zoning Districts, Table of Permitted Uses (L)(11)* to permit cabinet manufacturing business in an existing building with Light Industrial and Warehouse uses. The property is known as Tax Map 632/Z, Lot 87 located at 70 Pembroke Rd. in the Opportunity Corridor Performance (OCP) District. (ZBA-0364-2026).

Matt Johnson (64 N Main St, Concord) Eric Stringnuer (70 Pembroke Rd, Concord)and Tristian Stringnuer (70 Pembroke Rd, Concord) are present to represent this application. Mr. Johnson stated they leased the property from the landlord and they did not know this is not a permitted use in the Opportunity Corridor Performance District. This use requires a variance for cabinet manufacturing. This property already has uses for light industrial, warehouse, storage and a dance studio. This Board granted a variance for an automotive repair business. Mr. Johnson noted prior to the rezoning to the Opportunity Corridor Performance District this use would have been permitted. Mr. Johnson stated it meets all of the five factors to grant the variance. Mr. Johnson stated there is no public or clients so there is not a parking issue. They use high end equipment to eliminate the noise. Their space is in the far back of the building and removed from other tenants or residential abutters. Mr. Johnson read the criteria submitted with the application.

Chair Carley asked about the wording "*to permit cabinet manufacturing business in an existing building with light industrial and warehouse uses*" is light industrial warehouses what are permitted or is the cabinet manufacturing business somehow connected with light industrial warehouses.

Ms. Verdile stated she believes the characterization is existing light industrial uses in the building.

Chair Carley asked if that is not to refer to what is permitted but what is being requested.

Ms. Verdile responded correct.

Member Winters asked when was this rezoning.

Mr. Johnson responded in 2019 timeframe and it is noted in the staff memo.

Member Winters asked if the light manufacturing that is in there now because if they were already in there it is preexisting.

Mr. Johnson stated they just signed the lease in January.

Member Spector-Morgan asked if the other uses in there predate the zoning change.

Mr. Johnson stated that is a fair question and he does not know the answer to that question.

Ms. Verdile noted in the staff report: *"the building is located in the Opportunity Corridor Performance (OCP) District and is the surrounded by Single-Family Residential (RS), District, Industrial (IN) District*

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and the Office Park Performance (OFP) District. The building is mixed with office space uses along with an automotive repair shop that was granted a variance in 2018. Staff notes that prior to the parcel being rezoned to OCP in 2019 (with the intent to facilitate residential development, including conditional approval of a residential project in 2021 that has since expired), the site was previously zoned OFP, which would have permitted the proposed use".

Member Winters asked about the motive for rezoning was to encourage residential use that was envisioned and never occurred.

Ms. Verdile responded correct.

Chair Carley asked if there is anyone on the Board with questions. Chair Carley asked if there is any member of the audience that wishes to be heard in favor of this appeal, anyone in opposition, and there were none. Chair Carley asked if Planning Division staff had any comments. With no comments, Chair Carley closed the public hearing.

Member Spector-Morgan cannot get on board with this variance. First as Member Winters pointed out it appears that the uses that are in there predate the zoning amendment. The zoning was changed to eliminate those uses. Member Spector-Morgan stated the fact that it would have been eliminated prior to the zoning change is irrelevant to the Board's consideration. Member Spector-Morgan does not see it is consistent with public interests or contrary to the spirit of the ordinance. Member Spector-Morgan does not see the hardship. Member Spector-Morgan stated while this piece of property may very well be suited for what they are doing there is nothing but the property that make it unable to be used. The better path would be to seek zoning of this parcel back to its original zoning if City Council is inclined to do that.

Member Winters stated those are good points. Member Winters questioned why this particular building was targeted by the rezoning. The lot and building are unique relative to everything around it. This building is an older building and not sure what it could be turned into. Member Winters noted he is not sure what the goal would be with rezoning.

Member Monahan asked if this was done just for this lot.

Ms. Verdile stated this only one in that zone.

Member Monahan asked is the current owner that sought the rezoning.

Ms. Verdile responded she does not have the institutional knowledge on that.

Member Monahan asked when it was rezoned in 2019.

Ms. Verdile responded 2019 and staff notes: *"that prior to the parcel being rezoned to OCP in 2019 (with the intent to facilitate residential development, including conditional approval of a residential project in 2021 that has since expired), the site was previously zoned OFP, which would have permitted the proposed use".*

Alternate Member Perkins stated that sounds like it was changed for a project that did not happen.

Ms. Verdile responded yes.

Member Spector-Morgan stated it is spot zoning.

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Member Winters stated it is spot zoned however, they do not typically see and they will ask for a variance. It appears they asked for spot zoning and received the spot zoning then instead they went out and sought tenants that do not fit the zoning they asked for.

Chair Carley asked who is they.

Member Winters stated the owner. Chair Carley asked if this owner was involved in the residential development.

Ms. Verdile does not have the answer to that.

Member Monahan stated it makes sense for this to be there. However, he does not disagree with Member Spector-Morgan that this is a City Council matter and they created the problem and should figure out a way to fix it. Member Monahan noted he does not think they can.

Member Wallner stated there is mixed use there now and this will continue that. Member Wallner noted it is an odd one and not sure how to deal with it.

Chair Carley's take on is this is that this building is an anomaly and there could be an argument that the building itself creates a circumstance that creates a hardship. Which is to say having heard testimony that convinces him to have a furniture shop is a perfectly reasonable use for this building and it does not conflict in any way with the possibility of future development of this area for another purpose. Chair Carley stated that he does not imagine that the intent of City Council in making this change was to prohibit this owner from putting tenants in his building and no one will live there. Chair Carley would be inclined to consider it a good candidate for a variance it is reasonable and takes into account the peculiar nature of this building and its location.

Ms. Verdile noted there was a previous variance granted by the Board in 2018 for an automotive repair shop.

Alternate Member Perkins noted it seems like the quietest part of the building as everyone else has public coming and going.

Ms. Verdile noted those uses may have evolved into these buildings even though they are not allowed.

Member Winters asked how did Top Notch come to your attention as Member Winters noted he did not think the applicant self-reported and why do they have to get a variance. Please clarify

Chair Carley stated they probably went to get a building permit.

Member Winters stated oh right, they needed to get a building permit.

On a motion made by Member Spector-Morgan, to ***deny the variance from Section 28-2-4(j)(L) (11)*** on the basis granting it would be contrary to the public interest and the spirit of the ordinance from 2019 rezoning. There is nothing special, unique or differentiating to the property that renders it unfairly burdened by the revisions of the zoning ordinance. Member Monahan seconded.

Chair Carley asked if there is any discussion.

Member Winters asked if someone knows what is allowed for a use in this district by right in general.

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Alternate Member Perkins noted it is the building that changed not even a district just the building.

Ms. Verdile stated multi-families are allowed. Multi-family dwelling for the elderly, conversions, colleges.

Chair Carley stated he respects the argument that City Council should correct this if it needs correcting. Chair Carley noted it is an appropriate use for a variance to prevent injury to an innocent bystander. Chair Carley seems that is appropriate. Chair Carley stated especially there is nothing about granting the variance that will prevent future development in a way the city envisions.

Ms. Verdile noted gas stations are allowed.

Member Winters stated if they cannot redevelop it for housing and it is consistent with the neighbors they will sign leases and develop from within. They do not want to get nothing for it while they are waiting. Member Winters stated he can see Top Notch is an innocent bystander.

Ms. Verdile stated they have signed a lease. Ms. Verdile notes in the staff report the next zone over materials, research and testing labs are what the lot used to be zoned.

Alternate Member Perkins noted there is no developable land around the property.

Chair Carley stated there is a motion and a second before the Board and called for a vote. With a vote of 1 (Spector-Morgan) in favor to 4 (Carley, Winters, Monahan and Wallner) opposed, the motion failed to ***deny the variance from Section 28-2-4(j)(L) (11).***

On a motion made by Member Wallner, seconded by Member Winters with a vote of 4 (Winters, Carley, Monahan and Wallner) in favor to 1 (Spector-Morgan) opposed, the Board voted to ***grant the variance from Section 28-2-4(j)(L)(11) t****o allow for the use of office/warehouse/industrial flex use for a cabinetry manufacturing company located at 70 Pembroke Rd, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.7 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (e), Minimum Aisle Width,* to permit the existing aisle width at the entrance to be twenty (20) feet, with an expansion to twenty two (22) feet, where twenty four (24) feet is required and along the southern parking area to remain at the existing 13' 10" to 15', where twenty four (24) feet is required. The property is known as Tax Map 7413/z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0368-2026).

Member Spector-Morgan stated she and Ms. Dolder have an active case right now and they are on the same side. Member Spector-Morgan noted she can sit objectively and fairly, however, if the Board does not she will recuse.

Chair Carley stated if you do, I do.

Maria Dolder (514 S Street, Bow) is representing the applicant and does not have issue with Member Spector-Morgan sitting in on this case.

Chair Carley read in agenda item 4.7-4.13 to be discussed as one and voted on separately.

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Ms. Dolder noted the plan on the screen is the best as all of the markings in read a variance. There are seven variances in this proposal and many of them overlap. A lot of them are for the same thing and the same area. Ms. Dolder stated she put them together in the application and she will group them because they overlap.

Member Monahan asked if this will be a change of use.

Ms. Dolder stated it is a change in use however, the use is permitted by right.

Member Monahan asked if it will be the same distancing.

Ms. Dolder stated it will not. It will be completely different. Ms. Dolder noted this property has an attached three-story portion of the building, a two portion and a one-story portion with a detached greenhouse and a detached garage. The property exceeds the zoning requirements for lot size and frontage. Given the fact that this was built in the 1850's it clearly has numerous pre-existing non-conforming aspects of the property. So, in addition to dealing with how the building is actually laid out we are also dealing with the driveway and the existing parking areas. This property actually has three deeded common pathways that benefit adjoining properties. .

Member Spector-Morgan asked who has the right to use them.

Ms. Dolder pointed out the benefit for each property on the plan. Ms. Dolder stated they cannot impact any of those passways as they are deeded by right. When you combine the passways and there are non-conforming aspects with the property. They will convert this into five residential units and one commercial space. All of that is permitted by right. As the property sits today the existing building is in the front setbacks. The parking areas are in the setbacks. The attached greenhouse, detached greenhouse and the detached garage are all in the setbacks. They will remove the non-conforming structures. The only structure that will continue to be pre-existing non-conforming will be the existing building out front. The applicant will put addition on the building and it will meet the setbacks. The addition is permitted by right. Ms. Dolder noted for the Board in the past this property received a variance to exceed the required lot coverage. This application will now meet the required lot coverage. Ms. Dolder read the criteria submitted with the application.

Member Monahan asked for help to better understand the constraints around the deeded rights of way or easements and there is no way to buy your way out of those.

Ms. Dolder responded no, the lower one is the only access to the property.

Ms. Dolder noted there was a public road and it may have been discontinued at some time. So, they had all these common pathways trying to get to the various properties.

Member Monahan asked how many parking spots will be paved.

Ms. Lambert stated they estimated because they do not know who the commercial tenant will be so they used the most conservative requirements. So, it needs 28 parking spaces and three are inside of the proposed townhouses. The rest will be surface spaces. There will be one parking space per residential unit. It will accommodate any commercial, retail or office space.

Member Winters is surprised they are doing this much detail planning now when do not have commercial tenant. Member Winters asked if the nature of the commercial tenant dictate some of these decisions.

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Ms. Lambert responded not from a site perspective the things they have to look for a site plan application is the use and what is the required parking.

Member Winters asked if they will exclude tenants that do not fit the site.

Ms. Lambert responded correct.

Ms. Dolder stated there will be residential structures and they want it to be compatible with that.

Chair Carley asked if there is anyone on the Board with questions. Chair Carley asked if there is any member of the audience that wishes to be heard in favor of this appeal, anyone in opposition, and there were none. Chair Carley asked if Planning Division staff had any comments.

Ms. Verdile stated planning worked with the applicant so there could have been four or five more variances and the applicant has been cooperative to work with city staff.

Chair Carley stated with no other comments closed the public hearing.

Member Winters stated generally it is obviously a lot and when you first look it is a lot of requests to redevelop a site. Once you start redeveloping a site that is this old you have to get a variance for everything. Member Winters noted 90% of this is a pre-existing use and the part that is not is primarily improvement to the lot. Member Winters stated the backing out is not desirable but it cannot be avoided in this lot it is tight. Member Winters noted whoever rents it out parking will have to be a consideration. Member Winters stated generally he is in favor of this application.

Member Wallner stated he agrees with Member Winters. It is a complex thing. The hardship is the uniqueness of the project.

Member Monahan stated he is generally ok with it. Member Monahan stated the loading area on the street gives him the willies but it is hard to know without knowing who the commercial tenant it how that would be used. Member Monahan stated there could be a case to be made that they can move forward with all but that. Member Monahan noted he is not sure where else on the property they would do the loading.

Member Spector-Morgan is inclined to move them all because they presently exist.

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor to 0 opposed, the Board voted to ***grant the variance from Section28-7-7 (e), Minimum Aisle Width, to permit the existing aisle width at the entrance to be twenty (20) feet, with an expansion to twenty two (22) feet, where twenty four (24) feet is required and along the southern parking area to remain at the existing 13' 10" to 15', where twenty four (24) feet is required*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.8 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (f), Minimum Aisle Width,* to permit the existing driveway width at the entrance to be twenty (20) feet where twenty-four (24) feet is required. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0369-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor

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to 0 opposed, the Board voted to ***grant the variance from Section28-7-7 (f), Driveway Width, to permit the existing driveway width at the entrance to remain at twenty (20) feet, where twenty four (24) feet is required*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.9 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (g)(2), Setbacks from lot lines*, to permit parking up to the property line, where a five (5) foot setback is required, with the parking in the southern parking area to have a four (4) foot setback, the parking area in the south east area to be have a 1.67 foot setback and one parking spot in the north east area to have a 1.1 foot setback. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0370-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor to 0 opposed, the Board voted to ***grant the variance from Section 28-7-7 (g)(2), Setbacks from lot lines, to permit parking up to the property line, where a five (5) foot setback is required, with the parking in the southern parking area to have a four (4) foot setback, the parking area in the south east area to be have a 1.67 foot setback and one parking spot in the north east area to have a 1.1 foot setback*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.10 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (g)(2), Setbacks from lot lines*, to permit the existing four (4) parking spaces within the parking lot to be located in the front yard where parking is not permitted within ten (10) feet of the front lot line. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0371-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor to 0 opposed, the Board voted to ***grant the variance from Section 28-7-7 (g)(2), Setbacks from lot lines, to permit the existing four (4) parking spaces within the parking lot to be located in the front yard where parking is not permitted within ten (10) feet of the front lot line*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.11 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-10, Parking Area Landscaping Standards (a) Parking Lot Perimeter Landscaping Required*, to permit the existing parking lot along the southern parking and the additional parking areas on the property to have no landscaping area, where a five (5) foot landscape area is required. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0372-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor to 0 opposed, the Board voted to ***grant the variance from Section28-7-10 (a), Parking Lot Perimeter Landscaping Required, to permit the existing parking lot along the southern parking and the additional parking areas on the property to have no landscaping area, where a five (5) foot landscape area is required*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file

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located in the Planning Division of the Community Development Department).

4.12 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-10, Parking Area Landscaping Standards (c) Use of Required Landscape Areas Restricted*, to permit parking within the required landscaped area. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0373-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 5 in favor to 0 opposed, the Board voted to ***grant the variance from Section 28-7-10 (c), Use of Required Landscape Areas Restricted, to permit parking within the required landscaped area, where parking is not permitted under the ordinance*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

4.13 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-13 Off-Street Loading Requirements (b) Location of Loading Spaces* to permit the existing loading space within the building to remain on the front of the building, with it backing into the street, where it would not be permitted under the ordinance. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0374-2026).

On a motion made by Member Spector-Morgan, seconded by Member Wallner, with a vote of 4 (Carley, Spector-Morgan, Wallner and Winters) in favor to 1 (Monahan) opposed, the Board voted to ***grant the variance from Section 28-7-13(b), Location of Loading Spaces, to permit the existing loading space within the building to remain on the front of the building, with it backing into the street, where it would not be permitted under the ordinance*** *located at 47-49 S State St, because all of the criteria under and 674:33 have been met* and adopt the applicant's findings of fact as the Board's findings of fact (available in the project file located in the Planning Division of the Community Development Department).

5. **Review and acceptance of minutes from September 3, 2025, December 3, 2025, January 7, 2026, February 4, 2026**

Member Winters moved, seconded by Member Monahan, to approve the meeting minutes from September 3, 2025, as amended. The Board voted 6 in favor (Carley, Monahan, Spector-Morgan, Perkins, Wallner and Winters) to 0 opposed. The motion passed unanimously.

Member Winters moved, seconded by Member Spector-Morgan, to approve the meeting minutes from December 3, 2025, as amended. The Board voted 6 in favor (Carley, Monahan, Spector-Morgan, Perkins, Wallner and Winters) to 0 opposed. The motion passed unanimously.

Member Monahan moved, seconded by Member Spector-Morgan, to approve the meeting minutes from January 7, 2026, as amended. The Board voted 6 in favor (Carley, Monahan, Spector-Morgan, Perkins, Wallner and Winters) to 0 opposed. The motion passed unanimously.

Member Wallner moved, seconded by Alternate Member Perkins, to approve the meeting minutes from February 4, 2026, as amended. The Board voted 6 in favor (Carley, Monahan, Spector-Morgan, Perkins, Wallner and Winters) to 0 opposed. The motion passed unanimously.

6. **Any other business that may legally come before the Zoning Board**

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The Board and staff discussed the process related to determinations of regional impact per statutory requirements.

7. **Adjourn**
On a motion made by Member Wallner seconded by Member Spector-Morgan, the Board voted 6 in favor to 0 opposed to adjourn at 8:22 p.m.

Respectfully submitted,
Krista Tremblay
Krista Tremblay
Administrative Technician III

DRAFT

4.4

Holly Shea

From: Helen St. Pierre <nomonkeybusinessdogtraining@gmail.com>
Sent: Wednesday, March 4, 2026 10:04 AM
To: Allyson L. Moore
Subject: Fwd:

Begin forwarded message:

From: Robyn James <robynjames8285@gmail.com>
Subject: Fwd:
Date: February 26, 2026 at 4:13:16 PM EST
To: "Helen St. Pierre" <nomonkeybusinessdogtraining@gmail.com>

---------- Forwarded message ---------
From: **Robyn James** <robynjames8285@gmail.com>
Date: Thu, Feb 26, 2026, 4:09 PM
Subject:
To: <communitydevelopment@concordnh.gov>

Hello! This email is in support of the sniff spot business at 2 industrial park drive in Concord, NH. My name is Robyn James and I own and operate Flipz which is right next door to Helen's dog gym. We very much enjoy having this business in the same complex. It poses no hazards or risks to this area. Please allow Helen to continue her work with dogs in our area. I hope her variance will be granted. Thank you for your consideration in this matter. Sincerely, Robyn James

Helen St.Pierre, CPDT-KSA, CDBC, CCBC, LFDM, OSCT
Certified Dog Trainer and Behavior Consultant
Licensed Family Dog Mediator - Training, Behavior, Shelter
Acting Head FDM - Behavior Division
Operation Socialization Certified Trainer
Licensed Dogs and Storks Presenter
Licensed Dogs and Toddlers Presenter
Certified Pet Death Doula
Certified Peaceful Euthanasia Professional
No Monkey Business Dog Training, LLC
Executive Director and Founder - Old Dogs Go To Helen
603-856-7509
www.nomonkeybusinessdogtraining.com
www.olddogsgotohelen.com

4.4

February 19, 2026

Concord Zoning Board of Adjustment
37 Green Street
Concord, NH 03301

Re: Variance for 2 Industrial Park Drive – Unit A1000
Dog Exercise and Training Facility

Dear Members of the Concord Zoning Board of Adjustment,

My name is Alexa Racine. I operate my business, Lakes Region Alternative Fitness, at 2 Industrial Park Drive- Unit A700. My business is within the 2 Industrial Park Drive business park. I have operated my business here for 6 months.

I write this letter in support of the variance sought by Helen St. Pierre/No Monkey Business Dog Training, LLC presently before the Board. I am familiar with the activities that are proposed for this location and I am highly in favor of the proposed use as a dog exercise and training facility and think this use would be a welcome addition to the Concord community.

There would be no burden on my business with respect to parking, noise, or other concerns relating to the proposed use. I believe this proposed use fits into the surrounding business operations and the existing building at 2 Industrial Park Drive well and that there would be no negative impact on property values as a result of the Board granting the variance to Helen St. Pierre/No Monkey Business Dog Training, LLC.

Very Truly Yours,
Alexa Racine
Lakes Region Alternative Fitness, LLC

4.4

February 20, 2026

Concord Zoning Board of Adjustment
37 Green Street
Concord, NH 03301

Re: Variance for 2 Industrial Park Drive, Unit A1000
Dog Exercise and Training Facility

Dear Members of the Concord Zoning Board of Adjustment:

My name is Lynn Denbow. I am a resident of Hooksett, New Hampshire, and I frequent the No Monkey Business Dog Training business located at 2 Industrial Park Drive.

I am in full support of the variance request being sought by Helen St. Pierre/No Monkey Business Dog Training, LLC. I am very familiar with the activities that are proposed for this location and am in favor of the proposed use as a dog exercise and training facility. In addition, I also believe this use would be a welcome addition to the Concord community.

I have been to this location several times this winter. I have never had an issue with other tenants, noise, or parking despite being at the location at various times during the weekday and weekend. The unit itself is an end unit, and the facility inside is laid out well, very clean, well-lit and maintained. Most importantly, the facility has been a life saver for those who have dogs, especially with the brutal cold and snowy winter we have had! It is a large indoor area that can be used for exercising dogs as well as training. As much as I like being outside, winter can be really tough – especially with the cold temperatures, slippery and salty roads (and paws!), snowbanks, and lack of daylight making it treacherous at times to be out for very long.

On the personal side, I have a 4-year-old dog and 6-month-old puppy, so finding a balance that allows them to play and exercise as well as work on training skills has been key this winter. There is only so much we can do together in the space I have inside my house, and important skills such as loose leash walking and recall exercises are virtually impossible to work on inside. However, the facility at 2 Industrial Park Drive has met ALL our needs by allowing us a space to not only run and play, but also a place to practice and hone our skills in a safe manner without having to worry about being out on the streets when it is super cold, snowy and icy or negotiating snowbanks after dark.

I can see myself and others in the greater Concord community using this facility not just in the winter, but year-round – summer when the air temperatures and pavement are super hot and also when the ground starts to thaw and becomes mucky and muddy. After all, living in New Hampshire, we see it all! For all of the reasons stated above, it is my sincere hope that the Board grant the requested variance to Helen St. Pierre/No Monkey Business Dog Training, LLC.

Very truly yours,

s/Lynn Denbow

Lynn Denbow

4.5

Jason Chevrefils
33 Jennifer Dr
Concord NH, 03301
Chevrefils15@gmail.com
603-703-3564
3/02/2026

Concord Zoning Board of Adjustment
41 Green Street
Concord, NH 03301

Subject: **Support for Special Exception Request – Joseph & Alisha Freydenfeldt, 8 Suan Lane**
Reference: **Article 28-7-1 Access, Circulation, Parking and Loading – Section 28-7-17 Parking of Commercial Vehicles**

Dear Members of the Zoning Board,

I am writing to provide information in support of Joseph and Alisha Freydenfeldt's request for a **Special Exception** regarding the parking of a commercial vehicle at their residence located at **8 Suan Lane, Concord, NH**. This request is submitted pursuant to **Article 28-7-1** of the Concord Zoning Ordinance and specifically **Section 28-7-17**, which governs the parking of commercial vehicles in residential districts.

The Freydenfeldts are seeking this Special Exception to allow the parking of a single commercial vehicle associated with their employment. The request is consistent with the intent of the ordinance, as the vehicle:

- **Will not negatively impact neighborhood character** or create visual or operational disturbances.
- **Will not impede traffic flow**, sight lines, or access for emergency vehicles.
- **Will be parked entirely on their property**, in a manner that maintains the residential appearance of the area.
- **Produces no noise, emissions, or activity beyond normal residential use**, as no commercial operations will occur on site.

Joseph and Alisha have demonstrated their commitment to being responsible neighbors and maintaining the aesthetics and safety of their community. The approval of this Special Exception will support their ability to perform their work while maintaining full compliance with municipal regulations.

Based on the above, I respectfully request the Board's favorable consideration of their application.

Thank you for your time and for your service to the residents of Concord. Please feel free to contact me if any additional information would be helpful.

Sincerely,

Jason Chevrefils

4.5

Colt & Eliza Smelstor
14 Jennifer Drive
Concord, NH 03301
(802) 309-3674

March 1, 2026

Zoning Board of Adjustment
City of Concord – Community Development Department
41 Green Street
Concord, NH 03301

Re: Letter of Support – Variance Request for Storage of Enclosed Utility Trailer
Property Owner/Applicant: Blake Freydenfeldt
Property Address: 8 Susan Lane, Concord, NH 03301

Dear Members of the Zoning Board of Adjustment:

My wife, Eliza, and I are homeowners and long-term residents at 14 Jennifer Drive, Concord, NH 03301, located in the same neighborhood as our neighbor, Blake Freydenfeldt, at 8 Susan Lane. We write today to express our wholehearted support for Mr. Freydenfeldt's variance application requesting continued authorization to park and store his enclosed utility trailer on his residential property.

As neighbors, we are directly familiar with the trailer in question. It is well-maintained and parked in a manner that is unobtrusive and consistent with the character of the surrounding neighborhood. The trailer does not create any visual blight, noise, odor, traffic hazard, or obstruction of sightlines. In our observation, it has had no adverse impact on the safety, aesthetics, or peaceful enjoyment of the neighborhood, and we are unaware of any concerns raised by other residents in the area.

We believe this variance request represents a reasonable and low-impact accommodation for a responsible homeowner who operates a small business and requires practical on-site storage. Granting this variance would cause no demonstrable harm to neighboring properties or to the community at large, and we respectfully urge the Board to approve Mr. Freydenfeldt's application.

Should you have any questions or wish to speak with us directly, please do not hesitate to contact us at (802) 309-3674. Please note that while we would have welcomed the opportunity to appear before the Board at the hearing on Wednesday, March 4th, we are unfortunately unable to attend in person due to a prior work travel commitment. We trust that this written statement conveys the strength of our support for Mr. Freydenfeldt's request.

Respectfully submitted,

Colt Smelstor & Eliza Smelstor
14 Jennifer Drive
Concord, NH 03301

4.5

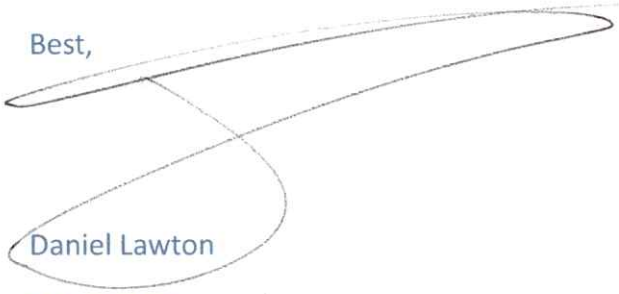
Attention: City of Concord, New Hampshire

This letter is written in support of Joseph Freydenfeldt, residing at 8 Susan Lane in Concord, New Hampshire. I, Daniel Lawton, residing at 7 Susan Lane in Concord, New Hampshire, express my support for Joseph regarding his commercial trailer parked in the street.

My house is directly across the street from Joseph's. His commercial trailer parked on Susan Lane has never been an inconvenience. In the past, Joseph has kept the trailer parked tight against the curb and clear of the mailboxes. There is plenty of room on Susan Lane for the trailer to be parked and has not caused any concerns from my perspective, as his direct neighbor across the street.

I am in favor of granting Joseph permission to park his commercial trailer on Susan Lane.

Best,



Daniel Lawton

7 Susan Lane

Concord, NH 03301

4.5

To whom it may concern:

I, Alex Mezibov of 5 Susan Lane, Concord writing to state that I do not have any objection to my neighbor parking an enclosed utility trailer on their property within our neighborhood. I have not experienced any issues or concerns related to the trailer, and I do not believe it negatively impacts the appearance, safety, or character of the community. For these stated reasons, I fully support my neighbor's ability to keep the enclosed utility trailer at their residence

Sincerely,

Alex Mezibov

3/1/2026

Gmail 4.5 **Blake Freydenfeldt <blake@americanhandyman.net>**

Letter

Len Lytle <len.lytle@comcast.net> Tue, Mar 3 at 3:09 PM
To: <blake@americanhandyman.net>

To Whom It May Concern,

I am writing to state that we do not have any objections to our neighbor parking an enclosed utility trailer on their property within our neighborhood. We have not experienced any issues or concerns related to the trailer, and we do not believe it negatively impacts the appearance, safety or character of our community. For these reasons, we fully support our neighbors ability to keep the enclosed utility trailer at their residence.

Len & JoAnn Lytle
11 Jennifer Drive
Concord, NH. 03301