



CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

February 4, 2026
MEETING MINUTES

Attendees: Chair Christopher Carley, Member Nicholas Wallner, and Alternate Member Brenda Perkins and Alternate Ann Rice

Absent: Member James Monahan, Member Laura Spector-Morgan, Member Andrew Winters, and Alternate Member Craig Walker

Staff: Stephanie N. Verdile, Assistant City Planner-Zoning
Krista Tremblay, Administrative Technician III

1. Call to order

Chair Carley called the meeting to order at 6:00 p.m.

2. Chairperson's comments

Chair Carley asked Alternate Member Perkins to sit in and vote on the application. Chair Carley stated the only case, ZBA-0358-2025, has requested to be heard by a five-member board which they do not have available this evening. The applicant has asked the Board to continue the case until the March 4th meeting.

3. Public meetings

None.

4. Public hearings

- 4.1 Erin Lambert, P.E. on behalf of property owner Daval Realty Associates, LLC and Banks Chevrolet, requests a variance from Article 28-7 Access, Circulation, Parking and Loading, Section 28-7-10(a) Parking Area Landscape Standards, Parking Lot Perimeter Landscaping to not require a four (4) foot high solid fence, berm, or dense plantings as required when a parking lot is located within 50 feet of a residential district boundary. The property is known as Tax Map Lot 782/Z 8, located at 234 Airport Rd in the Residential Single Family (RS), Highway Commercial (CH), and Open Space Residential (RO) Districts. (ZBA-0358-2025)

On a motion made by Member Wallner, seconded by Alternate Member Perkins, with a vote of 3 in favor to 0 opposed, the Board voted to continue the application to the March meeting at the request of the applicant.

5. **Review and acceptance of minutes from September 3, 2025, December 3, 2025 and January 7, 2026**

The Board postponed action on the September 3, 2025, December 3, 2025, and January 7, 2026 meeting minutes until the March meeting.

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

7. **Adjourn**

On a motion made by Member Wallner seconded by Alternate Member Perkins the Board voted 3 in favor to 0 opposed to adjourn at 6:02 p.m.

Respectfully submitted,

Krista Tremblay

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Administrative Technician III