

**City of Concord Planning Board**  
**November 19, 2025**  
**Minutes**

The regular monthly meeting of the Concord Planning Board was held on November 19, 2025, at 7:00 p.m., in City Council Chambers at 37 Green St, Concord.

Attendees: Dina Condodemetraky, David Fox, Matthew Hicks, Teresa Rosenberger (Ex-Officio for City Manager), Eaton Tarbell, Councilor Brent Todd, and Chair Richard Woodfin

Absent: Mayor Byron Champlin, Alternate Chiara Dolcino, and Alternate Frank Kenison, Amanda Savage, and Jeff Santacruce

Staff: Tim Thompson – (Assistant Director of Community Development / Acting City Planner), Alec Bass (Assistant City Planner – Community Planning), Krista Tremblay (Administrative Technician III), Peter Kohalmi (Associate City Engineer), and Matt Walsh (Deputy City Manager – Community Development)

**1. Call to Order**

Chair Woodfin called the meeting to order at 7:00 p.m.

**2. Roll Call**

The Acting Clerk of the Planning Board, Tim Thompson, did the roll call, noting that a quorum is present.

**3. Approval of Meeting Minutes**

On a motion made by Member Hicks, seconded by Member Fox, the Planning Board voted 7-0-0 to approve the October 15, 2025, Planning Board meeting minutes, as written.

**4. Agenda Overview**

On a motion made by Member Hicks, seconded by Member Tarbell, the Planning Board voted 7-0-0 to continue agenda items 6A, 6B, 6C, 9A and 9F to a date certain of December 17, 2025, at the request of the applicant.

On a motion made by Chair Woodfin, seconded by Councilor Todd, the Planning Board voted 7-0-0 to continue agenda items 9B to a date certain of January 21, 2026, at the request of the applicant.

**4A. Architectural Design Review Appointment Renewals**

Reappoint Elizabeth Durfee Hengen and Ron King as members of the Architectural Design Review Committee for 3-year terms, to expire on December 31, 2028

On a motion made by Member Hicks, seconded by Member Condodemetraky, the Planning Board voted 7-0-0 to approve the reappointment of Elizabeth Durfee Hengen and Ron King as members of the Architectural Design Review Committee for 3-year terms, to expire on December 31, 2028.

**5. Architectural Design Review by Consent**

On a motion made by Member Hicks, seconded by Member Condodemetraky, the Board voted 7-0-0 to approve agenda items 5A and 5B as submitted, subject to the recommendations of the Architectural Design Review Committee.

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- 5A. Signarama of Concord, on behalf of Noble Spirit and Stephen and Sharon Wareing, requests architectural design review recommendations to replace an existing free-standing sign panel with a new 52.18-square-foot internally illuminated free standing sign panel (SP-0648-2025), and to replace an existing building wall sign with a new 20.75-square-foot non-illuminated building wall sign (SP-0649-2025) at 234 S Main St in the Urban Commercial (UC) District. (PL-ADR-2025-0131) (2025-118)

The Planning Board approved the application as submitted.

- 5B. Alex Stoye, on behalf of Monitor Statesman, LLC, requests an architectural design review recommendation for exterior changes of a building at 10 Pleasant St Extension, in the Central Business Performance (CBP) District. (PL-ADR-2025-0133) (2025-121)

The Planning Board continued the application to the date certain of the December 17, 2025 Planning Board meeting to allow the applicant to return to ADR to provide a more detailed and complete application, including how the relocated entrance will interact with the alleyway.

**6. Determination of Completeness Items by Consent**

- 6A. TFMoran TFMoran and Unutil Energy Systems, Inc. request approval for a major site plan application, architectural design review, a conditional use permit for essential public utilities and appurtenances, a conditional use permit for a bluff buffer disturbance, and certain waivers from the Site Plan Regulations, including a waiver to allow the determination of completeness and public hearing in the same meeting, for the construction of a new substation, at Tax Map 494Z Lot 44, addressed as 1-7 McGuire Street, in the Industrial (IN) District. (2025-105) (PL-SPR-2025-0047). Continued to December 17, 2025 by applicant.

Continued to a date certain of December 17, 2025, at the request of the applicant as noted in item 4 above.

- 6B. Northpoint Engineering, LLC, on behalf of Ciborowski Associates, LLC, requests approval for a major site plan application, a conditional use permit to allow a portion of a proposed mixed-use building to be constructed to a maximum height of 89feet-6inches from area average grade, a conditional use permit application to allow the partial obstruction of views of the State House Dome, and certain waivers from the Site Plan Regulations for the construction of a new 8-story, mixed use building at Tax Map 6443Z Lot 27, addressed as 56 North Main Street in the Central Business Performance (CBP) District. (2025-123) (PL-SPR-2025-0049) (PL-CUP-2025-0101) (PL-CUP-2025-0102)

Continued to a date certain of December 17, 2025, at the request of the applicant as noted in item 4 above.

- 6C. Northpoint Engineering, LLC, on behalf of Phenix Hall, LLC, requests approval for a major site plan application and certain waivers from the Site Plan Regulations for the construction of a 6-story addition and other site improvements at Tax Map 6443Z Lot 28, addressed as 2 Phenix Ave in the Central Business Performance (CBP) District. (2025-125) (PL-SPR-2025-0050)

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Continued to a date certain of December 17, 2025, at the request of the applicant as noted in item 4 above.

**7. Extensions by Consent**

None.

**\*\*End of Consent Agenda\*\***

**Public Hearings**

**8. Architectural Design Review Applications**

8A. In accordance with Section 28-9-4(f)(8) Request for Reconsideration of the Zoning Ordinance, New England Life Care, on behalf of TDL Investments LLC, requests reconsideration of the architectural design review decision made by the Planning Board at their September 17, 2025 meeting where the Board conditionally approved a new 14.3-square-foot internally illuminated wall sign (SP-0630-2025) and a 21.25-square-foot internally illuminated panel replacement (SP-0631-2025) in an existing freestanding sign at 374 Loudon Rd in the Gateway Performance (GWP) District. (2025-098) (PL-ADR-2025-0117)

No one is present to represent this application.

Mr. Thompson stated this request asks the Planning Board to reconsider the decision made Architectural design review at the September 17 Planning Board meeting for the sign located at 374 Loudon Road. The language of Section 28-9-4(f)(8) of the Zoning Ordinance which reads: "Request for Reconsideration. An applicant who is aggrieved of a decision of the Planning Board under this Section may request reconsideration of the application by the Board which shall place the application on its next available agenda for further consideration. The applicant may provide additional materials and information in support of the request. The Board may seek further recommendations from the Design Review Committee prior to rendering a decision on the reconsidered application." In this case, the applicant is asking that the Board reconsider the requirement for an opaque background on their panel on the freestanding sign, and allow for the panel to be redesigned and installed without the requirement for an opaque background. City Staff takes no position on this request.

Chair Woodfin asked if it is a white sign.

Mr. Bass stated it is a white sign and they installed an opaque background. They are asking not to have an opaque background.

Mr. Thompson noted they are asking to redo the panel because the applicant contends that the current sign is not readable from the public.

Chair Woodfin noted the grays will turn into whites and the text that is white will turn into blue.

Mr. Bass stated just the gray block behind the left side of the sign.

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Mr. Thompson stated the Board can refer this application back to the Architectural Design Review Committee's (ADR) next meeting.

Chair Woodfin stated he would like to refer it back to ADR.

Chair Woodfin opened the hearing for public testimony, with none, closed the public hearing.

On a motion made by Member Hicks, seconded by Member Rosenberger, the Board voted 7-0-0 to continue the application to the date certain of the December 17, 2025 Planning Board meeting to allow the applicant to return to ADR to provide a more detailed and complete application, including how the relocated entrance will interact with the alleyway.

**9. Site Plan, Subdivision, and Conditional Use Permit Applications**

- 9A. Alex Stoye, on behalf of the City of Concord, requests an architectural design review approval for site improvements at Tax Map 7412Z Lot 14, addressed as 75 Storrs Street, in the Central Business Performance (CBP District. (2025-119) Application continued to the date certain of December 17, 2025 at the request of the property owner.

Continued to a date certain of December 17, 2025, at the request of the applicant as noted in item 4 above.

- 9B. Richard D. Bartlett & Associates, LLC, on behalf of Patricia R. and Douglas W. Hicks, requests approval for a minor subdivision application and certain waivers from the Subdivision Regulations for a two-lot subdivision at Tax Map 28Z Lot 34, addressed as 131 Shaker Road, in the Open Space Residential (RO) District. (2025-120) (PL-MIS-2025-0045) Continued to January 21, 2026 at the request of the applicant.

Continued to a date certain of January 21, 2026, at the request of the applicant as noted in item 4 above.

- 9C. Smarmolemi Earth LLC requests approval for a minor subdivision application and certain waivers from the Subdivision Regulations for a three-lot subdivision, at Tax Map 11Z Lot 52, addressed as 138 Snow Pond Road, in the Open Space Residential (RO) District. (2025-092) (PL-MIS-2025-0043

Mr. Thompson stated this application call for the subdivision of a 36.05-acre parcel, currently containing a barn and a single-family detached dwelling that are in significant disrepair and will be demolished to ensure public safety. The project calls for subdividing the parcel into three lots, for future construction of single-family detached dwellings on each lot. City Staff is recommending the application be determined as complete, and conditional approval of the minor subdivision per the recommendations in the staff memo.

On a motion made by Member Hicks seconded by Member Fox. the Board voted 7-0-0 to determine the application complete, not a development of regional impact, per RSA 36:55, and open the public hearing.

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Molly Taylor (138 Snow Pond Rd, Concord) and Marcia Brom (138 Snow Pond Rd, Concord) presented the application.

Ms. Taylor stated they want to divide the property into three lots for her and her two sisters. Ms. Taylor noted her two sisters will not be able to build for several years into the future. Ms. Taylor is ready to build on her lot.

Ms. Brom stated they are in house design and actively looking to build.

Chair Woodfin asked if there is any feedback about the note from staff about denying the waiver requests and staff is looking to deny those.

Ms. Taylor noted there were two data elements that were missing from the submitted plans and that will be included. There are permits that are recommended and they are happy to work with city staff to get those accepted. Ms. Taylor stated staff made comments on the driveway design and they are happy to follow that.

Ms. Brom noted in the staff report there was mention of a conditional use permit (CUP) and Ms. Brom does not think it is needed because they are not going into a wetland.

Mr. Thompson stated there is no CUP as a part of this application.

Mr. Bass stated the original application showed some potential wetland impacts and the CUP section of 2.2 in the staff report referenced is a copy and paste error.

Gina Cannon (141 Snow Pond Rd, Concord) is an abutter of this property. Ms. Cannon was confused about the wetland buffer in the staff report and they want to maintain the wetland buffer. Ms. Cannon stated the building there is very dangerous and happy to see someone bought the property.

There being no further public testimony, Chair Woodfin closed the public hearing.

Chair Woodfin stated the findings of fact include the information provided in the staff reports; the applicant's submission materials; testimony provided during the public hearing; and/or other documents or materials provided in the public hearing.

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 to **grant the waiver requests below** from the listed sections of the Subdivision Regulations, using the criteria of RSA 674:36(II)(n) and Section 35.08 of the Subdivision Regulations:

- a. Section 12.08 *Existing Conditions Plan*, to not provide additional information over and above what is already shown in the existing conditions plan, with the condition that the required information of Section 12.08(3) *Topography* shall be provided on the final recordable plat, or included as part of the submitted and approved subdivision plan set on file with the City of Concord Planning Division, in order to be able to determine the location of proposed utilities and topography for when the lots are designed.

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- b. Section 13.01(6) *State and Federal Permits*, Section 13.02 (10) *State and Federal Permits*, and Section 25.05 *State and Federal Permits*, to not provide approved State or Federal permits until the submission of building permits.
- c. Section 24.05 *Design Standards for Non-municipal Water Supply* and Section 24.06 *State and Federal permits*, to not provide information regarding the design standard and the State and Federal permits until the submission of building permits.
- d. Section 15.03(1) *Abutting Property*, to not provide the buildings, wells, and septic systems for the properties to the north of the proposed subdivision.

On a motion made by Chair Woodfin, seconded by Member Fox, the Board voted 7-0-0 to **deny the waiver requests below from the listed section of the Subdivision Regulations**, because the request does not meet the criteria of RSA 674:36(II)(n)(1) or (2) or Section 35.08 of the Subdivision Regulations:

- a. Section 25.04 *Non-Municipal Sanitary Sewage Disposal*, to not provide information regarding the design standard until the building permit process.
- b. Section 26.01 *General Requirements* and Section 26.02 (1) *Non- Municipal Utilities*, to not provide non-municipal utility plans until the building permit process and to allow for overhead power.
- c. Section 20.09 *Residential Single-Family Driveways*, to not provide the required driveway plan until the driveway permit process.

On a motion made by Councilor Todd, seconded by Member Hicks, the Board voted 7-0-0 to **grant minor subdivision approval for the three-lot subdivision** at 138 Snow Pond Road, as submitted, subject to the following precedent and subsequent conditions:

- (a) Precedent Conditions – to be fulfilled within one year and prior to signature of the final plat by the Planning Board Chair and Clerk, unless otherwise specified:
  - 1. For compliance with the Subdivision Regulations, revise the subdivision plat as follows:
    - a. Per Section 15.03(12) *Septic System*, the required test pit locations with supporting soil data and test results sufficient for submittal to NHDES shall be provided on the final plat.
    - 2. Revise the plan set for compliance with the Subdivision Regulations and Construction Standards and Details as noted in the attached memos to Kearsten O’Brien from Paul Gildersleeve and Pete Kohalmi, dated October 22, 2025.
    - 3. List all approved variances and waivers with the section numbers, descriptions, and date of approval on the cover sheet or site plan sheet. If any of the requested waivers or conditional use permits are not granted, or conditionally granted, revise the plat to show compliance.
    - 4. Per Section 13.02(13) *Recording Fees*, the applicant is responsible for the recording fees required by the Merrimack County Registry of Deeds, or the State of New Hampshire, for all plans and documents to be recorded.
    - 5. Per Section 15.02(12) *Registry Requirements*, the applicant is responsible for ensuring that the plat to be recorded complies with the current standards of the Merrimack County Registry of Deeds.
    - 6. Per Section 19.04 *Monuments*, a New Hampshire licensed land surveyor shall place permanent reference monuments in the subdivision, as required in the Subdivision

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Regulations and as approved by the City Engineer. All monuments shall be inspected by the City of Concord. All such monuments shall be set flush with the proposed grade and planted in such a manner that they will not be removed by frost. All monuments shall be properly set prior to the time of the release of the performance guarantee per the Subdivision Regulations. However, recognizing the unique characteristics of this application, a performance guarantee will not be required; therefore, all monuments shall be set in accordance with Section 19.04(1) Street Right-of-Way Monuments, Section 19.04(2) Lot Monuments, and Section 19.04(3) Boundaries and Blazing of Conservation Easements, as applicable, prior to final approval.

7. The voluntary merger between Tax Map Lots 112Z 51 and 52 shall be completed before the final plat is signed and recorded.
8. Upon notification from the Planning Division that the subdivision plat complies with Planning Board precedent conditions, the Zoning Ordinance, and Subdivision Regulations, the applicant shall deliver to the Planning Division one mylar and one full sized plan for signature by the Planning Board Chair and Clerk of the Planning Board. The subdivision plat shall contain the signature and seal of the appropriate licensed professionals as outlined in Section 12.03 and Section 15.02(1) of the Subdivision Regulations.

(b) Subsequent Conditions – to be fulfilled as specified:

1. This approval notwithstanding, the applicant is responsible for full knowledge of, and compliance with, the municipal code, Subdivision Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
2. Per Section 4.03, no building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and which is not in conformity with, the provisions of the Subdivision Regulations.
3. Per Section 9.08(10) Building Permits and Certificates of Occupancy, no building permit shall be issued within a subdivision until the plat has been approved, the conditions of plat approval have been satisfactorily addressed, and the plat recorded in the Merrimack County Registry of Deeds.
4. Per Section 13.01(6) State and Federal Permits and Section 13.02(10) State and Federal Permits, a copy of any application made to a state or federal agency required for the approval of this subdivision, including those required for the development of the individual lots, shall be provided at the time a building permit application is applied for.

9D. Nobis Group, on behalf of St. Paul's School, requests approval for a major site plan application, architectural design review, and conditional use permit for disturbance to wetland buffers, and certain waivers from the Site Plan Regulations for the construction of a 17,600-square-foot building addition, relocated squash courts, and other site improvements, at Tax Map 724Z Lot 1/10/A, addressed as 80 Dunbarton Road and Tax Map 811Z Lot 1/A, addressed as 117 Dunbarton Road, in the Institutional (IS) and Open Space Residential (RO) District. (2025-114)(PL-SPM-2025-0026) (PL-CUP-2025-0099)

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Mr. Thompson stated this application for major site plan conditional use permit, and architectural design review was determined complete at the October 15 Planning Board meeting, and proposes the relocation of St. Paul's School's squash courts into an expanded Athletic and Fitness Center at their campus. The project is one of several planned by St. Paul's as part of their long-term campus improvement plans, which are expected to be presented to the City for approvals over the course of the next several years. The proposal consists of a 17,600-square-foot building addition and associated site improvements, with several waiver requests, (one of which staff is amenable to changing the staff recommendation from denial to a partial waiver related to the boundary survey information, provided the applicant provides sufficient information in the area of the project's construction). City Staff is recommending conditional approval of ADR, the CUP, and the major site plan per the recommendations in the staff memo.

Morgan Dunson (18 Chenell Dr, Concord), Ari Pollack (214 N Main St, Concord) and Bill Massey (325 Pleasant St, Concord) presented the application.

Ms. Dunson provided images of the current building. They are looking to expand and relocate the squash courts. There will be minor improvements to the parking lot and they will add seven parking spaces. They will keep the existing access road. This facility will have a secondary egress for the addition. The second floor will be the squash courts. There will be a fitness area and the bottom space will be outdoor space for teams to meet after an event. They are providing an access road underneath the building. Ms. Dunson stated last November they went to ZBA for reduction in parking to allow 96 spaces when 1334 are required and to allow wetland buffer disturbance for the building. They went to Conservation Commission in October 2025 for a conditional use permit for a disturbance within the wetland buffer for the grading improvements. They are proposing storm water treatment with the addition of the building. They are also proposing some drainage underneath as well. There is a waiver request for a catch basin that is tucked away between two buildings. Ms. Dunson showed the landscape plan there will be reseeding and additional tree planting. It abuts the woods and they are trying to preserve as much trees as possible.

Mr. Pollack stated the current parcel boundaries run through the existing building. One of the recommended conditions of approval is to merge the lots so there is not a boundary within the building. He noted the the applicant is asking for a waiver to the requirement to survey all of the boundaries of the property but would provide survey data in the area that surrounds the project, the building, and the area of disturbance.

Mr. Tarbell asked about the underground driveway underneath the building.

Mr. Pollack stated it is not a regular vehicle access route it is more for maintenance purposes to reach the far side of the building.

There being no public testimony, Chair Woodfin closed the public hearing.

Chair Woodfin stated the findings of fact include the information provided in the staff reports; the applicant's submission materials; testimony provided during the public hearing; and/or other documents or materials provided in the public hearing.

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On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 to **grant the waiver requests below from the listed sections of the Site Plan Regulations**, using the criteria of RSA 674:44(III)(e) and Section 36.08 of the Site Plan Regulations:

- a. Section 12.02(1)(a), to allow the title of the existing conditions plan to differ from the rest of the civil plan set;
- b. Section 12.04(4), to not name and provide nearby and adjacent city streets on the location plan;
- c. Section 12.07 *Wetland Delineation*, to not provide the signature and seal of the wetland scientist on the site plan;
- d. Section 15.02(8) *Addresses*, to not provide the address of each existing or proposed building or use on the site plan, outside of the project area;
- e. Section 15.03(2) *Abutters*, to not provide the full name and addresses of all property owners and abutters on the existing conditions plan;
- f. Section 15.03(18) *Lighting*, to not provide the type of existing outdoor lighting on the existing conditions plan;
- g. Section 15.03(19) *Setbacks and Buffers*, to not show and dimension the yard setbacks and buffers on the existing conditions plan;
- h. Section 15.03(22) *Abutting Properties*, to not include abutting properties intersecting property lines, owners name and address, property address, and Tax Assessors Map-Block-Lot number on the existing conditions plan;
- i. Section 15.03(23)(c), to not provide on the existing conditions plan square footage of each existing building broken down by floor and use category;
- j. Section 15.04(2) *Abutting Property*, to not provide on the site plan abutting properties intersecting property lines, owners name and address, property address, and Tax Assessors Map-Block-Lot number;
- k. Section 15.04(22) *Setbacks and Buffers*, to not provide on the site plan the location and dimension for building setbacks;
- l. Section 15.04(27) *Fire Suppression*, to not provide or dimension on the site plan any existing or proposed fire access lanes, fire alarm services, and fire suppression systems.
- m. Section 16.02(7) *Addresses*, to not provide on the site plan the address of each existing and proposed building outside of the project area;
- n. Section 16.02(22) *Construction Details*, to allow accessible parking layout with no sidewalk and a typical 9-foot stall where normally 8-feet is required; and, to allow cape cod berm curbing to replace existing cape cod berm in the parking lot areas where normally granite curbing is required, all new curbing is proposed as granite;
- o. Section 18.13 *Interior Parking Lot Landscaping*, to allow interior parking lot landscaping calculations within the project area instead of the entirety of the site;
- p. Section 18.17 *Tree Plantings*, to provide proposed trees within the project area (parking lot areas & access road) with a density of 1 tree per 2,000-square-feet instead of 1 tree per 1,000-square-feet;
- q. Section 26.02 *Mechanical Equipment*, to not require roof top mechanical equipment to be screened from views from abutting properties;

Discussion

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Mr. Bass stated staff would also recommend that you add “r, s and t” as recommended waivers and these are the three waivers staff previously recommended to denial and recommend the following:

- r. Section 15.03(1) *Property Lines*, to not provide on the existing conditions plan the property lines of the parcel outside of project vicinity as shown on Exhibit E *Parcel Boundaries* dated September 17, 2025 provided by Nobis Group presented during the public hearing;
- s. Section 15.04(1) *Property Lines*, to not provide on the site plan the property lines of the parcel outside of project vicinity as shown on Exhibit E *Parcel Boundaries* dated September 17, 2025 provided by Nobis Group presented during the public hearing; and,
- t. Section 16.02(22) *Construction Details*, to allow the proposed CB2 to be constructed with a 1-foot sump, where normally 3-feet is required and a 2-foot diameter structure where normally 4 feet is required.

Chair Woodfin noted that the motion was modified for 9.2 to be “a through t”. Chair Woodfin asked if that changes the motion or a second and it did not.

Member Hicks amended the motion to include r, s and t (listed above), seconded by Councilor Todd, the Board voted 7-0-0 **grant the waiver requests above** from the listed sections of the Site Plan Regulations, using the criteria of RSA 674:44(III)(e) and Section 36.08 of the Site Plan Regulations.:

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 **to grant architectural design review approval** for the construction of a 17,600-square-foot building addition, relocated squash courts, and other site improvements at Tax Map 724Z Lot 1/10/A, addressed as 80 Dunbarton Road and Tax Map 811Z Lot 1/A, addressed as 117 Dunbarton Road as submitted.

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 **to grant conditional use permit approval** from Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers* of the Zoning Ordinance to allow for disturbance of wetland buffers in conjunction with the construction of a 17,600-square-foot building addition and associated site improvements at Tax Map 724Z Lot 1/10/A addressed as 80 Dunbarton Rd and Tax Map 811Z Lot 1/A addressed as 117 Dunbarton Rd, because all of the criteria of Section 28-4-3(d)(1) through (5) and Section 28-9-4(b)(4)(a) through (g) have been met.

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 **to grant major site plan approval for the construction of a 17,600-square-foot building addition** and associated site improvements at Tax Map 724Z Lot 1/10/A addressed as 80 Dunbarton Rd and Tax Map 811Z Lot 1/A addressed as 117 Dunbarton Rd, as submitted, and subject to the following precedent and subsequent conditions:

- (a) Precedent Conditions – Per Section 7.08(9) *Expiration of Approval*, approved site plans shall meet all precedent conditions and obtain the signature of the Chair and Clerk of the Planning Board within one year of the date of the Planning Board meeting where conditional final approval was granted; otherwise said plans shall be null and void.
  - 1. Unless a specific variance, waiver, or conditional use permit is granted stating otherwise, revise the plan sheet/set to fully comply with the Site Plan Regulations, Zoning

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Ordinance, and Construction Standards and Details, including but not limited to the following:

- a. Per Section 12.02(2) *Scale*, the scale and bar scale of Sheet C-2.0 shall be revised to match the actual scale of the drawing.
  - b. Per Section 12.02(3) *North Arrow and Bar Scale*, the north arrow and bar scale shall be added to Sheet LTG-109 *Site Lighting Analysis*.
  - c. Per Section 15.03(13) *Flood Hazard*, note 18 on Sheet S-1 shall be revised to accurately state that the property is located with the City's Flood Hazard (FH) Overlay District, while noting that the project area does fall outside of it.
  - d. Per Section 15.04(20) *Flood Hazard*, note 23 on Sheet C-2.0 shall be revised to accurately state that the property is located within the City's Flood Hazard (FH) Overlay District, while noting that the project area does fall outside of it.
  - e. Per Section 13.01(6) *State and Federal Permits*, Section 13.02(8) *State and Federal Permits*, Section 15.01(2), and Section 16.01(2) *Required Information*, prior to final approval and in accordance with Section 13.02(8) *State and Federal Permits*, the approved NHDES Alteration of Terrain Permit shall be submitted to the Planning Division.
  - f. Per Section 29.01 *General Requirements*, the lighting schedule on sheet LTG-109 shall be revised to specify that the proposed lighting fixtures meet the full cut-off fixture requirements.
  - g. Per Section 29.03 *Parking Lot Lighting*, Section 29.04 *Building and Façade Lighting*, and Section 29.05 *Canopy Lighting*, the proposed lighting shall be adjusted to provide a 4:1 uniformity ratio or better in all areas proposed to be illuminated.
2. Revise the plan set for compliance with the Site Plan Regulations and Construction Standards and Details as noted in the attached memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated October 7, 2025.
  3. The applicant shall submit a voluntarily lot merger application, and complete the voluntary merger process between Tax Map Lot 724Z 1-10/A and Tax Map Lot 811Z 1/A.
  4. List all approved variances and waivers with the section numbers, descriptions, and date of approval on the cover sheet or site plan sheet.
  5. Upon notification from the Planning Division that the plan set complies with Planning Board conditions, the Zoning Ordinance, Site Plan Regulations, and Construction Standards and Details, the applicant shall deliver to the Planning Division two full-size plan sets, including civil, landscaping, and lighting plans and architectural elevations, for endorsement by the Planning Board Chair and Clerk.
- (b) Subsequent Conditions – to be fulfilled as specified:
1. The applicant is responsible for compliance with the City's municipal code, Site Plan Regulations, and Construction Standards and Details, unless a variance, waiver, or conditional use permit is granted.
  2. Copies of all required state and federal permits shall be submitted to the Planning Division prior to the issuance of building permits or commencement of demolition or construction. (Sections 13.01(6), 13.02(8), 23.08, and 24.09)
  3. No building permit shall be issued until the site plan has been approved by the Planning Board and the pre-construction conditions of approval have been satisfactorily addressed

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as determined by the Clerk of the Planning Board. No certificate of occupancy shall be issued until all site and building improvements have been completed to the satisfaction of the Clerk of the Planning Board according to the approved plans and conditions of Planning Board approval. (Section 11.09(6))

4. The applicant, successors, and assigns shall be responsible for the regular maintenance of all plantings and other landscape features. Plant materials shall be maintained alive, healthy, and free from pests and disease. Tree stakes and guys shall be removed after the first growing season. (Section 27.07(8))
5. Existing invasive species shall be removed. All trash, construction material, and debris shall be removed. Dead and dying trees which present a potential hazard to existing and proposed structures shall be removed. (Section 27.07(10))
6. The site shall be graded and cleared in accordance with the Construction Standards and Details and Section 27.08 of the Site Plan Regulations.
7. Erosion control measures shall be installed and maintained in accordance with Section 27.09 of the Site Plan Regulations, the State of New Hampshire Department of Environmental Services, and the Construction Standards and Details. Sedimentation and erosion control measures shall be installed prior to the start of construction, and shall be monitored and maintained during construction, and removed after final site stabilization as required by Section 27.09(4) *Monitoring and Maintenance*.
8. Temporary sediment and erosion control devices shall not be removed until permanent stabilization is established for the entire site. All temporary erosion and sediment control measures shall be removed after the completion of construction. (Section 27.09(5))
9. A site stabilization guarantee shall be provided to ensure that sites are properly stabilized. The City Engineer may call said financial guarantee, and stabilize a disturbed site, if upon notice, the applicant has not stabilized or restored the site. (Section 27.11)
10. The Clerk shall inspect the exterior appearance of sites to determine if the exterior of a building, site, and signage are in conformity with the architectural design review approval granted by the Planning Board. No certificate of occupancy may be issued prior to a determination by the Clerk that the site is consistent with the Board's approval. (Section 33.08)
11. If there is a conflict between regulations, rules, statutes, provisions or law, or the approved plan set, whichever provisions are the more restrictive or impose higher standards shall control, unless a specific waiver from the provision has been granted by the Planning Board. (Sections 36.04 and 36.05)
12. No site construction, or change of use of land, shall occur in violation of the Site Plan Regulations and the Zoning Ordinance. No building permits shall be issued prior to satisfactory completion of pre-construction conditions of Planning Board approval. The Clerk shall not approve any certificate of occupancy unless the site is found to comply with the approved site plan and the conditions of Planning Board approval. (Sections 36.15 and 36.24)
13. Temporary certificates of occupancy are only issued under certain circumstances and only for the items outlined in Section 36.18, only in winter conditions to defer certain weather-dependent items to spring.
14. It shall be the duty of the Clerk to enforce the regulations and to bring any violations or lack of compliance herewith to the attention of the City Solicitor. (Section 36.19)

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15. Prior to the issuance of a certificate of occupancy, digital as-built drawings shall be provided conforming to the Engineering Services Division’s as-built checklist. (Sections 12.09, 13.02(11), and 36.25)
16. Where a public facility, public utility, or public improvement is to be constructed, a financial guarantee shall be provided. (Sections 13.02(5) and 36.26)

9E. Richard D. Bartlett & Associates, LLC, on behalf of the State of New Hampshire, 2Granite Place, LLC, and Foxfire Property Management LLC, request approval for a minor subdivision application for a lot line adjustment and resubdivision of Tax Map 583Z, Lots 63 and 64, addressed as 1 Granite Place, Tax Map 583Z Lot 63-1, and Tax Map 651Z, Lot 68, in the Institutional (IS), Single Family Residential (RS), and Open Space Residential (RO) Districts. (2025-124) (PL-MIS-2025-0046)

Mr. Thompson stated this project essentially consists of a re-subdivision of 4 existing lots at Granite Place (the former Lincoln Financial Campus). The newly configured 4 resulting lots would be as follows:

- Two lots intended to be used for single family residential use, consisting of 10.51 and 0.62 acres. These lots will be accessed from Little Pond Road and Penacook Street.
- A newly reconfigured 11.61-acre lot containing the “north office building”, which will be sold to the State of New Hampshire, and merged with the 6.41-acre lot which the State purchased in 2024.
- A new 153.09-acre lot, which the applicant intends to convey to the City, of which approximately 134.89-acres will be subject to a conservation easement (or similar deed restriction), and the remaining 18.2-acres is intended to be available for future economic development and tax base expansion.

The staff reports take into consideration the expected resulting ownership of the 4 parcels, but also understands that the agreement between the applicant and the City Council is still being finalized. As a result, proposed conditions of approval have been tailored such that they could apply to either the City or another entity being the ultimate owner of the 153.09-acre lot. City Staff is recommending the application be determined as complete, and conditional approval of the minor subdivision per the recommendations in the staff memo.

On a motion made by Member Hicks, seconded by Member Fox, the Board voted 7-0-0 to determine the application complete, not a development of regional impact, per RSA 36:55, and open the public hearing.

Dan Mullen (214 N State St, Concord) and Steve Duprey (31 Samuel Dr, Concord) presented the application. Mr. Duprey stated they have received notice that the State of New Hampshire wishes to purchase 1 Granite Place and the sale will go through in March or April. Mr. Duprey noted when he purchased the property he agreed to develop tax based to off-set the loss of tax dollars. Mr. Duprey noted the property has been appraised at approximately 2.7 million dollars. Mr. Duprey stated the real developable land is in the front and his plan is to sell it or donate it. They are working on an agreement with the City with the condition it will add to the tax base. Mr. Duprey noted in order to get the density they have to include the 150 acres of backland because some is usable. There about two miles of trails

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used by hikers and bikers. This is a minor subdivision to be in a position for the state to own both lots and parking lots in the way in, and give the city land but put a restriction for deed for recreation land.

Chair Woodfin asked if there are any questions from the Board or any member of the audience.

Tori Ives (194 Rumford St, Concord) and lives across the street from the proposed property that will be donated to the city. Their primary concern is a little more future forward regarding what kind of development will be on that property. Ms. Ives stated it might impact property values because now it is woods. Also, traffic speed is a concern with future development.

Chair Woodfin stated they have no idea what will go in there.

Mr. Thompson stated any future development of that property would have to come back to the Planning Board.

Chair Woodfin stated they will be noticed as an abutter.

Martin Piroso (128 W. River Rd, Hooksett) is an abutter at 72 Penacook St stated this is a great thing to do. Mr. Piroso noted the 153 acres has been wilderness and great place to go hiking. This would be a great use of the property instead of having developments.

Member Condodemetraky asked if they purchased homes on Little Pond Rd.

Mr. Duprey responded no.

Mr. Thompson stated the two smaller parcels would be subdivided for single family use.

Mr. Dupery noted on the conditions precedent staff report page 10 items “i, j and k” would need to get the language of the easement approved. Right now, it says it is approve by the Clerk of the Planning Board, City Solicitor and City Engineer as to form and content. Mr. Duprey asked to change it to the City Manager or their designee.

Mr. Bass stated all of that is managed by the Planning Division and they send to the proper staff. Mr. Thompson stated that all such information could be directed to him as the point of contact.

Mr. Dupery stated December 31<sup>st</sup> deadline is a hard deadline for him to complete the project. Mr. Duprey asked about the monuments and the City will own it. Mr. Duprey would rather not spend time and money between now and December 31<sup>st</sup> to get this monumented.

Mr. Thompson stated a financial guarantee in lieu of setting the monuments is a possible alternative.

After discussion, Mr. Mullen stated he believed that he could complete the monumentation of the lots in time.

Mr. Walsh asked what is the time frame for conveying the blue lot to the state.

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Mr. Dupery stated between March 1<sup>st</sup> and April 1<sup>st</sup>, 2026.

Mr. Walsh stated they will know from the City Council meeting on December 8<sup>th</sup> if they will be moving forward with this transaction.

Chair Woodfin asked Mr. Bass if there are any changes to precedent condition four or five.

Mr. Bass stated it does not sound like they do not need to make any changes. Mr. Bass did have some modifications for a waiver to section 15.03 tabulations to not provide the buildable area for contiguous area of each lot shown on the plat. Staff is recommending approval of that waiver so they would add that in a “m”. Also, that section 12.08(12) is to not provide abutting wells and septic systems and section 15.03(1) abutting property and they want to include part of that section because that section requires the same thing. That will then strike two of the precedent conditions.

Chair Woodfin asked about 9.3 to deny the waiver request for test pits.

Mr. Bass the applicant plans to conform with that. So, they can move through and deny it. Everything will be satisfied accordingly.

There being no further public testimony, Chair Woodfin closed the public hearing.

Chair Woodfin stated the findings of fact include the information provided in the staff reports; the applicant’s submission materials; testimony provided during the public hearing; and/or other documents or materials provided in the public hearing.

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 **to grant the waiver requests below from the listed sections of the Subdivision Regulations**, using the criteria of RSA 674:36(II)(n) and Section 35.08 of the Subdivision Regulations:

- a. Section 12.03(5) & 15.01(3) *Wetland*, to not provide the signature and seal of the certified wetland specialist on the subdivision plat;
- b. Section 12.07 *Wetland Delineations*, to not provide the signature and seal of the certified wetland specialist on the subdivision plat;
- c. Section 12.08(3) & 15.03(4) *Topography*, to not provide additional existing topographic conditions;
- d. Section 12.08(10) *Municipal Utilities*, to not provide additional location, size, material, and type of municipal utilities currently serving the subdivision, including all structures, valves, hydrants, meters, and other appurtenances;
- e. Section 12.08(11) *Non-Municipal Utilities*, to not provide additional location, type and size, where applicable, of the non-municipal utilities which currently serve the subdivision, including transformers, switch boxes, and other appurtenance;
- f. Section 12.08(12) *Wells and Septic Systems* and Section 15.03(1) *Abutting Property*, to not provide the location of existing wells and subsurface waste disposal systems on the property and on immediately adjacent property, if new wells and septic systems are proposed;
- g. Section 12.08(16) *Signs*, to not show additional size and location of existing signs;

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- h. Section 12.08(17) *Solid Waste & Outside Storage*, to not provide additional type and location of existing solid waste disposal facilities. All existing outside storage areas noting dimensions, height, and types of material or equipment stored;
- i. Section 12.08(18) *Lighting*, to not provide additional type and location of existing outdoor lighting
- j. Section 12.08 (20) *Vegetation*, to not provide additional location, type, and size of existing trees on the site, or in the case of heavily wooded portions of the site, the edge of clearing;
- k. Section 12.08(23) (b)(c) *Tabulation*, to not provide Square footage of each existing building broken down by floor and use category and to not provide Impervious surface coverage in square feet and percent;
- l. Section 15.03(11) *Municipal Sewer*, to not provide additional location, size, rim, and invert elevations of existing and proposed sanitary and storm sewers including manholes, catch basins, and culverts.
- m. Section 15.03(3) *Tabulations*, to not tabulate and provide the total area of contiguous for each lot and show on the final plat drawing.

On a motion made by Chair Woodfin, seconded by Councilor Todd, the Board voted 7-0-0 **to deny the waiver requests below from the listed section of the Subdivision Regulations**, because the request does not meet the criteria of RSA 674:36(II)(n)(1) or (2) or Section 35.08 of the Subdivision Regulations:

- a. Section 15.03(12) *Septic Systems*, to not provide test pit locations and soil and data test results sufficient to submit an application for subdivision approval to the State of NH Department of Environmental Services.

On a motion made by Member Hicks, seconded by Member Condodemetraky, the Board voted 7-0-0 **to grant minor subdivision approval for the lot line adjustment and four-lot resubdivision** of Tax Map 583Z Lots 63 and 64, Tax Map 583Z Lot 63-1, and Tax Map 651Z Lot 68 located at Granite Place in the Single Family Residential (RS) and Open Space Residential (RO) Districts, subject to the following precedent and subsequent conditions:

- (a) **Precedent Conditions** – to be fulfilled within one year and prior to signature of the final plat by the Planning Board Chair and Clerk, unless otherwise specified:
  - 1. For compliance with the Subdivision Regulations, revise the subdivision plat as follows:
    - a. Per Sections 12.02(4) *Conditions of Planning Board Approval*, and 15.03(17) *Conditions of Approval* a note on the subdivision plat stating conditions remaining to be fulfilled after recording shall be required. This can be satisfied by adding a note stating that Case 2025-124 shall abide by all subsequent conditions from the Planning Board’s decision on November 19, 2025.
    - b. Per Section 12.08(7) *Building and Structures* the exterior dimensions of the existing buildings on the site are missing and shall be provided.
    - c. Per Section 15.02 (7) *Lot Numbers*, all lots shall be sequentially numbered. For existing lots, the City Tax Assessors Map- Block- Lot numbers shall be used. The plat shows a Tax Map and Lot number on the newly subdivided 10.51-acre parcel. The Tax -Map and Lot number shall be removed and shall be numbered sequentially.

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- d. Per Section 12.08 (23) *Tabulations*(d), the existing useable land area calculations for residential development and net land area calculations for non-residential development shall be shown on the existing conditions sheet or the final plat.
  - e. Per 15.02(8) *Addresses*, the address of each existing and proposed lot shall be noted on the plat as approved by the City Engineer. Proposed addresses are not noted on the plat for the new lots being created. The proposed residential lot on Penacook Street will have an address of 104 Penacook Street. The proposed residential lot on Little Pond Road will have an address of 16 Little Pond Road. To satisfy this requirement the address' shall be added to the proposed subdivision plat.
  - f. Per Section 13.01(6) *State and Federal Permits* and Section 13.02(10) *State and Federal Permits*, a copy of the approved NHDES subdivision application shall be provided to the City Planning Division prior to final approval.
  - g. Per Section 13.02(3) *Open Space*, a conservation easement and easement plan, or a deed restriction limiting future development, shall be provided for the proposed conservation area on the 134.89-acre portion of the 153.09-acre lot to be conveyed to the City. The conservation easement deed and plan or deed restriction is subject to the review and approval by the Clerk of the Planning Board, City Solicitor, and City Engineer as to form and content. The conservation easement deed and plan or deed restriction shall be recorded with the Merrimack County Registry of Deeds along with the resubdivision plat.
  - h. Per Section 13.02(9) *Agreement to Convey a Private Easement*, an agreement to convey utility easement deeds and easement plans for all water, sewer, fire alarm, and other nonmunicipal utilities such as gas, electrical, and telecommunications shall be submitted by the applicant subject to review and approval by the Clerk of the Planning Board, City Solicitor, and City Engineer as to form and content. The agreement shall be recorded with the Merrimack County Registry of Deeds along with the resubdivision plat.
  - i. Per Section 13.02(9) *Agreement to Convey a Private Easement*, an agreement to convey an access easement deed and easement plan shall be provided to allow shared driveway access from Rumford Street between the State of NH parcels and the proposed City parcel, as well as access rights across the State of NH parcel along the driveway between the main access driveway and the southeastern parking areas, shall be submitted by the applicant subject to the review and approval by the Clerk of the Planning Board, City Solicitor, and City Engineer as to form and content. The agreement shall be recorded with the Merrimack County Registry of Deeds along with the resubdivision plat.
  - j. Section 19.05(3) *Buildable Lot Area*, the resubdivided lots shall provide the required minimum buildable lot area shown on the plan.
  - k. Section 19.05(4) *Useable Lot Area Rectangle* the required useable lot rectangle is not shown for Map Block lot 583Z 63 and Map Block Lot 583Z and shall be provided.
2. Per Section 13.02(13) *Recording Fees*, the applicant is responsible for the recording fees required by the Merrimack County Registry of Deeds, or the State of New Hampshire, for all plans and documents to be recorded.

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3. Per Section 15.02(12) *Registry Requirements*, the applicant is responsible for ensuring that the plat to be recorded complies with the current standards of the Merrimack County Registry of Deeds.
4. Per Section 19.04 *Monuments*, a New Hampshire licensed land surveyor shall place permanent reference monuments in the subdivision, as required in the Subdivision Regulations and as approved by the City Engineer. All monuments shall be inspected by the City of Concord. All such monuments shall be set flush with the proposed grade and planted in such a manner that they will not be removed by frost. All monuments shall be properly set prior to the time of the release of the performance guarantee per the Subdivision Regulations. However, recognizing the unique characteristics of this application, a performance guarantee will not be required; therefore, all monuments shall be set in accordance with Section 19.04(1) *Street Right-of-Way Monuments*, Section 19.04(2) *Lot Monuments*, and Section 19.04(3) *Boundaries and Blazing of Conservation Easements*, as applicable, prior to final approval.
5. Per Section 19.05(3) *Boundaries and Blazing of Conservation Easements*, monuments for the boundaries of conservation easements shall be provided in the same manner as lot monuments. The border of conservation easements shall be blazed with paint and/or signed in a manner approved by the Clerk upon recommendation of the Conservation Commission.
6. Upon notification from the Planning Division that the subdivision plat complies with Planning Board precedent conditions, the Zoning Ordinance, and Subdivision Regulations, the applicant shall deliver to the Planning Division one mylar and one full size plan for signature by the Planning Board Chair and Clerk of the Planning Board. The subdivision plat shall contain the signature and seal of the appropriate licensed professionals as outlined in Section 12.03 and Section 15.02(1) of the Subdivision Regulations.

**(b) Subsequent Conditions – to be fulfilled as specified:**

1. This approval notwithstanding, the applicant is responsible for full knowledge of, and compliance with, the municipal code, Subdivision Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
2. Per Section 4.03, no building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and which is not in conformity with, the provisions of the Subdivision Regulations.
3. Per Section 9.08(10) *Building Permits and Certificates of Occupancy*, no building permit shall be issued within a subdivision until the plat has been approved, the conditions of plat approval have been satisfactorily addressed, and the plat recorded in the Merrimack County Registry of Deeds.

9F. Northpoint Engineering, LLC, on behalf of Ciborowski Associates, LLC and Phenix Hall, LLC, requests approval for a minor subdivision application for a lot line adjustment and the discontinuance of Phenix Ave at Tax Map 6443Z Lot 27, addressed as 56 North Main St and Tax Map 6443Z Lot 28, addressed as 2 Phenix Ave, in the Central Business Performance (CBP) District. (2025-122)(PL-MIS-2025-0047)

Continued to a date certain of December 17, 2026, at the request of the applicant as noted in item 4 above.

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**10. Other Business**

10A. Review of proposed Master Plan Request for Proposals, along with a report from the Deputy City Manager - Development.

Mr. Walsh stated the master plan is in the purview of the Planning Board and this is the first time the City is doing a master plan in 17 years. The last one was adopted in 2008. There are 19 boards and commissions along with the community that will want to be engaged. Mr. Walsh noted there are two ways to do a master plan. The first way is we will have these chapters and consultant we will not tell you what is in the chapters. They would ask the consultant to come up with a public participant plan. The other way is to be more descriptive and the consultant will understand our intentions for moving forward. Which would make it more efficient and transparent for those involved in the project. Mr. Walsh went over what is noted in the report attached to the agenda. Mr. Walsh noted in the RFP there is a schedule laid out on page 66 and it is subject to change.

Chair Woodfin thought they would get a first peek at it in this meeting and can look at it for the December looking for public feedback on the RFP process. Chair Woodfin has been hearing from the public on the RFP and the process they would like to be able to weigh in on the process. Chair Woodfin is rethinking that he would like it to be open and inclusive as possible but he does not want to hash things through. Chair Woodfin noted the RFP process even if things are missed if they were thought of it does not preclude them from being added in.

Mr. Thompson responded that the RFP is the frame work and not the plan. The community, consultant and the public have the opportunity to modify the process as you go forward.

Mr. Walsh concurs as there is a certain amount of flexibility that will be allowed as they go forward.

Councilor Todd likes the schedule and being able to meet with other boards and committees.

Chair Woodfin asked the Board if they are comfortable with having staff get the RFP out to enable consultants to respond.

Councilor Todd would like to ask staff and asked if there is a period of time to provide comment. They would have time to provide comments and thoughts.

Chair Woodfin asked if the Board gave staff ability to stay on schedule and have a public meeting next month at the meeting. Chair Woodfin asked if staff would be amiable if there was anything new to add to the RFP.

Chair Woodfin asked to have this agenda item put on the schedule for next month and welcome the people to come in to discuss.

Mr. Thompson asked where the Board would like to put it on the agenda as next month is very busy with applications.

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Member Hicks asked if the Board can limit the time and start at 6:30 p.m. until 7:00 p.m.

Mr. Thompson is ok with having a public meeting from 6:30 p.m. until 7:00 p.m.

Member Rosenberger suggested public comment be in by a deadline.

Chair Woodfin suggested to encourage people for electronic comment.

Any other business which may legally come before the Board.

**Adjournment**

On a motion made by Member Hicks, seconded by Councilor Todd, the Board voted 7-0-0 to adjourn the meeting at 8:50 p.m.

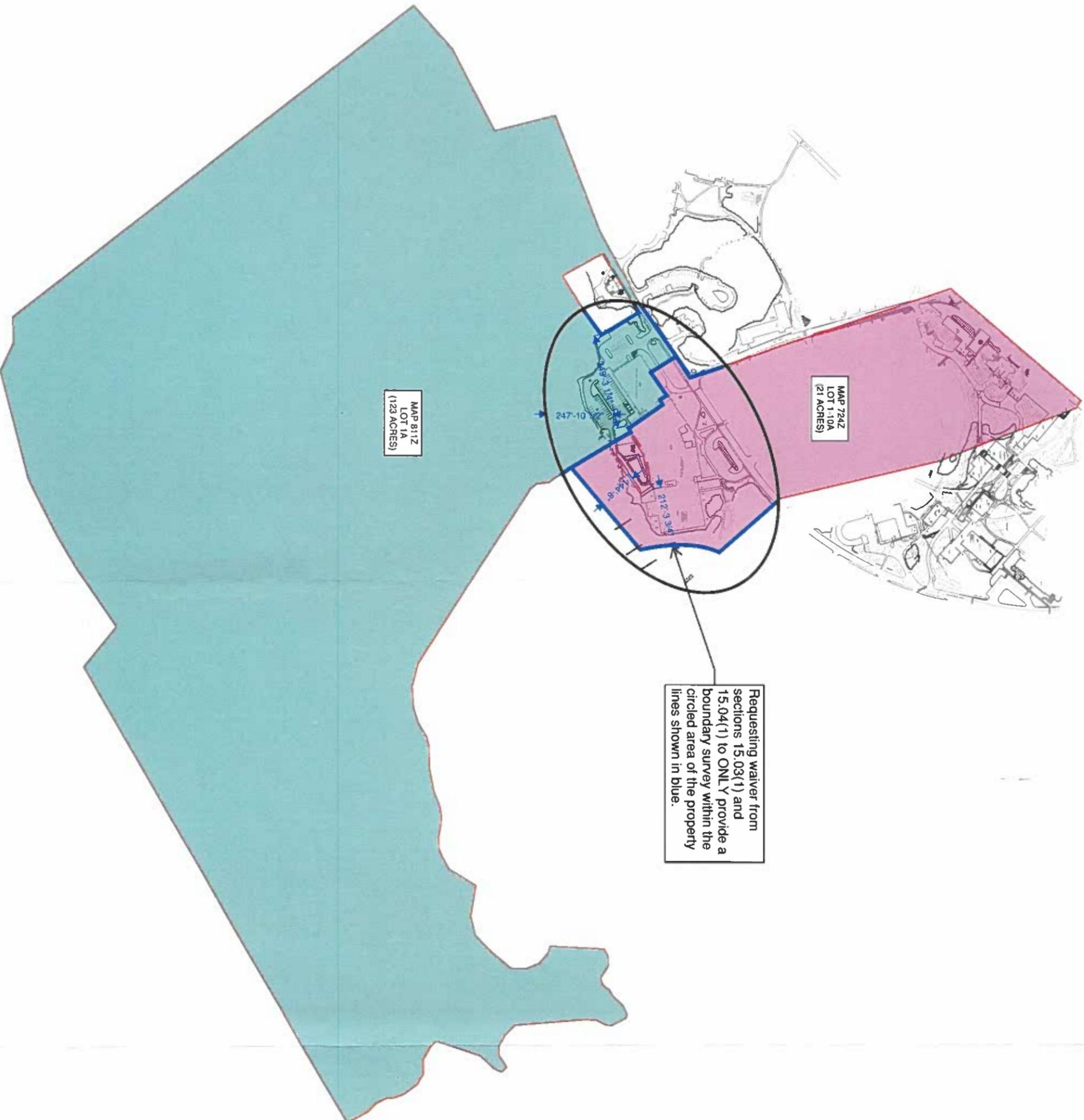
The next regular meeting is Wednesday, December 17, 2025, at 7:00 p.m.

TRUE RECORD ATTEST:

*Krista Tremblay*

Krista Tremblay

Administrative Technician III



Requesting waiver from sections 15.03(1) and 15.04(1) to ONLY provide a boundary survey within the circled area of the property lines shown in blue.

MAP 8112  
LOT 1A  
(123 ACRES)

MAP 724Z  
LOT 1-10A  
(21 ACRES)

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NOT ISSUED  
FOR  
CONSTRUCTION

No.	Description	Date

DRAWING ISSUE & REVISION HISTORY

Seal

**ST. PAUL'S SCHOOL  
NEW SQUASH CENTER**

85, 87, 89 DUNBARTON ROAD  
CONCORD, NEW HAMPSHIRE

TAX MAP:  
MAP 724Z/LOT 1-10A  
MAP 811Z LOT 1-A

OWNER/APPLICANT:  
ST. PAUL'S SCHOOL  
325 PLEASANT STREET  
CONCORD, NEW HAMPSHIRE

Nobis Project No: 100811.040  
Sasaki Project No: 250018.00  
Drawn By: NOBIS - MGD/CMB  
Checked By: NOBIS - JC/NUNCP  
Approved By: NOBIS - JCN  
Issue Date: 09.17.2025



SHEET TITLE

PARCEL  
BOUNDARIES

EXHIBIT  
**E**