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

ZONING BOARD OF ADJUSTMENT
March 5, 2025, 6:00 PM
City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

- 1. Call to order**
- 2. Chairperson's comments**
- 3. Public meetings**
 - 3.1 Northpoint Engineering, LLC, on behalf of Manchester Street Concord Auto, LLC and Manchester Street Concord Auto TIC, LLC, requests approval for a one-year extension of the variance (ZBA 0056-2023) approval to allow a 10-foot-wide planted buffer in lieu of the required 6-foot-tall perimeter fence; a storage setback of 10 feet where 50 feet is required; and the expansion of the existing use into the Aquifer Protection District overlay, at 150 Manchester St, in the Highway Commercial (CH) District and Industrial (IN) District. (ZBA 0244-2025)
 - [0244-2024 Staff Memo](#)
 - [0244-2024 Map](#)
 - [0244-2024 Application Materials](#)
 - 3.2 Granite Engineering, LLC, on behalf of Bradcore Holdings, LLC, requests approval for a one-year extension of the variance (ZBA 0029-2023, 0030-2023, 0031-2023, and 0032-2023) approvals to allow the construction of an 8,250-square-foot addition (88.5%) and expansion of the outdoor storage area in support of the existing nonconforming *sales, rental, and repair of construction equipment* use; to allow outdoor storage 10 feet from a street, where 50 feet is required; to allow outdoor storage without screening from view from adjacent streets and properties; and to allow a storage ratio of 2.25:1, where 1.3:1 is allowed, at 391 Loudon Rd, in the Gateway Performance (GWP) District. (ZBA 0245- 2025)
 - [0245-2025 Staff Memo](#)
 - [0245-2025 Map](#)
 - [0245-2025 Application Materials](#)
 - 3.3 Cronin, Bisson & Zalinsky, P.C. requests a rehearing for the denial of ZBA 0238-2024 (on January 8, 2025, the request by Cronin, Bisson & Zalinsky, P.C., on behalf of North 40, LLC, for a variance from Section 28-2-4(a) *Uses Permitted by Right*, to permit by right residential use where residential use is not permitted at Tax Map Lot 06P 8, unaddressed Whitney Rd, in the Industrial (IN) District was denied). (ZBA 0254-2025)
 - [0254-2025 Application Materials](#)

4. Public hearings

4.1 (continued from February 5, 2025) Andrew J. Tine, on behalf of 11-15 Pierce St LLC, requests approval for a special exception for a rooming house, per Section 28-2-4(j)(B) *Table of Principal Uses – Residential*, at Tax Map Lot 7441Z 51, addressed as 11-15 Pierce St, in the Downtown Residential (RD) District. (ZBA 0236-2024)

- [0236-2024 Staff Memo](#)
- [0236-2024 Map](#)
- [0236-2024 Application Materials](#)
- [0236-2024 Applicant Findings](#)
- [0236-2024 Fire Response Reports](#)

4.2 Thomas Cimikoski requests approval for variances from Section 28-4-1(d) *Minimum Yard Requirements* (1) *Front Yard*, (3) *Side Yard*, and Section 28-4-1(h) *Table of Dimensional Regulations*, to allow a 25-foot front yard where 50 feet is required and to allow a 25-foot side yard where 40 feet is required, at Tax Map Lot 183Z 13, addressed as 67 River Rd, in the Open Space Residential (RO) District. This is not a development of regional impact. (ZBA 0246-2025)

- [0246-2025 Staff Memo](#)
- [0246-2025 Map](#)
- [0246-2025 Application Materials](#)
- [0246-2025 Applicant Findings](#)

4.3 Richard D. Bartlett & Associates, LLC, on behalf of Helen B. Murray Revocable Trust 1991 c/o Grady R. Crews and Ernest P. Sharp, co-trustees, requests approval for a variance from Section 28-7-7(g)(2) *Setbacks from lot lines*, to allow off-street parking within five feet of any lot line, where off-street parking is not otherwise allowed, at Tax Map Lot 32Z 58, addressed as 119 River Rd, in the Open Space Residential (RO) District. This is not a development of regional impact. (ZBA 0247-2025)

- [0247-2025 Staff Memo](#)
- [0247-2025 Map](#)
- [0247-2025 Application Materials](#)
- [0247-2025 Applicant Findings](#)

4.4 Richard D. Bartlett & Associates, LLC, on behalf of Jesse E. Murray Revocable Trust 1991 c/o Grady R. Crews and Ernest P. Sharp, co-trustees, requests approval for a variance from Section 28-7-7(g)(2) *Setbacks from lot lines*, to allow off-street parking within five feet of any lot line, where off-street parking is not otherwise allowed, at Tax Map Lot 32Z 56, addressed as 115 River Rd, in the Open Space Residential (RO) District. This is not a development of regional impact. (ZBA 0248-2025)

- [0248-2025 Staff Memo](#)
- [0248-2025 Map](#)
- [0248-2025 Application Materials](#)
- [0248-2025 Applicant Findings](#)

4.5 Richard D. Bartlett & Associates, LLC, on behalf of Jesse E. Murray Revocable Trust 1991 c/o Grady R. Crews and Ernest P. Sharp, co-trustees, requests approval for a variance from Section 28-4-1(h) *Table of Dimensional Regulations*, to allow an eight-foot yard where a 40-foot yard is otherwise required, at Tax Map Lot 32Z 56, addressed as 115 River Rd, in the Open Space Residential (RO) District. This is not a development of regional impact. (ZBA 0249-2025)

- [0249-2025 Staff Memo](#)
- [0249-2025 Map](#)
- [0249-2025 Application Materials](#)
- [0249-2025 Applicant Findings](#)

4.6 Northpoint Engineering, LLC, on behalf of Manchester Street Concord Auto, LLC, and Manchester Street Concord Auto TIC, LLC, requests approval for a variance from Section 28-2-4(j) *Table of Principal Uses J1 Sale or rental of motor vehicles, other than construction equipment*, to allow the sale and display of motor vehicles where such sale and display is not otherwise allowed, at Tax Map Lot 783Z 16, addressed as 150 Manchester St, in the Industrial (IN) District and Highway Commercial (CH) District. This is a development of regional impact. (ZBA 0250-2025)

- [0250-2025 Staff Memo](#)
- [0250-2025 Map](#)
- [0250-2025 Application Materials](#)
- [0250-2025 Applicant Findings](#)

4.7 Theresa Canejo, on behalf of Theresa Canejo and Fred G. Loder, Jr., requests approval for a variance from Section 28-5-2 *Duplex or Two-Family Dwelling*, to allow the conversion of an existing house and finished basement into a duplex on a lot with 8,712 square feet where 15,000 square feet is required for a duplex, and 95.3 feet of frontage where 120 feet is required for a duplex, at Tax Map Lot 583Z 66, addressed as 200 Rumford St, in the Urban Transitional (UT) District. This is not a development of regional impact. (ZBA 0253-2025)

- [0253-2025 Staff Memo](#)
- [0253-2025 Map](#)
- [0253-2025 Application Materials](#)
- [0253-2025 Applicant Findings](#)

5. **Review and acceptance of Minutes from [January 29, 2025](#), and [February 5, 2025](#)**

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

6.1 Updated [2025 Rules and Procedures](#) from [2023 Rules and Procedures](#)

7. **Adjourn**

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All City of Concord public meetings are accessible for persons with disabilities. Persons who feel that they may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8595 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.