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

August 5, 2026
MEETING MINUTES

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

Absent: Member Laura Spector-Morgan, Alternate Member Craig Walker and Alternate Member Ann Rice

Staff: Kearsten O'Brien, Senior Planner and Krista Tremblay, Administrative Technician III

1. **Call to order**
   Chair Carley called the meeting to order at 6:01 p.m.
2. **Chairperson's comments**
   Chair Carley stated for agenda item 4.1 (ZBA-0446-2026) and 4.7 (ZBA-0453-2026) there will only be a four-member board and the applicant can either be heard by the four-member board or they can continue to the meeting next month. Chair Carley noted if they are heard by a four-member board that does not give grounds for a rehearing.

   Both applicants, Martha Lemire and Michael Gfroerer, agreed to be heard by a four-member board.

   Chair Carley appointed Alternate Member Perkins as a voting member in the place of Member Spector-Morgan.

3. **Public meetings**

   - **Request for Rehearing:** Heather Shank requests a rehearing for the granting of ZBA Case 0390-2026 (on May 6, 2026), unaddressed Spruce St, which had requested variance from Sections 28-5-2 *Duplex or Two-Family* to allow for a duplex to be built on a lot with less than the required standards of 1 ½ times the lot frontage for 91.5 feet of frontage where 112.5 feet is required and 1 ½ times lot size of 10,018.0 where 11,250 square feet is required on Tax Map 7443/Z Lot 88, located at an unnumbered-vacant lot on Spruce St. in the Downtown Residential (RD) District.

     Chair Carley noted for the rehearing there is no verbal testimony they have received written testimony. Chair Carley stated the criteria by which a board will grant a request for a rehearing is if the board believes as a result of the information that was submitted to the Board that there is either new information that is germane to our decision that they did not have access to before

or the Board has made an error in law or procedure. There is no public testimony.

The consensus of the Board was there was no new evidence or procedural error that constitutes a rehearing.

On a motion made by Member Winters, seconded by Member Wallner, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **deny the Request for Rehearing regarding the denial of ZBA 0390-2026 (on June 3, 2026), the request for unaddressed Spruce St,** which had requested variance from Sections 28-5-2 Duplex or Two-Family to allow for a duplex to be built on a lot with less than the required standards of 1 ½ times the lot frontage for 91.5 feet of frontage where 112.5 feet is required and 1 ½ times lot size of 10,018.0 where 11,250 square feet is required on Tax Map 7443/Z Lot 88, located at an unnumbered-vacant lot on Spruce St within the Downtown Residential (RD) District. The Board found their decision was neither unreasonable or unlawful under RSA 677:3, and that the applicant had not presented any new information that was not available at the time the variance was granted on June 3, 2026.

- **Determinations of Regional Impact**
  On a motion made by Member Wallner, seconded by Member Monahan, the Board voted 5-0-0 (Carley, Monahan, Perkins, Wallner and Winters) to determine the application is not a development of regional impact, per RSA 36:55.

4. Public hearings

4.1 Martha Lemire on behalf of Kimball Jenkins, Inc, requests a variance from *Section 28-6-8(a)(1) Signs Permitted in Residential Districts, Permitted Signs* to allow for two signs of up to 20 square feet in area for each conforming, principal, nonresidential use, where only one is allowed at Tax Map 641/Z Lot 19 located at 266 N Main St the Neighborhood Residential (RN) District. (ZBA-0446-2026)

Chair Carley recused from voting on this application and Member Wallner will be the Acting Chair.

Joe Spain (189 N Main St, Concord) and Martha Lemire (281 Depot Hill Rd, Henniker) were in attendance and presented this application. The applicant presented a proposal to install an approximately 36-square-foot wall-mounted sign on the south elevation of the building facing I-393. The applicant explained that the sign would improve visibility for the campus and support ongoing public programming. Mr. Spain noted they did go before the Heritage Commission and they suggested to have the trim a kelly green and lower the sign about two feet for better visibility (see picture at end of minutes). Mr. Spain read the criteria submitted with the application materials.

Acting Chair Wallner asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was the location was the hardship and variance should be granted.

On a motion made by Member Monahan, seconded by Member Winters with a vote of 4 (Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Section 28-6-8(a)(1) Signs Permitted in Residential Districts, Permitted Signs to allow for two signs of up to 20 square feet in area for each conforming, principal, nonresidential use, where only one is allowed at Tax Map 641/Z Lot 19 located at 266 N Main St.***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.2 Jake Duggan on behalf of Yammas Greek Eatery requests a variance from *Section 28-6-9(b(1) Signs Permitted in Nonresidential Districts, Permitted Building Signs* to allow for an additional 14 square feet of signage at Tax Map 7412/Z Lot 18 located at 25 S Main St in the Central Business Performance (CBP) (ZBA-0447-2026)

Chair Carley returned to the table and there is a five-member Board.

No one is present at 6:18 p.m. so this agenda item was passed over to be heard at the end of the meeting. At the end of the meeting there was still no one present to represent this application.

The consensus of the Board was to continue to a date certain of September 2, 2026.

Motion made by Member Monahan, seconded by Alternate Member Perkins, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to table ZBA case 0447-2026 due to the applicant not being present at this meeting and continue to a date certain of September 2, 2026.

4.3 James Watt request variance from *Section 28-4-1(e) Maximum Lot Coverage and 28-4-1(h) Table of Dimensional Requirements* to allow for 15% lot coverage where 10% is the maximum allowed on Tax Map 08/Z Lot 5 located at 21 Julie Drive in the Open Space Residential (RO) District. (ZBA-0448-2026) ***(Withdrawn after staff review; no variance required)***

4.4 Orr and Reno on behalf of Knight Brothers Development, LLC requests a variance from *Section 28-5-2 Duplex or Two-Family Dwelling* to allow for 9, 135 square feet where 15,000 square feet is required and a variance from section 28-4-1(d)(1) to allow the front deck/ steps to encroach into the front setback approximately 3 ½ feet where the maximum encroachment is 2 feet at Tax Map 583/Z Lot 71 located at 30 Penacook St in the Urban Transitional (UT) District. (ZBA-0450-2026)

John Arnold (45 South Main St, Concord) and Chris Knight (30 Penacook St, Concord) are present to represent this application. Mr. Arnold noted this property has a corner lot. The single-family house on the lot has fallen into disrepair. The city has deemed it uninhabitable. They are asking for two variances one for lot size because the property is about 9100 square feet and the minimum lot size is 10,000 square feet. For a duplex that gets multiplied by one and a half times which is 15,000 square feet for a duplex. Mr. Arnold noted for being 9100 square feet for any use the lot is undersized. It is a non-conforming lot regardless of the use. Mr. Arnold read from the criteria submitted with the application materials.

Alternate Member Perkins asked if the driveway was going off of Bradley St and not Penacook St.

Mr. Arnold stated that is right. The building is situated to allow a driveway curb cut for each one of the units. Mr. Arnold noted they are asking for 18 inches for a minor encroachment into the setback.

Member Winters asked what will be the square footage of each unit.

Mr. Knight responded 1247 square feet.

Chair Carley asked about the porch encroachment and if the doors are a means of egress for those units.

Mr. Arnold responded correct.

Tim Bernier noted they may not be able to remove it for building code purposes.

Member Monahan asked the reason for a duplex verses a single-family home.

Mr. Arnold stated it makes the use of the property more viable. Mr. Arnold noted a duplex is permitted by right however, they do not meet the lot size requirements. Mr. Arnold noted there are other duplexes in the neighborhood on similar lot sizes.

Chair Carley asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance to allow for frontage for a duplex can be allowed and the 19-inch setback is reasonable.

Motion made by Alternate Member Perkins, seconded by Member Wallner with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to ***grant the variance from, Section 28-5-2 Duplex or Two-Family Dwelling to allow for 9, 135 square feet where 15,000 square feet is required*** *at Tax Map 583/Z Lot 71 located at 30 Penacook St in the Urban Transitional (UT) District.* because all of the criteria under RSA 674:33 have been met based on the record before us, and I move to adopt the applicant's proposed findings as the Board's findings of fact.*"*

Motion made by Alternate Member Perkins, seconded by Member Monahan, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to ***grant the variance from, section 28-4-1(d)(1) to allow the front deck/ steps to encroach into the front setback*** *approximately 3 ½ feet where the maximum encroachment is 2 feet at Tax Map 583/Z Lot 71 located at 30 Penacook St in the Urban Transitional (UT) District.* because all of the criteria under RSA 674:33 have been met based on the record before us, and I move to adopt the applicant's proposed findings as the Board's findings of fact.*"*

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.5 Spencer Powers on behalf of ZJBV Properties LLC requests a variance from *Section 28-2-4(j(3) Allowable Principal and Accessory Uses in Zoning Districts,* to permit the sales, rental, or repair of construction equipment whereas is prohibited at Tax Map 632/Z Lot 87 located at 70 Pembroke Rd in the Opportunity Corridor Performance (OCP) District. (ZBA-0451-2026)

Spencer Powers (55 West Farm Rd) and Jonelle Powers (55 West Farm Rd) is present to represent this application. Mr. Spencer stated they want to use that location for retail indoors Monday-Friday from 8-5 p.m. and repairs of equipment. There will be little impact for noise outside. Mr. Powers noted this property had been zoned commercial at some point.

Chair Carley asked if there will be equipment on display outdoors.

Mr. Powers stated it will be underneath the overhang and the rest will be indoors.

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

Matt Johnson (64 N Main St Ste 302, Concord) stated he is her tonight to represent another application at

the same property. Mr. Johnson noted he has information related to the property not specific to his client's application. Mr. Johnson noted he was at the March ZBA meeting with another client and the Board gave a variance for light industrial use. Mr. Johnson stated he went back to look and see how this property received its zoning. It was rezoned in 2018 to facilitate the current owners attempt to do a residential project. They submitted a site plan to the Planning Board and there was one extension in 2022 and there was no further site plan for residential use of the property. However, they had already switched the zoning to facilitate the ability of potentially do the project. Mr. Johnson stated the owner of the property has supported his client's variance request and these people's variance request because he is leasing the property to these tenants. Mr. Johnson noted the variance is for the tenant to allow for the use and will not be permanent changes to the property. If the lease ends the owner is free to do something different with the property.

Chair Carley asked if there is anyone that wishes to speak in favor or opposition.

Cynthia Brown (77 Pembroke Rd, Concord) is a homeowner in that area. Ms. Brown noted there is a four-way intersection there is a lot of traffic on Pembroke Rd.

Chair Carley asked if there are any other comments from the public, with none, asked for Planning comments.

Ms. O'Brien noted there was a comment made regarding the variance and if the tenant moves out of the space and it does not lapse for a two-year period another tenant can move in and take on the use if they are moving into the same unit.

Mr. Powers stated anything they will repair will be done inside will be in a ventilated part of the building. Mr. Powers noted the time they will operate the machine for testing will be less than if someone was mowing their lawn.

Chair Carley asked about the impact with traffic.

Mr. Powers noted there will not be any more or less traffic because it is a popular road.

Chair Carley closed the public hearing.

The consensus of the Board was that granting the variance to allow for sales, rental or repair of construction equipment is reasonable.

Motion made by Member Wallner, seconded by Alternate Member Perkins, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Section 28-2-4(j(3) Allowable Principal and Accessory Uses in Zoning Districts, to permit the sales, rental, or repair of construction equipment whereas is prohibited at Tax Map 632/Z Lot 87 located at 70 Pembroke Rd***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.6 Christopher Drescher on behalf of Raymond Bellia and the City of Concord requests a variance from *Section 28-2-4 (k)(A)(2) Table of Principal Uses* to allow for a two-family/duplex residential property where the use is prohibited on Tax Map 1412/P Lot 62 located at 3 Merrimack St in the Central Business Performance District (CBP) District. (ZBA-0452-2026)

Chris Drescher (722 Chestnut St, Manchester), Raymond Bellia (26 Ermer Rd, Salem) are present to represent this application. Mr. Drescher asking for a variance to allow for a duplex use in the central business performance zone. They will repurpose three Merrimack St, Penacook as a residential duplex. The City of Concord is the owner and it was a library and police station. The Structure was built in 1900 and zone was to have high density uses and preserve the buildings in the zone. The client wants to have duplex and that is not allowed in the zone however, a multifamily use is allowed. They will keep the historic feel of the library. The relief is needed to allow the duplex use. They had to go to Planning Board to receive a conditional use permit to allow the residential use on the ground floor. Mr. Drescher read the criteria for the variance submitted with the application materials.

Chair Carley asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for a duplex is reasonable.

Motion made by Alternate Member Perkins, seconded by Member Monahan with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Section 28-2-4 (k)(A)(2) Table of Principal Uses to allow for a two-family/duplex residential property where the use is prohibited on Tax Map 1412/P Lot 62 located at 3 Merrimack St***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.7 Michael Gfroerer requests a variance from *Section 28-4-1(d)(2) Rear Yard Setback and 28-4-1(h) Table of Dimensional Requirements* to allow for a 21-foot rear yard setback where 25 feet is the maximum allowed required to permit the construction of addition located on Tax Map 7332/Z Lot 50 located at 12 Tahanto St in the Neighborhood Residential (RN) District. (ZBA-0453-2026)

Chair Carley recused from sitting on this application and Member Wallner will be Acting Chair.

Michael Gfroerer (12 Tahanto St, Concord) is present to represent this application. Mr. Gfroerer stated he is trying to put a first-floor bathroom. In March of this year he applied for a building permit. Mr. Gfroerer noted the paperwork that was handed out to the Board includes the original plan that was submitted. When under construction when the inspector came for inspection it was determined made the addition is longer and closer to the property line in the rear. Mr. Gfroerer stated he tweaked the plan at the start of construction. When the building inspector came to the inspection of the framing and it was determined his tweaking made the addition a couple of feet longer and it is closer to the rear property line. Mr. Gfroerer noted the ordinance requires 25 feet and this is 21 feet from the property line. Mr. Gfroerer stated they had to stop construction and get a new building permit. Mr. Gfroerer read criteria submitted with the application. Mr. Gfroerer noted he was before the Board to change the property line and there is no way to satisfy the code. Mr. Gfroerer sold 11 Summit Street and before he changed the property lines so instead of being six feet from Tahanto Street the property line is six feet from Summit Street. Mr. Gfroerer read from the criteria submitted with the application materials.

Acting Chair Wallner asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for the rear yard setback is reasonable.

Motion made by Alternate Member Perkins, seconded by Member Monahan, with a vote of 4 (Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *S Section 28-4-1(d)(2) Rear Yard Setback and 28-4-1(h) Table of Dimensional Requirements to allow for a 21-foot rear yard setback where 25 feet is the minimum allowed required to permit the construction of addition located on Tax Map 7332/Z Lot 50 located at 12 Tahanto St***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

Chair Carley entered the room and Member Wallner is no longer Acting Chair.

4.8 Orr and Reno on behalf of William Young Properties requests the following variances for Tax Map and Lot 8812/z 26 with an address of 374 S Main St located within the Medium Density Residential (RM) District. (ZBA 454-2026)

a) A variance from *Section 28-4-1(b) Minimum Lot Size,* to allow construction of a single-family home on a lot containing approximately 5,662sf, where 12,500sf is otherwise required;

b) 2) A variance from *Section 28-4-1(c) Minimum Lot Frontage,* to allow construction of a single-family home on a lot having approximately 49' of frontage, where 100' is otherwise required;

c) 3) A variance from *Section 28-4-1(d)(1) Minimum Yard Requirements,* to allow a front yard setback of approximately 20' from S. Main St., where 25' is otherwise required; and

d) 4) A variance from *Section 28-4-1(d)(3) Minimum Yard Requirements,* to allow side yard setbacks of approximately 3' (north side) and 14' (south side), where 15' is otherwise required.

Chair Carley read agenda item 4.8 a-d to be heard as one case.

John Arnold (45 South Main St, Concord) is present to represent this application. The property is located by the on-ramp for 93 south exist 12. It is a pre-existing non-conforming lot in terms of area and frontage. Mr. Arnold noted until June there was a pre-existing non-conforming structure and that has been removed and the foundation was left behind. Mr. Arnold noted the owner believed that if he took down the house at the foundation that he could rebuild on the foundation with the non-conforming that existed on the property. The city has made it clear that it is not the case. There is a hole in the ground with a foundation in place with no house on a lot that is undersized and without frontage. Mr. Arnold read from the criteria submitted with the application materials.

Member Winters asked if they are asking for the same setback and frontage for the existing foundation and not adding a deck.
Mr. Arnold responded the latter.

Chair Carley asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for lot size, lot frontage, yard requirements for front and side yard setbacks are reasonable.

Motion made by Member Wallner, seconded by Alternate Member Perkins, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to grant the following requested variances:

a) ***Section 28-4-1(b) Minimum Lot Size, to allow construction of a single-family home on a lot containing approximately 5,662sf, where 12,500sf is otherwise required;***
b) Section 28-4-1(c) Minimum Lot Frontage, to allow construction of a single-family home on a lot having approximately 49' of frontage, where 100' is otherwise required;
c) Section 28-4-1(d)(1) Minimum Yard Requirements, to allow a front yard setback of approximately 20' from S. Main St., where 25' is otherwise required; and
d) Section 28-4-1(d)(3) Minimum Yard Requirements, to allow side yard setbacks of approximately 3' (north side) and 14' (south side), where 15' is otherwise required,

because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.9 Tom Heck requests a variance from *Section 28-2-4(j)(M)(8) Allowable Principal Uses in Zoning Districts* to permit a commercial kennel for medical grooming where the use is prohibited on Tax Map 8722/Z Lot 16 located at 37 Iron Works Rd in the Single-Family Residential (RS) District. (ZBA-0455-2026)

Ben French (214 N Main St, Concord) and Tom Heck (134 Cedar, Contoocook) are present to represent this application. Mr. French wanted to clarify what is on the agenda because it says medically necessary or medically related grooming. Mr. French stated there is a misunderstanding where in communications with planning in May or June of this year they believe what was established was that the medically related grooming for existing patients or patients that come in for an operation and need to get groomed to get a shot that is allowable. The distinguishing issue here is grooming services in general verses those that are medically related to someone's care at this veterinary practice. Mr. French noted for the motion that detail is important. Mr. French stated there were some conditions with the approval that are related to it and this issue arises from ambiguity in the zoning ordinance. Mr. French noted there is a definition for kennels which contemplated grooming and overnight boarding. There is also the use of veterinary practice which goes undefined. Mr. French noted the best way to classify grooming services is under the definition of kennel. What they are looking at here today is a modification or clarification on the variance that allows them to do grooming services.

Alternate Member Perkins asked if there will be overnight boarding.

Mr. French stated his understanding is that boarding was contemplated as a part of the original variance but grooming is specifically what they are focused on today.

Member Monahan noted there is no need to focus on the medical grooming it is just grooming.

Member Winters noted it should read kennel for more than just medical grooming.

Mr. French read the criteria submitted with the application materials.

Chair Carley asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for the grooming is reasonable.

On a motion made by Member Winters, seconded by Alternate Member Perkins, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Section 28-2-4(j)(M)(8) Allowable Principal Uses in Zoning Districts to permit a commercial kennel for grooming where the use is prohibited on Tax Map 8722/Z Lot 16 located at 37 Iron Works Rd***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.10 Alex Holmes on behalf of ZJBV Properties LLC requests variances from *Sections 28-2-4(j)(L)(1) Allowable Principal and Accessory Uses in Zoning Districts,* to allow for a manufacturing and fabrication for the proposed filtration and water spray assembly equipment business where the uses are prohibited on Tax Map 632/Z Lot 87 located at 70 Pembroke Rd in the Opportunity Corridor Performance (OCP) District. (ZBA-0456-2026)

Matt Johnson (64 N Main St Ste 302, Concord) and Alex Holmes (62 Dunklee St, Concord) are present to represent this application. This is for fabrication of filtration and water systems. It is only business to business. The tenant occupies 2500 square feet and all of the work is done indoors. There are one or two trucks that pick up the equipment in the back-loading docks. It is not open on the weekend or for retail. This is use for property that can handle the space. It is well suited for the use. The owner of the property signed the lease and approve the variance request.

Chair Carley asked if there is any member of the audience that wishes to speak in favor or opposition to this application, with none, asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for the use is reasonable.

Motion made by Member Winters, seconded by Member Monahan, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Sections 28-2-4(j)(L)(1) Allowable Principal and Accessory Uses in Zoning Districts, to allow for a manufacturing and fabrication for the proposed filtration and water spray assembly equipment business where the uses are prohibited on Tax Map 632/Z Lot 87 located at 70 Pembroke Rd***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.11 Jordan Wihelm request a variance from *Section 28-4-1 (d)(3) Side Yard Setback and Section 28-4-1(h) Table of Dimensional Standards,* to allow for a side setback of 5-feet where 10-feet is required at Tax Map 393/Z Lot 103 located at 8 K Street in the Neighborhood Residential (RN) District. (ZBA-0457-2026)

Sesselja Helgason (8 K St, Concord) and Jordan Wihelm (8 K St, Concord) are present to represent this application. Ms. Helgason stated they are requesting to build up to add an additional bedroom on top of the existing family room. Currently above the family room and porch there is a flat rubber roof. Earlier this year the roof started leaking into the family room. They have had an architect and contractor come up with a plan to build up on the existing structure with a master bedroom and a deck over the current porch. They need a variance because the house was built in 1926 and is about five and a half feet into the setback where the ordinance requires 10 feet. Ms. Helgason read from the criteria submitted with the application materials.

Member Winters asked if they are adding a bathroom to the bedroom.

Ms. Helgason stated it will be a bedroom with two closets and a deck over the porch.

Chair Carley stated for the record that there is no one present to speak in favor or opposition to this application, then asked for comment from Planning and with none closed the public hearing.

The consensus of the Board was that granting the variance for the side yard setback is reasonable.

Motion made by Member Monahan, seconded by Member Wallner, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to **variance from *Section 28-4-1 (d)(3) Side Yard Setback and Section 28-4-1(h) Table of Dimensional Standards, to allow for a side setback of 5-feet where 10-feet is required at Tax Map 393/Z Lot 103 located at 8 K Street***, because all of the criteria under RSA 674:33 were met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

The adopted Findings of Fact are on file with the Planning Division of the Community Development Department.

4.12 Hanna Judd requests a variance from *Section 28-7-15 Parking and Storage of Recreational Vehicles,* to allow for temporary storage of an RV to be parked in the driveway of the property located at Tax Map 6523/Z Lot 27 located at 23 Lyndon St in the Neighborhood Residential (RN) District. (ZBA-0459-2026)

Due to the application fees not being paid at the time of the meeting the Zoning Board decided to continue to a date certain of September 2, 2026 to allow for the applicant to pay their fees.

Motion made by Alternate Member Perkins, seconded by Member Winters, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to continue the application (ZBA 0459-2026) to a date certain of September 2, 2026 due to the application not being complete at the time of this meeting.

4.13 Hanna Judd requests a Special Exception from *Section 28-2-4-(a)(9) Allowable Principal and Accessory Uses in Zoning Districts,* to allow for temporary storage of an RV at Tax Map 6523/Z Lot 27 located at 23 Lyndon St in the Neighborhood Residential (RN) District. (ZBA-0460-2026)

Due to the application fees not being paid at the time of the meeting the Zoning Board decided to continue to a date certain of September 2, 2026 to allow for the applicant to pay their fees.

Motion made by Alternate Member Perkins, seconded by Member Winters, with a vote of 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed, the Board voted to continue the application (ZBA 0460-2026) to a date certain of September 2, 2026 due to the application not being

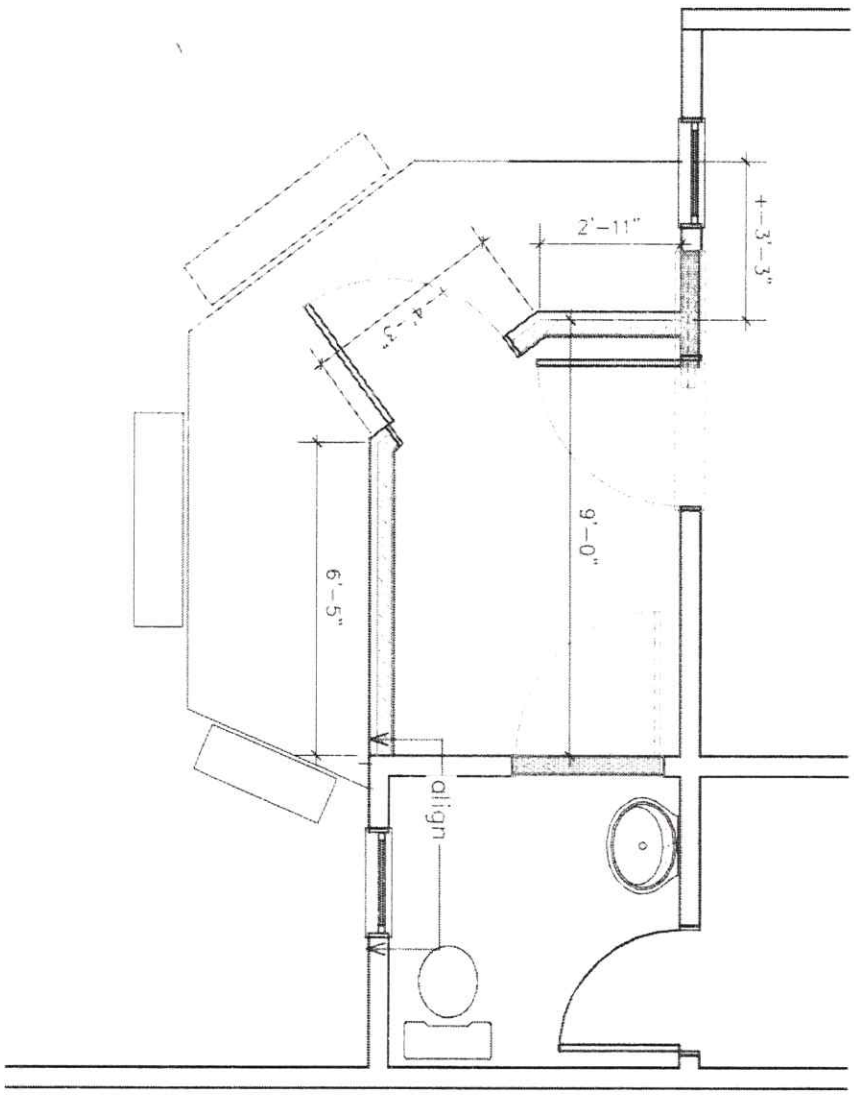
complete at the time of this meeting.

5. **Review and acceptance of minutes from July 1, 2026**
   Member Wallner moved, seconded by Alternate Member Perkins, to approve the meeting minutes from July 1, 2026, as written. The Board voted 5 in favor (Carley, Monahan, Perkins, Wallner and Winters) to 0 opposed. The motion passed unanimously.

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

7. **Adjourn**
   Motion made by Member Monahan, seconded by Member Winters, the Board voted 5 (Carley, Monahan, Perkins, Wallner and Winters) in favor to 0 opposed to adjourn at 8:19 p.m.

Respectfully submitted,
Krista Tremblay
Krista Tremblay
Administrative Technician III



LEGEND

Existing Construction to Remain

New Construction

Existing to be Removed

1 P091725.1

Proposed Plan

1/4" = 1'-0"

Proposed Plan

Gfroerer Residence
12 Tahanto St.
Concord, NH
[redacted]

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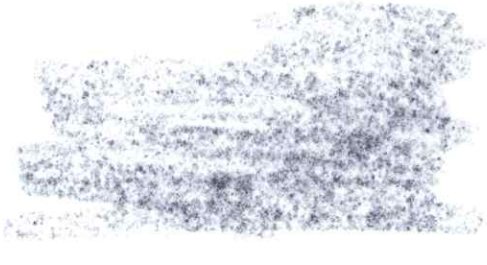
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REVISED: X

DATE: 091825

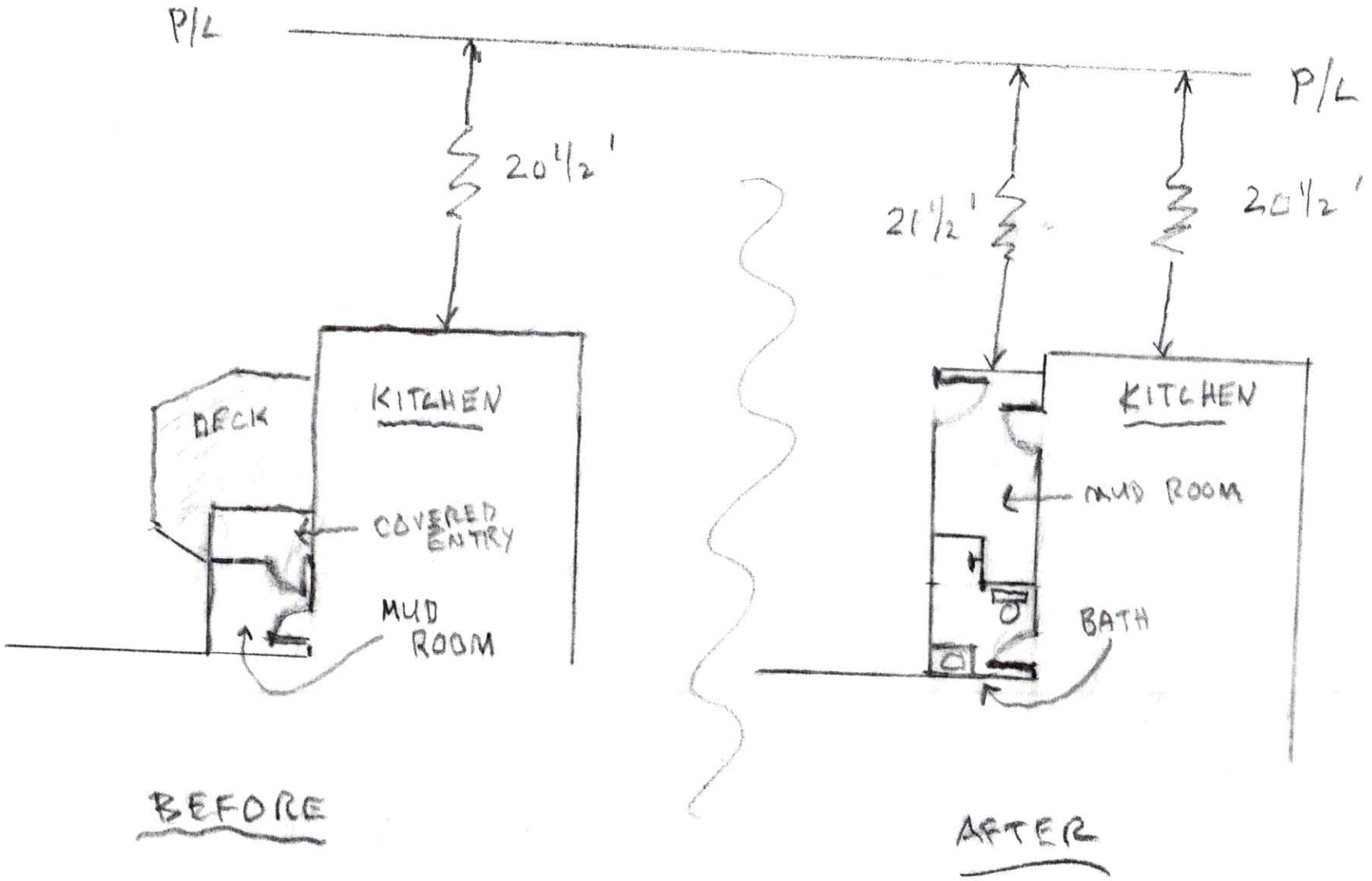
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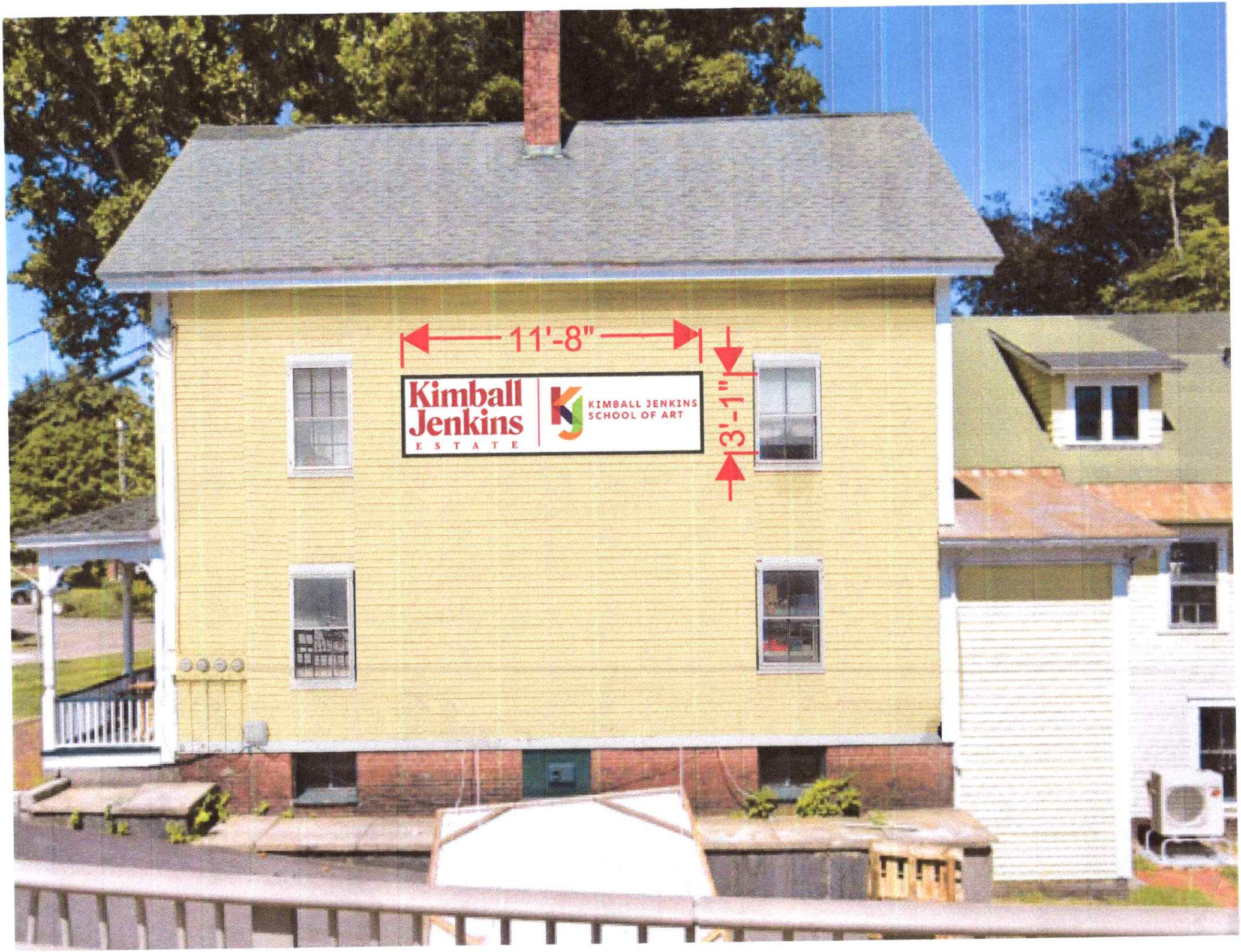
P091725.1r1



12 TAHAUTO - BATH RENOVATION

AUGUST 2024




11'-8"
3'-1"
Kimball Jenkins
ESTATE
KIMBALL JENKINS
SCHOOL OF ART