



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

**ZONING BOARD OF ADJUSTMENT**  
**December 3, 2025, 6:00 p.m.**  
**City Council Chambers, 37 Green Street, Concord, NH 03301**

**AGENDA**

1. **Call to order**
  2. **Chairperson's comments**
  3. **Public meetings**
  4. **Public hearings**
- 4.1 Ryan Washburn 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 screened porch to be located within five (5) feet from the side property line where fifteen (15) feet is required. The property is known as Tax Map Lot 291/Z-15 located at 2 Otter Dr. in the Single-Family Residential (RS) District. (ZBA-0342-2025)
- [Staff Memo](#)
  - [Application Materials](#)
  - [Applicants Findings](#)
  - [Maps](#)
- 4.2 T. F. Moran on behalf of Unifil Energy Systems requests a variance from *Article 28-4 Buffers to Bluffs, Section 28-4-49(c) (1)(a) Certain Uses Prohibited, the erection or construction of a building or structure* to permit the construction and location of an electrical control enclosure for the West Concord Substation pole storage yard. The property is known as Tax Map Lot 494/Z-44 located at 1-7 McGuire Street in the Industrial (IN) District. (ZBA-0345-2025).
- [Staff Memo](#)
  - [Application Materials](#)
  - [Applicants Findings](#)
  - [Maps](#)
- 4.3 T. F. Moran on behalf of Unifil Energy Systems requests a variance from *Article 28-4 Buffers to Bluffs, Section 28-4-49(c) (2)(b) Certain Uses Prohibited, the recontouring or grading of the land, construction of a building or structure* to permit the construction and location of an electrical control enclosure for the West Concord Substation pole storage yard. The property is known as Tax Map Lot 494/Z-44 located at 1-7 McGuire Street in the Industrial (IN) District. (ZBA-0346-2025).
- [Staff Memo](#)
  - [Application Materials](#)
  - [Applicants Findings](#)
  - [Maps](#)
- 4.4 John L. Arnold on behalf of William Young Properties, LLC requests a variance from *Article 28-4 Development Design Standards, Section 28-4-1(c) Minimum Lot Frontage/(h) Table of Dimensional Regulations*, to permit 80 feet of frontage where 100 feet is otherwise required for the conversion of a non-residential building to a residential building. The property is known as Tax Map Lot 1413/P 33 located at 37 Washington Street, Penacook in the Urban Commercial (CU) District (ZBA-0347-2025).

- [Staff Memo](#)
- [Application Materials](#)
- [Applicants Findings](#)
- [Maps](#)

5. **Review and acceptance of minutes from [September 3, 2025](#), [October 30, 2025](#) and [November 5, 2025](#)**
6. **[Approve 2026 Meeting Dates](#)**
7. **Any other business that may legally come before the Zoning Board**
8. **Adjourn**

*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.*