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

September 2, 2026
MEETING MINUTES - DRAFT

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

Absent: Alternate Member Brenda Perkins and Alternate Member Craig Walker

Staff: Tim Thompson, Assistant Director of Community Development / Acting City Planner, Kearsten O'Brien, Senior Planner, and Krista Tremblay, Administrative Technician III

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1. Call to order
Chair Carley called the meeting to order at 6:02 p.m.

2. Chairperson's comments

3. Public meetings
- **Determinations of Regional Impact**

On a motion made by Member Spector-Morgan, seconded by Member Wallner, the Board voted 5-0-0 to determine all of the applications on the agenda are not a development of regional impact, per RSA 36:55.

4. Public hearings

4.1 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 an additional 14 square feet of signage at Tax Map 7412/Z Lot 18, 25 S Main St. in the Central Business Performance (CBP) District. (ZBA-0447-2026) (*Continued from 8/4/2026*)

Jake Duggan (61 Main Street, Plymouth) presented the application. Mr. Duggan believes a variance is justified for more signage on the front of the business to allow customers to see the business. The corner of the building is cut off and they want to put a circular blue sign with the logo and a blade sign sticking out for customers walking on the north can see the business.

There being no public testimony, Chair Carley closed the public hearing .

The Board voted 5-0-0 to **grant the variance** from *Section 28-6-9(b(1) Signs Permitted in Nonresidential Districts, Permitted Building Signs* to allow an additional 14 square feet of signage at Tax Map 7412/Z Lot 18, 25 S Main St in the Central Business Performance (CBP), because all of

the criteria under RSA 674:33 have been met, and adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Wallner, seconded by Member Spector-Morgan.

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

4.2 Hanna Judd requests a variance from *Section 28-7-15 Parking and Storage of Recreational Vehicles*, to allow temporary storage of an RV to be parked in the driveway of the property located at Tax Map 6523/Z Lot 27, 23 Lyndon St in the Neighborhood Residential (RN) District. (ZBA-0459-2026) (*Continued from 08/4/2026*)

Chair Carley read agenda item 4.2 and 4.3 into the record.

4.3 Hanna Judd requests a Special Exception from *Section 28-2-4-(a)(9) Allowable Principal and Accessory Uses in Zoning Districts*, to allow temporary storage of an RV at Tax Map 6523/Z Lot 27, 23 Lyndon St in the Neighborhood Residential (RN) District. (ZBA-0460-2026) (*Continued from 08/4/2026*)

The applicant was not in attendance to present the applications.

Mr. Thompson stated these cases are a result of an enforcement action that was brought forth by the Planning and Zoning Inspector. The City reached out to the applicant after they did not attend the meeting last month. They have not paid the application fees. They indicated they have no intention of paying the application fees. The recommendation to the Zoning Board is to deny both cases without prejudice, such that if there is a point in the future where they want to reapply they can.

The Board voted 5-0-0 to deny, without prejudice, both the variance and special exception applications on the basis that the applicants have not paid the required fees, on a motion made by Member Spector-Morgan, seconded by Member Winters.

4.4 Brianna Groleau on behalf of Gerald P. McCarthy requests a variance from *Section 28-2-4(j)(E)(3) Allowable Principal and Accessory Uses in Zoning Districts* to allow a physical therapy/chiropractic practice within the Industrial Zone (IN) where otherwise is prohibited. Located at Tax Map and Block 621/z 25 with an address of 172 Pembroke Rd. (ZBA-0462-2026)

Stephanie Johnson (127 Barrett St, Portsmouth), Brianna Groleau (29 Tremont St, Boscawen) and Alisha Freydenfeldt (8 Susan Lane, Concord) presented the application. Ms. Johnson stated this business provides much needed services for women's health unique to pregnancy, postpartum period, perimenopause and menopause. The physical therapy side focuses on restoring pelvic health and function. Access to specialized medical care would benefit Concord's population. The applicant's business does fulfill the purpose of the ordinance. The business does not pose any threat of fire, panic, explosion, noxious fumes or other hazards. It will not produce any nuisances on the land. There are no proposed changed to the space. There are 14 dedicated parking spaces in front of the business. The physical therapy appointment run in 60-minute blocks and they see one patient at a time. The Chiropractic appointment run in 15-minute blocks. There might be a maximum of seven cars present at any given time. This is in the industrial zone and there are professional offices across the street. This will not increase traffic or result in any parking shortages. Ms. Johnson read from the criteria submitted with the application materials.

Member Spector-Morgan asked what are the other uses in the building.

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Ms. Groleau stated there are two tenants one is graphic packaging international and the other is the state parks and recreation.

Mr. Thompson noted it was formerly occupied by the NH Department of Resources and Economic Development.

Member Winters asked where have their other practices been located.

Ms. Groleau operated a mobile practice and going to people's homes. It limited her to only see ten patients a week. With this space she will have two treatment rooms and can serve up to 40 patients a week.

Ms. Freydenfeldt works on Chenell Drive.

Ms. Johnson noted it would result in unnecessary hardship because the space has been vacant since July of 2025. The applicants have been looking for space in the area for some time and looking at would this further any public purposes by denying the variance the answer is no. It is a reasonable use of the space and does not conflict with the other uses in the surrounding area.

Member Spector-Morgan asked if they can put in an industrial use with out having to reconfigure the space.

Robert Longdale (61 Stinson Dr, Dunbarton) stated the former tenant was New Hampshire MEP which is manufacturing extension partnership where they taught small classes on getting kids into manufacturing jobs around the state. It was more of an office classroom. If they had to convert it back to a warehouse it could be done. However, Mr. McCarthy the owner of the building does not want to do something like that because there has been a tenant, department of natural and cultural resources, there for almost 30 years and they are a good tenant that they want to keep happy. The space is roughly about 2400 square feet.

Mr. Thompson noted professional offices are allowed in this district. However, this is medical office, which is defined separately in the ordinance, and medical offices are not permitted in the IN District.

Landlord small space and if try to switch back

Ms. Johnson passed out letters of support (these will be at the end of the meeting minutes).

There being no public testimony, Chair Carley closed the public hearing.

The Board voted 5-0-0 to ***grant the variance from*** ***S****ection 28-2-4(j)(E)(3) to allow for a physical therapy/chiropractic practice within the Industrial Zone (IN)* at Tax Map and Block 621/z 25, 172 Pembroke Rd because all of the criteria under RSA 674:33 have been met, and adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Winters, seconded by Member Spector-Morgan.

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

4.5 Sarah Guinther on behalf of Harold Ekstrom requests a variance from *Section 28-2-4(I)(1) Allowable Principal and Accessory Uses in Zoning Districts* to allow a restaurant occupying up to 5,000 square

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feet of gross floor area with no drive through entertainment where is otherwise prohibited in the Civic Performance (CVP) District. Located at Tax Map and Block 7411/z 79 with an address of 15 Green Street. (ZBA-0463-2026)

Ms. O'Brien stated the applicant has not paid their fees and asked the Board to continue to a date certain of October 7, 2026 to allow the applicant to pay the fees.

The Board voted 5-0-0 to **continue** ZBA case (0463-2026) to a date certain of October 7, 2026, on a motion made by Member Spector-Morgan, seconded by Member Wallner.

4.6 Steve Osborne on behalf of JMPNH requests the following variances associated with the conversion of a two-family residential use to a four-family residential use at Tax Map and Lot 631/z 9 with an address of 5 Ormond St.(ZBA-0464-2026):

a) *Section 28-7-7 Driveway Width* to allow for a 17.5-foot driveway width where 24 feet is required; and
b) *Section 28-5-3 Minimum Lot Size* to allow for 13,052 square foot lot where 13,500 is required.

Steven Osborne (5 Ormond St, Concord) appeared on his own behalf to request two variances in connection with the proposed conversion of a duplex use to a three-family residential use, with potential of changing to a four family at a later date, at 5 Ormond Street. Mr. Osborne noted he has 22 feet between the distance between the building and the property line. There is about 19 feet of tared existing driveway and two feet from the property line. Mr. Osborne noted to go from a duplex to a three family you need a 24-foot driveway for two-way traffic. The requested variances were: a driveway width variance under to allow a 17.5-foot driveway where 24 feet is required and a minimum lot size variance to allow a lot of 13,052 square feet where 13,500 square feet is required. Mr. Osborne explained that the existing driveway is approximately 19 feet wide in its narrowest paved section, widening at both ends, and that there is no physical means of achieving the required 24-foot width without an easement from the adjacent property. The structure's footprint and lot lines would not change; all modifications would be interior.

Mr. Thompson clarified there will be additional relief beyond the site plan needed through a conditional use permit for various things as a part of the application as it goes to the Planning Board.

Member Spector-Morgan noted the application materials reference a four family and he is asking for a three family.

Mr. Osborne stated he would like to start with a three family and at a later date consider a four family.

Mr. Thompson noted the second variance is for the lot size and that is for a four family for and for a three family he would meet the minimum lot size without a variance. Mr. Thompson noted there should be five feet separation from the edge of your driveway to the neighboring property line and that is a driveway permit requirement.

Mr. Osborne stated the variance request is to take into consideration there will be four parking spaces in that section of the driveway and the existing is 19 feet on the tar.

Mr. Thompson noted the plan in front of the Board is from a subdivision of a parcel for this lot that encompassed the entirety of the parcel including the adjacent 10,000 square feet. There was the ability prior to the subdivision to widen the driveway to accommodate without needing an easement based on the current lot configuration.

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Member Monahan asked if he was approved for four units and if he is still in compliance he would not have to come back before the Board.

Mr. Thompson noted if the Board was to deny the lot size variance he would still have enough lot area in the lot to do three units. The variance that is requested would be to allow, where he is short the lot size, to add the fourth unit.

Member Monahan asked about the 24-foot driveway.

Mr. Thompson the 24-foot requirement is for either a three unit or four unit.

Chair Carley asked if the Board was to grant four units and he installs three units does the variance lapse after a certain amount of time.

Mr. Thompson responded yes, if he were not to act on the approval. Site Plan approval is required for the multi-family use (anything more than 2 units) and would need to occur prior to anything changing on the property.

Ms' O'Brien entered for the record an email from Sarah Laliotis.

Chair Carley state the opposition email was entered into the record from Sarah Laliotis of 48 Prescott Street abuts the driveway. She raised concerns about the driveway proximity to neighboring properties. When they were building their house, they were denied a variance to shorten the distance between our driveway and the neighbor property. There is a concern about on street parking.

Mr. Thompson noted that state law now permits municipalities to require only one parking space per dwelling unit, making a four-space requirement the applicable standard. Parking is not before the Zoning Board tonight.

Member Monahan noted the Board had no discussion on the lot size and asked the amount of feet they are short.

Mr. Osborne stated the lot size requirement for a four unit is 13,500 and there is 13,052. However, the building would not change its footprint. Mr. Osborne is looking for a variance to potentially in the future make a four unit with the lot size being 450 square feet shy.

Mr. Thompson noted staff comment was any approvals will need to go forward to the Planning Board for site plan review and additional conditional use permits related to driveway locations and separations.

There being no additional public testimony, Chair Carley closed the public hearing.

The Board found the lot size shortfall of 448 square feet to be negligible and not materially impactful. With respect to the driveway, the Board noted that the driveway widens at both ends, providing adequate maneuvering room, and that requiring full conformity would be physically impossible without off-site acquisition. The Board was not persuaded that two-way traffic capacity throughout the full length of the driveway was necessary given the limited number of parking spaces served.

The Board voted 5-0-0 to ***grant the variances*** *from* *Section 28-7-7 and 28-5-3* to allow the conversion of a two-family residential use to a four family residential use having a driveway width of 17.5 feet whereas 24 feet is required and a lot size of 13,052 square feet whereas 13,500 square

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feet is required in the High Density Residential (RH) and General Commercial (CG) Districts, at Tax Map and Block 7411/z 79, 5 Ormond Street because all of the criteria under RSA 674:33 have been met based, and adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Monahan, seconded by Member Spector-Morgan.

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

4.7 Robert and Ann Lanney request a variance from S*ections 28-4-1 (d)(1) Side Yard Setback and 28-4-1(h) Table of Dimensional Requirements* to allow a 13 foot and 12 foot-7inch front yard setback where 25 feet are required. Located at Tax Map and Lot 8033/z 5 with an address of 6 Johnson Ave. (ZBA-0465-2026)

Chair Carley recused from sitting on this agenda item and appointed Member Wallner to be Acting Chair and Alternate Member Rice as a voting member in the place of Chair Carley.

Robert Lanney (6 Johnson Ave, Concord) appeared on behalf of himself and his wife, Ann Lanney, requesting variances at 6 Johnson Avenue. Mr. Lanney explained that he and his wife have lived at the property for more than 41 years and wish to age in place, but the home's steep interior stairways have become increasingly difficult to navigate. The proposed addition would create a single-floor living space with a bedroom, bathroom, and laundry on the ground level. The non-conforming setback results from the L-shaped configuration of the lot's right-of-way, which creates two front yards — one along Johnson Avenue and one along an angled portion of the right-of-way adjacent to the lot. This geometry makes it impractical to locate the addition in a conforming position; placing it in conformance would require a long corridor addition extending deeper into the wooded rear of the lot, which Mr. Lanney characterized as prohibitively expensive and less aesthetically appropriate. Mr. Laney stated his neighbors, at 9 Johnson Avenue and 7 Fern Rock Street, are in support of this application and handed out letter of support for the Board to review. Mr. Laney read the criteria submitted with the application materials.

A concern was raised during the hearing regarding whether the existing house itself was already in violation of the setback based on GIS data. Mr. Lanney produced a stamped 1991 subdivision plan demonstrating that the existing house location was surveyed and recorded as conforming at the time of subdivision, resolving the concern.

Acting Chair Wallner noted for the record there are two letters. One from Scott & Kim Lebron at 6 Johnson Ave in support and one from Steve Winer and Margaret Landsman at 7 Fernrock St in support.

There being no additional public testimony, Acting Chair Wallner closed the public hearing.

The Board found that the unusual L-shaped lot configuration constitutes a special condition, that requiring conformance would produce an impractical and more intrusive result, and that the proposed addition would not alter the character of the neighborhood or diminish surrounding property values.

The Board voted 5-0-0 to ***grant the variance*** *from Sections 28-4-1 (d)(1) and 28-4-1(h)* to allow a 13 foot and 12 foot-7 inch front yard setback whereas 25 feet are required, Tax Map and Lot 8033/z 5, 6 Johnson Ave because all of the criteria under RSA 674:33 have been met and adopted the applicant's proposed findings as the Board's findings of fact, *o*n a motion made by Member Spector-Morgan, seconded by Alternate Member Rice.

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

Chair Carley returned to the meeting.

4.8 Northpoint Engineering on behalf of Granite Municipal Manufacturing & Sales LLC requests a Special Exception under *Section 28-2-4 (k) Allowable Principal and Accessory Uses in Zoning Districts* to allow a resident care taker apartment as an accessory use in the Industrial (IN) District. Located at Tax Map and Lot 40/z 6 with an address of 52 Locke Rd. (ZBA-0466-2026)

Mr. Thompson provided background for the Board, noting that a caretaker unit associated with this parcel had previously been approved when a self-storage and flex-industrial development was proposed. That project was subsequently withdrawn, and the applicant is now advancing a micro data center as the primary use. Because the primary use changed, the special exception required a new approval. The caretaker unit itself — its size and character — remains essentially unchanged from the previously approved application. The micro data center is a permitted use in the industrial district, and staff confirmed the project has been submitted to the Planning Board for site plan review.

Jeff Lewis (119 Storrs St, Concord) and Ari Pollack (214 N Main St, Concord) discussed the proposal. The original storage and flex project has been withdrawn from consideration with the Planning Board. They are now advancing with a new proposal for a micro data center. Mr. Lewis noted it is a permitted use allowed in the industrial district. The caretaker unit is the same size. It will be a fenced facility. There will be no operational staff needed for the data center. They will have a security office. There is minimal parking for the caretaker and if someone needs to come for service.

Chair Carley asked if the characteristics of the use are the same.

Mr. Pollack noted the only thing that has changed is the use and it is an allowed use to have a caretaker reside at the premises. Mr. Pollack noted there has been a site plan submitted to the Planning Board that will be considered this month and next.

There being no public testimony, Chair Carley closed the public hearing.

The Board found the application to be consistent with its prior action and that all criteria under Section 28-9-3 of the Concord Zoning Ordinance were satisfied.

The Board voted 5-0-0 to ***grant the special exception*** *under Section 28-2-4 (k)* to permit a Residential Caretaker apartment as an accessory use in the Industrial (IN) District at Tax Map 40/Z Lot 6, 52 Locke Rd**,** because all of the criteria under Section 28-9-3(b) of Ordinance have been met, and adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Spector-Morgan, seconded by Member Wallner.

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

4.9 Ari Pollack with Gallagher Callahan & Gartrell PC requests a variance on behalf of James Christopher from Section 28-2-4(k)(6) Allowable Principal and Accessory Uses in Zoning Districts to allow automotive sales accessory to an existing automotive repair within the Industrial (IN) District. Located at Tax Map and Lot 634/Z 12 with an address of 131 Old Turnpike Rd.

Mr. Thompson advised the Board that a substantially duplicate application had been denied by the

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Board in July. Mr. Thompson noted Mr. Pollack has provided the Board with information in the packets why he believes the current application is different. The zoning ordinance does not consider auto sales to be an accessory use in any zoning district. Outdoor display and sales of merchandise is a listed accessory use, however, auto sales is a separate and distinct use under the ordinance. Before the Board can open up any part of the public hearing, a determination must be made under NH case law as to whether the current application was substantially different from the one previously denied in July.

Ari Pollock (214 N Main St, Concord) appeared with Michael Christopher (brother of the applicant, James Christopher. Mr. Pollock argued that the application was substantially different on two grounds: first, that the previous applicant appeared without counsel and was unable to adequately address the hardship criteria, so the current application remedies that evidentiary gap; and second, that the current application frames automotive sales as an accessory use tied to the existing repair shop, rather than as a standalone principal use. Mr. Pollock acknowledged that staff does not recognize automotive sales as an eligible accessory use under the zoning ordinances accessory use table, but argued that the linkage between the two uses, conditioned on the dealership ceasing if the repair shop ceases, creates a functional accessory relationship.

The Board deliberated on the threshold question. Members Monahan and Wallner expressed a willingness to consider the application as substantially different given the accessory use framing, while Members Spector-Morgan and Winters viewed the proposal as substantively the same relief sought in July, regardless of how it was packaged. The Chair agreed with the latter view.

A motion made by Member Monahan, seconded by Member Wallner to find the application substantially different, failed 2-3-0 (Spector-Morgan, Winters and Carley opposed).

The Board voted 3-2-0 (Monahan and Wallner opposed), to determine that the application **was not substainially different from the previously presented case to the Zoning Board on July 1, 2026, per the requirements of RSA 674:33, and therefore was unable to proceed with consideration of the application,** on a motion made by Member Spector-Morgan, seconded by Member Winters.

4.10 Ari Pollack with Gallagher Callahan & Gartrell PC requests a variance on behalf of Steven McAuliffe Trustee of the Caroline C McAuliffe Trust from *Section 28-4-1(h)(d)(3) Dimensional Standards* to allow a 3-foot side yard setback where 15 feet is required in the Single-Family Residential (RS) District. Located at Tax Map and Lot 6531/Z 14 with an address of 21 Valley St. (ZBA-0468-2026)

Ari Pollock (214 N Main St, Concord) and Paul Gibbons, project manager, presented the application on behalf of the Caroline C. McAuliffe Trust. The purpose of the wall is to expand the useable area of the lot which is constrained by slope, grade and natural condition. It would allow for a building envelope to add a typical residential garage in a small yard. Mr. Pollock explained that the property is a small (approximately 0.25-acre) lot developed in the 1920s, characterized by significant grade changes that leave very little usable area behind the house. Excavation for the project began earlier this year but was halted when it was determined that the structural wall, due to its size, would constitute a structure subject to a variance for setback requirements. Mr. Gibbons placed boulders he unearthed during excavation were placed along the exposed slope to stabilize the exposed area pending this application. Mr. Pollack noted they need a remedy for the exposed portion of the lot. Mr. Pollack read the criteria submitted with the application materials.

Member Winters asked about the abutter 15 Chestnut's property.

Mr. Pollack noted Chestnut is at a higher elevation and would look down onto this property.

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Mr. Thompson noted based on the contours on the map there is about a 30-foot grade difference from Chestnut Court.

Mr. Pollack noted Chestnut St does not connect to Valley St. Mr. Pollack noted the wall is proposed at 13 feet into the setback in order to provide a building envelope for the improvements that are proposed.

Chair Carley opened the public hearing for testimony.

Attorney Brett Allard (24 Eastman Ave Ste C3, Bedford) testified on behalf of abutter Zachary Cody (15 Chestnut Court, Concord). Mr. Allard noted this is a substantial structure at 13 and half feet high and 80 feet long. Mr. Allard raised concerns regarding the absence of a boundary survey on which the wall is plotted, geotechnical assumptions in the applicant's engineering that may not reflect actual field conditions, the potential need to access Mr. Cody's property during construction, and the aesthetic impact of the wall as viewed from Mr. Cody's residence. Mr. Allard requested that the Board continue the matter and require a stamped boundary survey showing the wall's location, a geotechnical investigation, a construction means-and-methods plan, and independent third-party engineering review.

Mr. Cody noted his belief that this project will result with having several of the trees removed, a need for a fence to be installed, impacting view from his home.

Chair Carley noted it is not clear on the plans which is the new stone wall.

Mr. Thompson noted this wall and construction activity did come to the City's attention through an enforcement request and at that time it was determined to be a civil matter at that point, until it was determined that the retaining wall height triggered the need for the variance.

Chair Carley asked if there was a permit pulled to build the wall.

Mr. Thompson stated not that he is aware of and believes the excavation work was happening prior to any permitting, but that a permit will be required for the wall if it is approved.

Mr. Pollock, in rebuttal, noted that a boundary survey had in fact been prepared by a licensed surveyor, that the engineering consultant visited the site during design, that the applicant was not requesting and had no right to access the abutter's property, and that the building permit process would subject the engineering to review by the City's building department.

Mr. Thompson noted there are other pieces of relief that might be necessary based on the plan. The lot does not have enough frontage for a second driveway and there is not enough driveway separation. Mr. Thompson identified that the plan submitted did not show the proposed wall plotted on the boundary survey, nor did it show finished grades, which made it difficult for the Board to fully evaluate the extent of the encroachment and the rationale for its configuration.

Chair Carley closed the public hearing.

The Board agreed with the substance of the application but was divided on whether sufficient information had been presented to act.

Chair Carley expressed concern that the plan as submitted did not show the wall in relation to the property lines and existing grades, making it impossible to fully assess whether the proposed encroachment was the minimum necessary.

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A majority of the Board agreed that additional information was warranted.

The Board voted 4-1-0 (Winters opposed) to continue the application to a date certain of October 7, 2026, to allow the applicant to submit additional materials, including a plan showing the proposed retaining wall in relation to the property boundary and the proposed finished grades in the area of the wall, on a motion made by Member Spector-Morgan, seconded by Member Monahan.

4.11 Stephen Gibson on behalf of S&K Property Holdings LLC requests a variance from *Section 28-2-4(j)(3) Allowable Principal and Accessory Uses in Zoning Districts* to allow an Office of Healthcare Practitioners including clinics and outpatient healthcare facilities where the use is otherwise prohibited in the Urban Transitional (UT) District. Located at Tax Map and Lot 7442/z 24 with an address of 85 S State St. (ZBA-0469-2026)

Stephen Gibson (85 S State St, Concord) stated this is a multi-specialty behavioral health practice operating primarily via telehealth with approximately 81 percent of appointments conducted remotely. All visits will be by appointment only. The practice does not perform procedures, administer medications on-site, conduct laboratory services, or operate as a walk-in or urgent care clinic. He noted that the building has a long history of non-residential use, including a prior special exception granted in 2016 for Hope for Recovery (a residential social service center with outpatient services) and a fitness center that operated from 2021 until it closed, leaving the building vacant for approximately three years. He argued that professional offices are permitted in the UT district, and that the sole basis for the variance is the classification of the practice as a medical office due to its licensed healthcare providers. Mr. Gibson read the criteria submitted with the application materials.

Chair Carley opened the public hearing for testimony.

Betty Seeler (14 Foster St) testified in favor of the application, expressing relief that the proposed use would generate minimal foot traffic and not create the parking conflicts that previous tenants had caused on her property.

Ms. O'Brien noted the applicant stated t hat this was previously approved as a residential social service center. Ms. O'Brien explained the difference between that and the applicant's business, where a residential social service center would have to offer sleeping accommodations similar to a rooming house and then offer the clinic on top of that.

Mr. Thompson confirmed that professional offices are a permitted use in the Urban Transitional zone and that the adjacent Commercial Urban (CU) district would permit the proposed use.

Chair Carley closed the public hearing.

The Board found the proposed use to be functionally equivalent to a professional office, consistent with the character of the corridor, and unlikely to diminish surrounding property values or create adverse traffic impacts. The telehealth-heavy operational model was found to further distinguish this use from a higher-intensity medical facility.

The Board voted 5-0-0 to **grant the variance** from *Section 28-2-4(j)(3) Allowable Principal and Accessory Uses in Zoning Districts* to allow an Office of Healthcare Practitioners including clinics and outpatient healthcare facilities where the use is otherwise prohibited in the Urban Transitional (UT) District, located at Tax Map and Lot 7442/z 24 with an address of 85 S State St, because all of the criteria under RSA 674:33 were met and adopted the applicant's proposed findings as the

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Board's findings of fact, on a motion made by Member Wallner, seconded by Member Spector-Morgan.

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

4.12 Mark Sargent with Richard Bartlett and Associates a division of Nobis Group on behalf of Courtney Dragoon requests the following variances for Tax Map and Lot 7324/z 2 with an address of 109 Warren St;

a) *Sections 28-4-1(e) and 28-4-1(h) Table of Dimensional Requirements* to allow for 62% lot coverage where 50% is the maximum allowed in the Neighborhood Residential (RN) District;
b) *Section 28-7-7(g)(2) Parking Area Design Standards* to allow for 1.8 feet of separation between the driveway and lot lines where 5 feet is required; and
c) *Section 28-7-7(f) Parking Area Design Standards* to allow for a driveway width of 8 feet where 12 is the minimum allowed.
(ZBA-0470-2026, 0471-2026, 0472-2026)

Mark Sargent (18 Chenell Dr, Concord) and Courtney Dragoon presented the application. Mr. Sargent stated 109 and 109 ½ is an existing two-family home. The property has an area if 0.10 acre, with 66 feet of frontage on Warren St and a single driveway that services both units. They would like to add an additional driveway on the west side of the duplex. The driveway would be 8 feet wide where 12 feet is required. It would be 1.8 feet from the property line at the street line where five feet is required. The construction of the driveway would increase the lot coverage from 54% to 62%. On the southwest side of the property is what is proposed. There is an existing driveway on the east side of the building.

Ms. Dragoon explained that the two units each have three bedrooms, independent entrances and separate basements but share a single driveway. They could have six tenants living in the building and they each may have their own car. The existing shared or tandem arrangement does not provide independent access for both creating ongoing access conflicts. The vehicles serving one unit frequently block those serving the other, necessitating repeated coordination that can be unsafe, particularly given the property's proximity to a school and related street parking restrictions on Warren Street. Ms. Dragoon passed out a letter of support from an abutting neighbor for the Board to review (this will be at the end of the minutes).

Mr. Sargent read from the criteria submitted with the application materials.

Mr. Thompson noted that, in addition to the requested variances, this would still not be in compliant with other requirements which would require conditional use permits from the Planning Board for, including but not limited to, driveway separation of other driveways and proximity to the intersection. This is a fairly busy stretch of Warren St and cautioned that the Planning Board might not be in supportive of the conditional use permits given engineering concerns about introducing an additional curb cut in that location. He also noted a proposed retaining wall that, if it exceeds 3 feet in height, could require an additional variance.

Chair Carley closed the public hearing.

The Board found that the physical constraints of the lot make it impossible to construct a conforming second driveway, that the presence of two independent units sharing one driveway creates a safety concern, and that the added driveway had the potential to reduce on-street parking demand in an area already subject to restrictions. The existing lot coverage already exceeds the permitted maximum, and the incremental increase was found to be insignificant.

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The Board voted 5-0-0 to **grant the variances from** *Sections 28-4-1(e), 28-4-1(h), 28-7-7(g)(2), and Section 28-7-7(f)* to allow for 62% lot coverage where 50% is the maximum allowed, to allow for 1.8 feet of separation between the driveway and lot lines where 5 feet is required, and to allow for a driveway width of 8 feet where 12 is the minimum allowed, because all of the criteria under RSA 674:33 were met and adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Spector-Morgan, seconded by Member Winters.

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

4.13 Marah MacKenzie with Collier Engineers on behalf of Wal-Mart Real Estate Business Trust requests a variance from *Section 28-7-7(j) Parking Area Design Standards* to allow the installation of new light fixtures at a height of 42 feet whereas 25 feet is the maximum permitted. Located at Tax Map and Lot 46/z 56 with an address of 344 Loudon Rd. (ZBA- 0473-2026)

Marah Mackenzie (280 E Broad St, Rochester NY) presented the application on behalf of Wal-Mart Real Estate Business Trust to request an additional variance for the property because the height of the proposed light fixture was missed in the list of requests previously presented to the Board.

Mr. Thompson stated this is for the new addition to the Wal-Mart facility for their online ordering expansion. Mr. Thompson noted the Board had previously granted several parking and access variances to allow consistency with the existing site, though regulations have changed since the facility was initially constructed. During the permitting process, it was identified that one new light pole would exceed the permitted height. The pole height is consistent with existing poles on the property that predate the 25-foot maximum, and the fixtures are full cut-off type, directing light downward.

Member Monahan asked the Board previously approved higher poles for this property.

Mr. Thompson noted the prior poles all pre-dates the requirement for height limitation.

There being no public testimony, Chair Carley closed the public hearing.

The Board voted 5-0-0 to **grant the variance from** *Section 28-7-7(j) Parking Area Design Standards* to allow the installation of new light fixtures at a height of 42 feet whereas 25 feet is the maximum permitted, located at Tax Map and Lot 46/z 56 with an address of 344 Loudon Rd., because all of the criteria under RSA 674:33 were met adopted the applicant's proposed findings as the Board's findings of fact, on a motion made by Member Spector-Morgan, seconded by Member Wallner.

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

4.14 Samantha and Christopher Remillard request a variance from *Section 28-5-40 (b)(1) Fences, Walls and Hedges* to allow for a 6' vinyl fence in the front yard where 4' is the maximum allowed. Located at Tax Map and Lot 96/z 6 with an address of 457 Clinton St. (ZBA-0474-2026)

This application was withdrawn by the applicant.

4.15 Jeffrey Trovato request the following variances for Tax Map and Lot 1431/P 43 with an address of 6 Woodman St;

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a) *Section 28-3-2(d)(2)(a) Flood Hazard District* to allow for construction within the Flood Hazard District where is otherwise prohibited;
b) *Section 28-3-3(g)(2) Flood Hazard District* to allow for a building to be less than 75 feet from the reference line of all surface waters; and
c) *Sections 28-4-1(h) and 28-4-1(d)(2) Table of Dimensional Requirements* to allow for a rear yard setback of 10 feet where 25 feet is required within the Single Family Residential (RS) District.

(ZBA-0475-2026)

Jeffrey Trovato (6 Woodman St, Concord) presented the application. Mr. Trovato, a structural engineer, explained that the property contains an existing garage that is dilapidated and unsafe. The motivating factor for the project was the arrival of a young child and the need to address deteriorating and potentially hazardous structures on the property. His proposal is to demolish the existing garage and several other non-conforming accessory structures and replace them with a properly engineered new garage with a second-level accessory dwelling unit (ADU), placed within approximately the same footprint as the existing structure — and, in fact, slightly further from Bow Brook than the current building. Mr. Trovato noted that no formal FEMA flood elevation data exists for Bow Brook at this location, as it is an unstudied waterway. He had researched historical flood records and found accounts of water reaching portions of the yard during the 2007 Mother's Day floods, but no evidence of flooding reaching the structure itself. Mr. Trovato submitted 12 letters of support from neighboring property owners. Mr. Trovato read the criteria submitted with the application materials.

Mr. Thompson stated he will need to talk to the City Solicitor. There is a specific prohibition for residential structures within the flood plain. This is designed to be an upper story ADU. So, it would be above the flood elevation where the residential use it taking place. Mr. Thompson just needs to verify that is still compliant with the prohibition because that is not a variance that has been requested here tonight. Mr. Thompson stated there is a use prohibition on residential uses within the 100-year floodplain.

There being no public testimony, Chair Carley closed the public hearing.

The Board found that the lot's unique shape and the broad coverage of the shoreland and flood hazard districts eliminate virtually all new construction possibilities on the property. Rebuilding in the existing footprint with improvements that move the structure slightly away from the brook and provide engineered flood resistance was found to be the least disruptive approach and to constitute an improvement of a nonconformity rather than its expansion.

The Board voted 5-0-0 to **grant the variances** for *Sections 28-3-2(d)(2)(a), 28-3-3(g)(2), 28-4-1(h), and 28-4-1(d)(2)* to allow for construction within the Flood Hazard District where is otherwise prohibited; to allow for a building to be less than 75 feet from the reference line of all surface waters; and to allow for a rear yard setback of 10 feet where 25 feet is required within the Single Family Residential (RS) District, because all of the criteria under RSA 674:33 were met and adopt edthe applicant's proposed findings as the Board's findings of fact, on a motion made by Member Spector-Morgan, seconded by Member Wallner.

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

4.16 Allision McIntosh request the following variances on behalf of Dartnell Properties LLC:

a) *Section 28-5-37(a) Outside Storage of Materials and Inventory* to allow outdoor storage to be

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located in the required front yards or closer than fifty (50) feet to any street or residential boundary line;

b) *Section 28-5-37(b) Outside Storage of Materials and Inventory* to not require outdoor storage to be screened from view of adjacent properties by the installation of solid opaque fences, walls or enclosures; and
c) *Section 28-5-37(c) Outside Storage of Materials and Inventory* to not require a landscaping buffer to be established in addition to the required screening adjacent to the residential boundaries.

Located at Tax Map and Lot 58/z 12 with an address of 276 N State St. (ZBA 0476-2026)

Ms. McIntosh (276 N State St, Concord) presented the application.. Ms. McIntosh noted they are on a corner lot on North State Street and Maguire Street. She noted when they purchased the business and signed the building lease it was built into the lease to have in the parking lot on the corner to have that section designated 36-by-40-foot section that was written into the business's lease with the building owner as a reserved equipment display area. She noted at the time they were unaware of the breach in the zoning requirements. The business is also a Cub Cadet dealership and they use the grassy area in between the building and the prison along the side of North State Street to display their equipment. Ms. McIntosh read from the criteria submitted with the application materials. She reported that since being required by the City to move equipment away from the road to come into compliance pending this application, sales of that equipment line have declined approximately 12 percent. The application arose from an enforcement action initiated by the City in June 2026. Ms. McIntosh noted there are two frontages, North State St and corner of McGuire St, creating two front yards that leave virtually the entire parking lot within a required setback.

Mr. Thompson stated the issue of outdoor storage of materials and equipment is not the issue. Mr. Thompson confirmed that outdoor storage of materials and inventory is a permitted use in the district. Mr. Thompson noted what is not permitted is the location on the property and how it was being done. This is a result in an enforcement action that was taken by the city back in June. There were 2 courtesy notices sent, no remediation action took place, and, as such. a formal violation notice was issued at the end of July. There is no site plan that indicates where outdoor storage and display take place. Where it is currently proposed it is not allowed by zoning. If the Board moves forward and grants variances here we would recommend you condition that upon the appropriate level of review and approval by either the Community Development Department or the Planning Board depending on the level of site plan that is necessary. The site plan does not contemplate this outdoor storage as it exists today.

Member Winters noted that Taylor Rentals has been at that location for a number of years.

Mr. Thompson noted a complaint triggered the enforcement action with the introduction of the lawn mowers along North State Street. The storage within the area in the parking lot has been established.

Member Winters asked if it is in the city right of way.

Mr. Thompson noted it is very close.

Chair Carley closed the public hearing.

The Board discussed whether relief could be fashioned to allow storage in portions of the parking lot set back from North State Street while addressing safety and aesthetic concerns along the street frontage.

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Chair Carley reopened the public hearing.

Ms. McIntosh advised that her lease restricts storage of inventory or equipment to the designated corner area in the parking lot. It would only allow for equipment storage to be in that square on the corner. This way it will not impact any of the parking spaces for customers. Ms. McIntosh noted the back of the parking lot is occupied by two loading docks.

Member Monahan asked about the parking lot on the other side of the building.

Ms. McIntosh stated it is parking for employees and tenants.

Chair Carley closed the public hearing.

The Board expressed broad sympathy for the business hardship but noted that the personal and business hardship identified did not clearly arise from the character of the property itself, and that no formal plan had been submitted showing the specific location, extent, and configuration of the proposed outdoor storage.

Several Board members indicated willingness to grant some relief if a formal plan were presented, and the Board agreed to continue the matter to allow the applicant to submit a plan showing exactly where the outdoor storage is proposed and how it relates to parking, traffic circulation, and property lines.

The Board 5-0-0 voted to continue the applications to a date certain of November 4, 2026, to allow the applicant to submit a plan designating the specific areas proposed for outdoor storage, on a motion made by Member Spector-Morgan, seconded by Member Monahan.

5. **Review and acceptance of minutes from August 4, 2026**
   The Board voted 4-0-1 to approve the meeting minutes from August 4, 2026, as written on a motion made by Member Monahan moved, seconded by Member Winters. Member Spector-Morgan abstained.

6. **Any other business that may legally come before the Zoning Board**
   Mr. Thompson gave an overview of the zoning amendments proceeding through the City Council process.

7. **Adjourn**
   The Board voted 5-0-0 to adjourn at 9:49 p.m. on a motion made by Member Spector-Morgan, seconded by Member Monahan.

Respectfully submitted,
Krista Tremblay
Krista Tremblay
Administrative Technician III

DRAFT

Graphic Packaging
INTERNATIONAL

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

RE: Letter of Support – Variance Application for 172 Pembroke Road, Concord, NH 03301

To the Members of the Zoning Board of Adjustment:

I am writing on behalf of Graphic Packaging International, LLC ("GPI"), a neighboring tenant/business at 172 Pembroke Road, in support of the requested variance to allow a chiropractic and physical therapy practice to operate within the property.

GPI understands that the proposed practice will occupy an existing office space within the building and that the space was previously used by a nonprofit organization. GPI also understands that the proposed use will be primarily appointment-based, will operate indoors, and is not expected to require significant exterior changes to the building or property.

As a neighboring tenant, GPI does not anticipate that the proposed chiropractic and physical therapy practice will interfere with GPI's operations or negatively affect GPI's use of the property.

Based on GPI's experience as a tenant at 172 Pembroke Road, GPI believes that the proposed practice would be a reasonable and compatible use of the existing office space. GPI has no objection to the requested variance and supports its approval by the City of Concord Zoning Board of Adjustment.

Thank you for your consideration.

Sincerely,

Graphic Packaging International, LLC

Signature: Elizaveta D Roberts Date: Aug 28, 2026

Name: Elizaveta D Roberts

Title: Director Product Packaging Design

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

RE: Letter of Support – Variance Application for 172 Pembroke Road, Concord, NH 03301

To the Members of the Zoning Board of Adjustment:

I am writing on behalf of Agritec Landscape Services, a neighboring business to 172 Pembroke Road, in support of the requested variance to allow a chiropractic and physical therapy practice to operate within the property.

We understand that the proposed practice will occupy an existing office space within the building and that the space was previously used by a nonprofit organization. We also understand that the proposed use will be primarily appointment-based, will operate indoors, and is not expected to require significant exterior changes to the building or property.

As a neighboring business, we do not anticipate that the proposed chiropractic and physical therapy practice will interfere with our operations or negatively affect our use of the property. The site has ample existing parking, and the proposed use is quiet and compatible with the mix of office and industrial businesses currently operating at the property.

Based on our experience as a neighboring business to 172 Pembroke Road, we believe the proposed practice would be a reasonable and compatible use of the existing office space. We have no objection to the requested variance and support its approval by the Concord Zoning Board of Adjustment.

Thank you for your consideration.

Sincerely,

Signature: Mark LaRosa Date: 9.1.26

Name: Mark LaRosa

Title: Owner

Business/Organization: Agritec Landscape Services
175 Pembroke Rd

From: sarah L [redacted]
Sent: Saturday, August 22, 2026 10:51 AM
To: * Planning <planning@concordnh.gov>
Subject: 5 Osborne St

[CAUTION: *This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe*]

Hello, we recently received a notice that the new owners of 5 Osborne St are looking for variances to expand the existing property. We own 48 Prescott St which directly abutts the driveway of this property. We have major concerns regarding this. When building our house we were denied a variance to shorten the distance between our driveway and the neighbourint properties second unused driveway by less than 10 feet resulting in us having a very awkward and difficult to maneuver driveway. Secondly, allowing a dwelling to be built on a parcel that is 500 sq feet smaller than allowed by the town concerns me for my property having a greater impact of people entering my property and noise from additional dwellings. In addition parking is a huge concern, I have no interest in overflow or "street parking" in front of my property because the new proposal will not have enough space to accommodate vehicles for all tenants and guests. This impacts my quality of life and enjoymwnt of property. I will be attending the meeting on Sept 2.

Regards,
Sarah Laliotis

From: **SCOTT LEBRUN** lebrun4@comcast.net
Subject: **Variance at 6 Johnson Ave.**
Date: **Aug 31, 2026 at 9:44:28 PM**
To: **rjlanney@gmail.com**

To the Zoning Board of Adjustment,

We, Scott and Kim LeBrun of 9 Johnson Ave., support the zoning variance request by Rob and Ann Lanney at 6 Johnson Ave.

Thank you.
Scott and Kim LeBrun

SCANNED

From: **Winer, Steven L.** swiner@orr-reno.com
Subject: **Variance request by our neighbor Rob Lanney**
Date: **Aug 26, 2026 at 6:53:47 PM**
To: **Rob Lanney** rjlanney@gmail.com

Rob –

This confirms that we support your request to the ZBA for a variance in connection with the construction you are doing on your property, which abuts our property.

Best regards,

Steve Winer
Margaret Landsman

7 Fernrock Street
Concord NH 03301

SCANNED

September 2, 2026

City of Concord Zoning Board of Adjustment
Concord, New Hampshire

Re: 109–109.5 Warren Street — Proposed Driveway and Variance Applications

Dear Members of the Zoning Board of Adjustment:

I am the owner of **111 Warren Street**, which directly abuts 109–109.5 Warren Street on the side where the proposed additional driveway would be located.

I have discussed the proposed driveway with the owners and understand that they are seeking the necessary dimensional variances to construct a driveway serving the existing residential unit at 109.5 Warren Street, including relief related to driveway width, the side property-line setback, and lot coverage.

As the property owner most directly affected by the proposed driveway, **I support the project and have no objection to the requested variances or to the construction of the driveway as proposed and ultimately approved by the City.**

In particular:

- I understand that the driveway would serve the existing two-family residential property and would not add another dwelling unit, expand the building, or change the residential use of the property.
- I do not believe the proposed driveway would negatively affect the character, use, enjoyment, or value of my property at 111 Warren Street.
- I have no objection to the driveway being located near our shared property line.
- I understand that the owners are working with their surveyor and the City to appropriately address matters such as drainage, snow storage, grading, and any necessary retaining wall or other edge treatment so that the driveway does not adversely affect the abutting property.
- I believe that providing a separate, more functional parking and access arrangement for the existing unit at 109.5 Warren Street is a reasonable improvement to the property.

Based on my understanding of the proposal and as the immediately abutting property owner, I respectfully support approval of the requested variances.

Sincerely,

Kyle Valliere

Owner, **111 Warren Street**

Signature: _____

Date: 9/2/2026

From: Chris Remillard [redacted]
Sent: Wednesday, September 2, 2026 7:32 PM
To: O'Brien, Kearsten <kobrien@concordnh.gov>
Subject: Withdrawal of Variance Application (ZBA-0474-2026)

[CAUTION: *This email originated from outside of the organization. Do not click links or open attachments unless you*

Kearsten,

I respectfully withdraw the front yard fence height variance application for 457 Clinton Street.

Thank you,

Chris Remillard

August 31, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 131 School St. The rear abutter to the Trovato's. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings, and replace in the same location, a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The project is consistent with the character of the neighborhood. It would improve conditions at the property ,adding value to the area, and would result in additional housing. The proposed construction will have no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion, denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at our address.

Sincerely,

Clifford Kahrs

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 12 Woodman St. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603-724-9663
Thank you for your time and consideration.

Name: Roxane + Lee Makris

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 35 N. FRUIT ST. . We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603 7312781
Thank you for your time and consideration.

Name: WILLIAM JUDD

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 34 N. Fruit St. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at sssvenkate@icloud.com
Thank you for your time and consideration.

Name: Skanthi Venkatesan

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 141 School Street. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603-496-3176 / 603-717-6073
Thank you for your time and consideration.

Name: Matt + Deb Leahy

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 10 WOODMAN ST. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603-410-7818
Thank you for your time and consideration.

Name: GREG & TAYLER TREAT

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 129 SCHOOL ST. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603-219-9610
Thank you for your time and consideration.

Name: BARBARA J. LEAHY
Barbara J. Leahy

August 24, 2026

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

Subject: Permit ZBA-0475-2026
6 Woodman Street - Trovato Request for Variance

Dear Board Members,

We are residents at 137 School St. Concord. We support the variance request made by Gabrielle and Jeffrey Trovato to demolish an existing deteriorating garage and several outbuildings and replace in the same location with a new building with an improved flood resilient 1st floor garage and 2nd floor residential space, at their property at 6 Woodman Street.

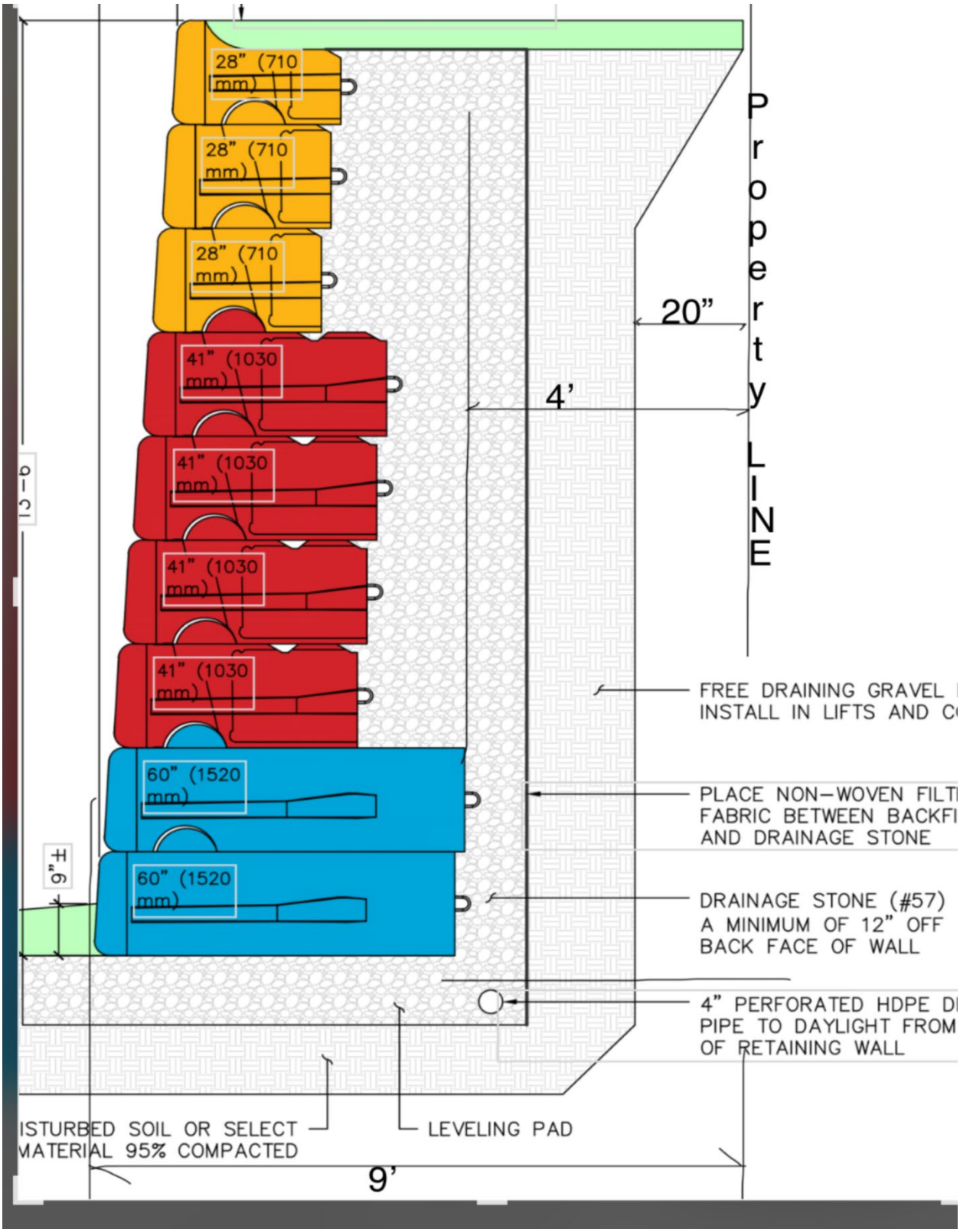
The reasons for our support are that in our view the project is consistent with the character of the neighborhood, would improve conditions at the property adding value to the area, and would result in additional housing, all the while constructing in the same footprint with no adverse impact to the neighborhood or the environment or have significant impact on the hydraulic/flooding characteristics of Bow Brook.

This project will greatly improve the safety, cleanliness, and overall appearance of our neighborhood, and we respectfully ask that the Zoning Board approve their requested variance. In our opinion denial of the variance would unreasonably impact the ability of the Trovatos to use and make improvements to their property.

If you have any questions you may contact us at 603-496-9612
Thank you for your time and consideration.

Name: Winton + Marie DeRosia

21 Valley Street – Applicant's Wall and Boundary Exhibit



May 2026 Photos





August 2026 Photos







