



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

ZONING BOARD OF ADJUSTMENT

November 5, 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**

3.1 Advantage Signs, on behalf of Stephen Duprey with a license agreement with the City of Concord, requests approval for a one-year extension of the variance (ZBA-0093-2023) approval to allow an off-premise sign, at Tax Map 583Z Lot 8, unaddressed N State St, in the Institutional (IS) District. (ZBA-0326-2025)

- [0326-2025 Staff Memo](#)
- [0326-2025 Map](#)
- [0326-2025 Application Materials](#)
- [0326-2025 Applicant Findings](#)

4. Public hearings

- 4.1 **(continued from September 3, 2025 by applicant)** Walter Dratner requests approval for a variance from Section 28-4-1(d)(1) *Minimum Front Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit zero setback where a 10-foot front setback is otherwise required along the front property lines (Village St and Lilac St) for the addition of decks on an existing building, at Tax Map Lot 1431P 58, addressed as 181 Village St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0296-2025)

- [0296-2025 Staff Memo](#)
- [0296-2025 Map](#)
- [0296-2025 Application Materials](#)
- [0296-2025 Applicant Findings](#)
- [0296-2025 Revised Plan Submitted](#)

- 4.2 **(continued from September 3, 2025 by applicant)** Walter Dratner requests approval for a variance from Section 28-4-1(b) *Minimum Lot Size*/(h) *Table of Dimensional Regulations*, to permit lot area of 6,534 square feet where 11,500 square feet is otherwise required for the conversion of an existing nonresidential building to a two-unit building, at Tax Map Lot 1431P 58, addressed as 181 Village St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0297-2025)

- [0297-2025 Staff Memo](#)
- [0297-2025 Map](#)
- [0297-2025 Application Materials](#)
- [0297-2025 Applicant Findings](#)
- [0297-2025 Revised Plan Submitted](#)

4.3 Foxfire Property Management requests a variance from Section 28-4-1(c) *Minimum Lot Frontage* to permit 50' of frontage where 100' is otherwise required. The property is located at unaddressed lot on Little Pond Road/Penacook Street known as Tax Map and Lot 651/Z 68 the variance request is located in the Single-Family Residential (RS) District with the remaining portion of the lot located in the Open Space Residential (RO) District. Not a Development of Regional Impact. (ZBA 0327-2025).

- [0327-2025 Staff Memo](#)
- [0327-2025 Map](#)
- [0327-2025 Application Materials](#)
- [0327-2025 Applicant Findings](#)

4.4 John L. Arnold, on behalf of property owners The Arts Alley, LLC and Foxfire Property Management, requests a variance from *Article 28-6-9(b)(1)* to allow three new building signs totaling 122.6 square feet where a maximum of three building signs and 73 square feet is otherwise allowed. The property is known as Tax Map & Lot7412/Z/37 located at 20-22 South Main Street in the Central Business Performance (CBP) District. Not a Development of Regional Impact. (ZBA 0328-2025).

- [0328-2025 Staff Memo](#)
- [0328-2025 Map](#)
- [0328-2025 Application Materials](#)
- [0328-2025 Applicant Findings](#)

4.5 Interchange Development, LLC requests variances from *Article 28-6 Signs, Section 28-6-9(b) (1) (a&b)* to allow a 189.7 square foot storefront wall sign where 137 square feet is allowed and a side elevation sign of 129.9 square feet for a total of 319.2 square feet of signage where 137 square feet is allowed. The property is known as Tax Map & Lot06/P 5/6 located at 14 Merchant's Way in the Gateway Performance (GWP) District. Not a Development of Regional Impact. (ZBA 0329-2025).

- [0329-2025 Staff Memo](#)
- [0329-2025 Map](#)
- [0329-2025 Application Materials](#)
- [0329-2025 Applicant Findings](#)

4.6 Juliana Sheldon and Michael Bouchard, on behalf of property owners Jennifer and Charles Baker, request a variance from *Article 28-4, Development Design Standards, Section 28-4-1(d)(3) Minimum Side Yard Requirements/(h) Table of Dimensional Regulations*, to permit the construction of a detached garage with a four (4') foot setback where fifteen (15') feet is required. The property is known as Tax Map and Lot 1421/P 28 located at 2 Auburn Street in the Residential Single Family (RS) District. Not a Development of Regional Impact. (ZBA-0332-2025).

- [0332-2025 Staff Memo](#)
- [0332-2025 Map](#)
- [0332-2025 Application Materials](#)
- [0332-2025 Applicant Findings](#)

4.7 Suzanne and Robert Aldrich request a variance from Section 28-4-1(d)(1) *Minimum Front Yard Requirements/(h)Table of Dimensional Regulations* and RSA 674:33(V), to permit the construction of porch with a ramp with a five (5') foot setback where twenty-five (25') feet is required at Tax Map Lot 753Z 42, addressed as 14 Marion St, in the Single-Family Residential (RS) District. Not a Development of Regional Impact. (ZBA 0333-2025)

- [0333-2025 Staff Memo](#)
- [0333-2025 Map](#)
- [0333-2025 Application Materials](#)
- [0333-2025 Applicant Findings](#)

4.8 Suzanne and Robert Aldrich request a variance from Section 28-4-1(d)(3) *Minimum Side Yard Requirements/(h)Table of Dimensional Regulations* and RSA 674:33(V), to construct a porch with a ramp with a ten (10') foot setback where fifteen (15') feet is required at Tax Map Lot 753Z 42, addressed as 14 Marion St, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0343-2025)

- [0343-2025 Staff Memo](#)
- [0343-2025 Map](#)
- [0343-2025 Application Materials](#)
- [0343-2025 Applicant Findings](#)

4.9 Kevin Walker, on behalf of property owner Flatley Concord Center, LLC, requests a variance from *Article 28-6 Signs, Section 28-6-9 (a) Table of Maximum Sign Dimensions for Nonresidential Districts* to allow a freestanding sign with a height of forty (40') feet where twenty (20') is required and an area of two hundred (200') feet where one hundred (100') feet is required. The property is known as Tax Map & Lot 6414/Z 78 located at 10 Ferry Street in the Opportunity Corridor Performance (OCP) District. Not a Development of Regional Impact. (ZBA-0335-2025).

- [0335-2025 Staff Memo](#)
- [0335-2025 Map](#)
- [0335-2025 Application Materials](#)
- [0335-2025 Applicant Findings](#)

4.10 Kevin Walker, on behalf of property owner Flatley Concord Center, LLC, requests a variance from *Article 28-6 Signs, Section 28-6-9 (c)(3) Permitted Freestanding Signs* to allow a horizontal dimension of twenty-two (22') feet where sixteen (16') feet is required for a proposed freestanding sign. The property is known as Tax Map & Lot 6414/Z 78, located at 10 Ferry Street in the Opportunity Corridor Performance (OCP) District. Not a Development of Regional Impact. (ZBA-0336-2025)

- [0336-2025 Staff Memo](#)
- [0336-2025 Map](#)
- [0336-2025 Application Materials](#)
- [0336-2025 Applicant Findings](#)

4.11 Kevin Walker, on behalf of property owner Flatley Concord Center, LLC, requests a variance from *Article 28-6 Signs, Section 28-6-9 (c) (7) Permitted Freestanding Signs* to allow a third freestanding sign on a property of less than 10 acres and less than 1000 feet of street frontage. The property is known as Tax Map & Lot 6414/Z 78 located at 10 Ferry Street in the Opportunity Corridor Performance (OCP) District. Not a Development of Regional Impact. (ZBA-0337-2025).

- [0337-2025 Staff Memo](#)

- [0337-2025 Map](#)
- [0337-2025 Application Materials](#)
- [0337-2025 Applicant Findings](#)

4.12 Aaron Haruna Drammeh requests a variance from *Article 28-4 Development Design Standards, Section 28-4-1(d)3 Minimum Side Yard Requirements/(h) Table of Dimensional Regulations* to permit the location of a carport to be located five (5) feet from the side property line where fifteen (15) feet is required. The property is known as Tax Map & Lot 203/P 34 located at 13 Wildflower Dr. in the Single-Family Residential (RS) District. Not a Development of Regional Impact. (ZBA-0338-2025).

- [0338-2025 Staff Memo](#)
- [0338-2025 Map](#)
- [0338-2025 Application Materials](#)
- [0338-2025 Applicant Findings](#)

5 **Review and acceptance of minutes from September 3, 2025 [October 1, 2025](#)**

6 **[2026 Meeting Dates](#)**

7 **Adjourn**

Stephanie N. Verdile, Assistant City Planner-Zoning

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.