



# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Zoning Board of Adjustment**

**In accordance with CDC and Department of Health and Human Services guidance, this meeting will be held telephonically and via an internet-based option. Interested parties are encouraged to submit testimony via mail or email prior to the meeting via the contact information listed below. Access information for the meeting will be available on the City of Concord Code Administration website at:**

**[www.concordnh.gov/322/Code-Administration](http://www.concordnh.gov/322/Code-Administration)**

May 20, 2021

The Zoning Board of Adjustment will meet on **Wednesday, June 2, 2021 at 7:00 PM** using telephonic and internet-based options. Instructions for accessing and participating in the meeting can be found at the link above.

## **Wednesday, June 2, 2021 ZBA Public Hearing Agenda**

- 1) Call meeting to order
- 2) Review and acceptance of Minutes
- 3) Chairperson's comments
- 4) Public Meetings:
- 5) Public Hearings:
- 6) Any other business that may legally come before the Board.

The Zoning Board of Adjustment will hold a public hearing on the following appeals:

### **PUBLIC HEARINGS**

**18-21 [Laura Hartz, Esq. for 3G Eagle, LLC.](#)** (**Recessed from April 7, 2021**) Applicant wishes to renovate an existing industrial building into 3 industrial flex tenant units with an automotive repair facility (Principal Uses J-4&5) as a tenant and requests a Variance to Article 28-3-6, Aquifer Protection District, Section (d)(3), Uses Prohibited, Item (m), ...automotive repair, servicing or automotive body work, to permit such automotive repair, service and, body work where such use is not allowed, for property located at 25 Henniker Street in an IN industrial District with an Aquifer Protection District (APD) overly on a portion of the property.

**31-19 [Liberty Utilities Corp.](#)** Applicant requests a one (1) year extension of a Variance granted on July 10, 2019 for Case #31-19 and in accordance with Article 28-9-3(c)(6), Expiration of a Variance, original variance request as follows:

*"**31-19 Liberty Utilities:** Applicant wishes to construct an office/warehousing/industrial flex, mixed use building (use L-11) and requests a Variance to Article 28-2-2(b), Purposes of the Established Districts, Section (16), The Industrial (IN) District to waive the requirement that the proposed building be serviced by municipal sewer, for property located at 14 Broken Bridge Road in an IN Industrial District."*

**29-21 [Audry and Denis Dion](#)**: Applicant wishes to expand their driveway width and requests a Variance to Article 28-7-7(f), Driveway Widths, to permit a driveway with a maximum width of 50 feet, where a maximum width of 28 feet is allowed, for property located at 22 Shaw Street (Pena.) in an RN Residential Neighborhood District.

*All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.*

**30-21 Jane Tewksbury for Warren Fitzgerald:** Applicant requests a Special Exception under Article 28-2-4(j), Table of Principal Uses, to establish a “Day Spa” (Personal Service, Use D-1), for property located at 54 South State Street in a UT Urban Transitional District.

**32-21 Desert Brook Enterprises, LLC:** Applicant wishes to convert vacant space within an existing building to climate controlled self-storage and requests a Variance to Article 28-2-4(j), The Table of Principal Uses, to allow a self-storage use (principal use K-7) to be established where such use is not otherwise permitted for property located at 204 Fisherville Road in a CG General Commercial District.

**Note:** Prior to hearing this case the Board must determine whether this request is materially different in substance or content than the requests contained in Case #021-2020.

Rose M. Fife, Clerk  
Zoning Board of Adjustment



*Craig Walker*  
Zoning Administrator

# CITY OF CONCORD

*New Hampshire's Main Street™*  
*Community Development Department*

## **ATTENTION: REMOTE (ZOOM) MEETING ACCESS INSTRUCTIONS FOR ALL ZBA MEETINGS**

Due to the Covid-19/Corona Virus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the **Zoning Board of Adjustment** is authorized to meet electronically. The City of Concord will be utilizing the Zoom platform for this electronic meeting.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by following this link: <https://us02web.zoom.us/j/610919318> or dialing the following number and entering the following ID number at the prompt:

Telephone Dial: US: +1 929 205 6099 – Webinar ID#: 610 919 318

**Please enter full name when logging in so attendance and minutes can be properly recorded.**

Note that telephone participation will be enabled at the end of each public hearing. All participants please keep your phones and computers on **mute** unless speaking.

Members of the public can also email questions or other public testimony to [code@concordnh.gov](mailto:code@concordnh.gov), and staff will read the testimony or question into the record during the meeting. Any member of the public can also call the Code (Zoning) Administrative office during the meeting at 603-230-3646 if they are unable to access the meeting and if assistance with connecting is needed.

Materials can be requested from the Code (Zoning) Administration Division via email, or by calling and leaving a message at (603) 225-8580 or,

**Meeting Agendas and links to the cases can be accessed at:**

<https://www.concordnh.gov/280/Zoning-Board-of-Adjustment>

*All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.*