



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

ZONING BOARD OF ADJUSTMENT

March 4, 2026, 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 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-0358-2026) *Continued from February 4, 2026 meeting.*

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

4.2 Ari B. Pollack, Esquire, of Gallagher, Callahan, & Gartrell, P.C. Partners Ltd, on behalf of property owners Onyx Steeplegate Concord, LLC and Onyx TD Concord, LLC request a **one-year extension** for ZBA Case 0133-2023 for the following variance approvals: *Article 28-4-1(h), Table of Dimensional Regulations, Maximum Height, to allow a maximum height of 59-feet 8-inches where 45' is allowed; Article 28-2-4(j), Table of Principal and Accessory Uses, to allow a Tire Center (J-8) where prohibited in a GWP; Article 28-4-1(c), Table of Dimensional Regulations, Minimum Lot Frontage, to allow frontage to be calculated based on the combination of frontages on a corner lot rather than the calculation along "one" street as required; Article 28-4-1(h), Table of Dimensional Regulations, Maximum Lot Coverage, to allow 91% coverage where 85% is allowed; Article 28-7-7(f), Driveway Widths, to allow a 30' driveway width where 28-feet is the maximum; Article 28-7-7(j), Illumination of Parking Areas, to allow light posts at 36-feet and 6-inches in height where 25-feet is the maximum; Article 28-7-13(c), Design Standards for Loading Spaces, to allow 12-foot wide loading spaces where 14-feet is the minimum; and Article 28-7-14(e), Screening of Refuse Containers, to not screen trash compactors where screening around three sides is required. And request, , a one-year extension ZBA case 0142-2024 for the following variance approvals: *Article 28-7-2(e), Table of Off-Street Parking Requirements, to allow fewer spaces than required (a) Lot 40 and 40-1 (Costco/JC Penney) 943 spaces where 1131 are required; (b) Lot 40-2 (Mixed-use residential/fitness/recreational/retail) 1019**

spaces where 2,055 are required; and (c) Lot 41 (Applebee's Restaurant) 56 spaces where 68 are required. The variances were approved by the board on May 8, 2024. The properties are known as Steeplegate Mall on Tax Map 611Z Lot 40 and TD Bank on Tax Map 611Z Lot 41, located at 270 and 277 Loudon Rd in the Gateway Performance (GWP) District. (ZBA 0359-2026) (EXT) Not a public hearing.

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

4.3 Ari B. Pollack, Esquire, of Gallagher, Callahan, & Gartrell, P.C. Partners Ltd, on behalf of property owners Onyx Steeplegate Concord, LLC and Onyx TD Concord, LLC request a variance from *Article 28-4 Development Design Standards, Section 28-4-1 Dimensional Standards, (h) Table of Dimensional Regulations, Minimum Lot Frontage*, to allow a new lot of record to be created with 99' feet of frontage on a public street where 300' feet is required. The property is known as Tax Map 611Z Lot 9 located at 277 Sheep Davis Rd. in the Gateway Performance (GWP) District. (ZBA-0360-2026)

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

4.4 Allyson Moore, Esquire, on behalf of No Monkey Business Dog Training LLC, request a variance on behalf of property owner 2 Industrial Park, LLC from *Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4(j), Allowable Principal and Accessory Uses in Zoning Districts, Table of Permitted Uses, M. 8* to allow a "Commercial Kennel" to be located in the Industrial (IN) District where it is not allowed. The property is known as Tax Map 622/Z Lot 21 located at 2 Industrial Park Dr. (ZBA 0361-2026)

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

4.5 Joseph & Alisha Freydenfeldt property owners of 8 Susan Lane request a Special Exception pursuant to *Article 28-7 Access, Circulation, Parking and Loading, Section 28-7-17 Parking of Commercial Vehicles*, and in accordance with Section 28-9-3(b) *Special Exceptions*, to permit the parking of one commercial vehicle in a residential district. The property is known as Tax Map 412/Z, Lot 74/1/2 located at 8 Susan Lane in the Medium Density Residential (RM) District. (ZBA 0363-2026).

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

4.6 Eric Stringner of Top Knotch Cabinetry, on behalf of property owner ZJBV Properties LLC., requests a variance from *Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4 (j) Allowable Principal and Accessory Uses in Zoning Districts, Table of Permitted Uses (L)(11)* to permit cabinet manufacturing business in an existing building with Light Industrial and Warehouse uses. The property is known as Tax Map 632/Z, Lot 87 located at 70 Pembroke Rd. in the Opportunity Corridor Performance (OCP) District. (ZBA-0364-2026).

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

4.7 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (e), Minimum Aisle Width*, to permit the existing aisle width at the entrance to be twenty (20) feet, with an expansion to twenty two (22) feet, where twenty four (24) feet is required and along the southern parking area to remain at the existing 13' 10" to 15', where twenty four (24) feet is required. The property is known as Tax Map 7413/z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0368-2026).

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

4.8 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (f), Minimum Aisle Width*, to permit the existing driveway width at the entrance to be twenty (20) feet where twenty-four (24) feet is required. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0369-2026).

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

4.9 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (g)(2), Setbacks from lot lines*, to permit parking up to the property line, where a five (5) foot setback is required, with the parking in the southern parking area to have a four (4) foot setback, the parking area in the south east area to be have a 1.67 foot setback and one parking spot in the north east area to have a 1.1 foot setback. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0370-2026).

- [Staff Memo](#)
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4.10 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-7, Parking Area Design Standards (g)(2), Setbacks from lot lines*, to permit the existing four (4) parking spaces within the parking lot to be located in the front yard where parking is not permitted within ten (10) feet of the front lot line. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0371-2026).

- [Staff Memo](#)
- [Application Materials](#)

- [Applicants Findings](#)
- [Maps](#)

4.11 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-10, Parking Area Landscaping Standards (a) Parking Lot Perimeter Landscaping Required*, to permit the existing parking lot along the southern parking and the additional parking areas on the property to have no landscaping area, where a five (5) foot landscape area is required. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0372-2026).

- [Staff Memo](#)
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4.12 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-10, Parking Area Landscaping Standards (c) Use of Required Landscape Areas Restricted*, to permit parking within the required landscaped area. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0373-2026).

- [Staff Memo](#)
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4.13 Maria T. Dolder, Esquire, on behalf of property owner D. McLeod, Inc. request a variance from *Article 28-7, Access, Circulation, Parking and Loading, Section 28-7-13 Off-Street Loading Requirements (b) Location of Loading Spaces* to permit the existing loading space within the building to remain on the front of the building, with it backing into the street, where it would not be permitted under the ordinance. The property is known as Tax Map 7413/Z Lot 9 located at 47-49 South State Street in the Urban Commercial (CU) District. (ZBA 0374-2026).

- [Staff Memo](#)
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5. **Review and acceptance of minutes from [September 3, 2025, December 3, 2025, January 7, 2026, February 4, 2026](#)**

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

7. **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.