



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

ZONING BOARD OF ADJUSTMENT
July 2, 2025, 6:00 p.m.
City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

- 1. Call to order**
- 2. Chairperson's comments**
- 3. Public meetings**
- 4. Public hearings**
- 4.1 Eric Skinner, on behalf of Walmart Real Estate Business Trust, requests approval for a variance from Section 28-2-4-(k)(B)(7) *Table of Accessory Uses – Accessory to a Principal Nonresidential Use*, to allow outside storage of materials and inventory where such outside storage is not otherwise allowed, at Tax Map Lot 46Z 56, addressed as 344 Loudon Rd, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0292-2025)
 - [0292-2025 Staff Memo](#)
 - [0292-2025 Map](#)
 - [0292-2025 Application Materials](#)
 - [0292-2025 Applicant Findings](#)
- 4.2 Herbert & Dolder, PLLC, on behalf of Bradley J. Gaudreau Revocable Trust, requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage/(h) Table of Dimensional Regulations*, to allow maximum lot coverage of 15% rather than the 10% required maximum, for the construction of a garage addition, at Tax Map Lot 51Z 12, addressed as 50 Lakeview Dr, in the Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0293-2025)
 - [0293-2025 Staff Memo](#)
 - [0293-2025 Map](#)
 - [0293-2025 Application Materials](#)
 - [0293-2025 Applicant Findings](#)
- 5. Review and acceptance of minutes from [June 4, 2025](#)**
- 6. Any other business that may legally come before the Zoning Board**
- 7. Adjourn**

AnneMarie Skinner, City Planner

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.