



**NHSCOT Cultural Center  
125 River Rd & 210 Bog Rd Concord, NH  
Tax Map 32Z Lot 59**

**Conditional Use Permit 28-7-11(b)**

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NHSCOT request a Conditional Use Permit to defer construction of 47 parking spaces within the property to allow a total of 200 parking spaces. Per the City of Concord's Zoning Ordinance Article 28-7-2 Off Street Parking Requirements, the following parking is required for the proposed uses.

Corporate office/headquarters – General Personal & Business Services

1 space per 250 GSF

Headquarters building (main building on site) = 11,520 GSF

$11,520 \text{ GSF} / 250 \text{ GSF} = 46.08 = 47 \text{ parking spaces}$

Outdoor Recreation

Public Assembly use (fixed seats)

1 space per 3 fixed seats

"Fixed seats" = 600 event visitors

$600 / 3 = 200 \text{ parking spaces}$

NHSCOT is proposing to provide 200 parking spaces as follows:

Main Parking (loop) = 22 paved parking spaces (14 standard 8 ADA)

Lot 'A' Event Parking = 105 gravel parking spaces

Lot 'B' Event Parking = 73 gravel parking spaces

In order to minimize impervious coverage and to minimize tree clearing, NHSCOT is proposing to defer construction of 47 parking spaces from what is required. There is a third lot (Lot 'C') that will primarily be used for event activities; however, this grass area has been designed for an additional 89 parking spaces if needed. This is labeled as Lot 'C' grass overflow parking on the plans. The total parking shown on the site plans (paved, gravel, grass) is 289 spaces, which is more than the required amount for the proposed uses. With the large events only taking place 4-



6 times a year, and with a maximum of 600 visitors, 200 parking spaces is adequate parking for the use.

### **Conditional Use Additional Information**

In order to effectively develop the property, the project requires the following Conditional Use Permits:

1. CUP per Article 28-7-11(b) Conditional Use Permit Required for Construction of Fewer Parking Spaces.

In support of the Conditional Use Permit Applications, we offer the following supporting information:

- **The use is specifically authorized in this ordinance as conditional use.**

Section 28-7-11(b) Construction of Fewer Parking Spaces states that authorization is granted provided that sufficient land is allocated and shown on the plan for the full number of spaces required; and where the Planning Board finds the projected parking demand or other factors indicate that lower number of parking spaces will sufficiently accommodate the principal use.

- **If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;**

The proposed development will comply with all requirements of this article. The civil plans show the full number of spaces that are required on the plans, 247 required – 289 shown. However, 89 of the spaces shown are to be a grass lawn (Lot 'C'). Lot 'C' has been designed such that the maximum slope is 5% and stormwater runoff is directed to an infiltration stormwater pond for treatment. The maximum anticipated number of attendees for larger events is 600 people and NHSCOT is confident that 200 parking spaces are more than adequate for the 4-6 events they will host each year.

- **The use will not materially endanger the public health or safety;**

The proposed parking will be sufficient on-site parking for the use. The total number of parking spaces have been designed and can be constructed on the property if needed. In the meantime,



the extent of the impervious area can be minimized while providing adequate on-site parking to meet the parking demand.

- **The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located**

The proposed project is within the Open Space Residential District (RO). The reduction in parking will allow for more green space within the site and minimize the impervious coverage and impact to the surroundings. This project will be consistent with the City of Concord Master Plan.

- **The use will not have an adverse effect on highway or pedestrian safety**

Deferring parking will have no effect on highway or pedestrian safety as 200 spaces is adequate parking for the proposed use. Lot 'C' has been designed to provide overflow parking if needed during larger events.

- **The use will not have an adverse effect on the natural, environmental, and historic uses of the city**

The project will improve natural and environmental resources by reducing the rate of stormwater runoff from the site. Deferring parking minimizes the impervious surface which has positive benefits to the environment and helps reduce the urban heat island effect.

- **The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.**

The site is an existing development and is serviced by private sewer (septic systems) and water (well), electric, natural gas, and telecommunications. The utilities have sufficient capacity to support this development.





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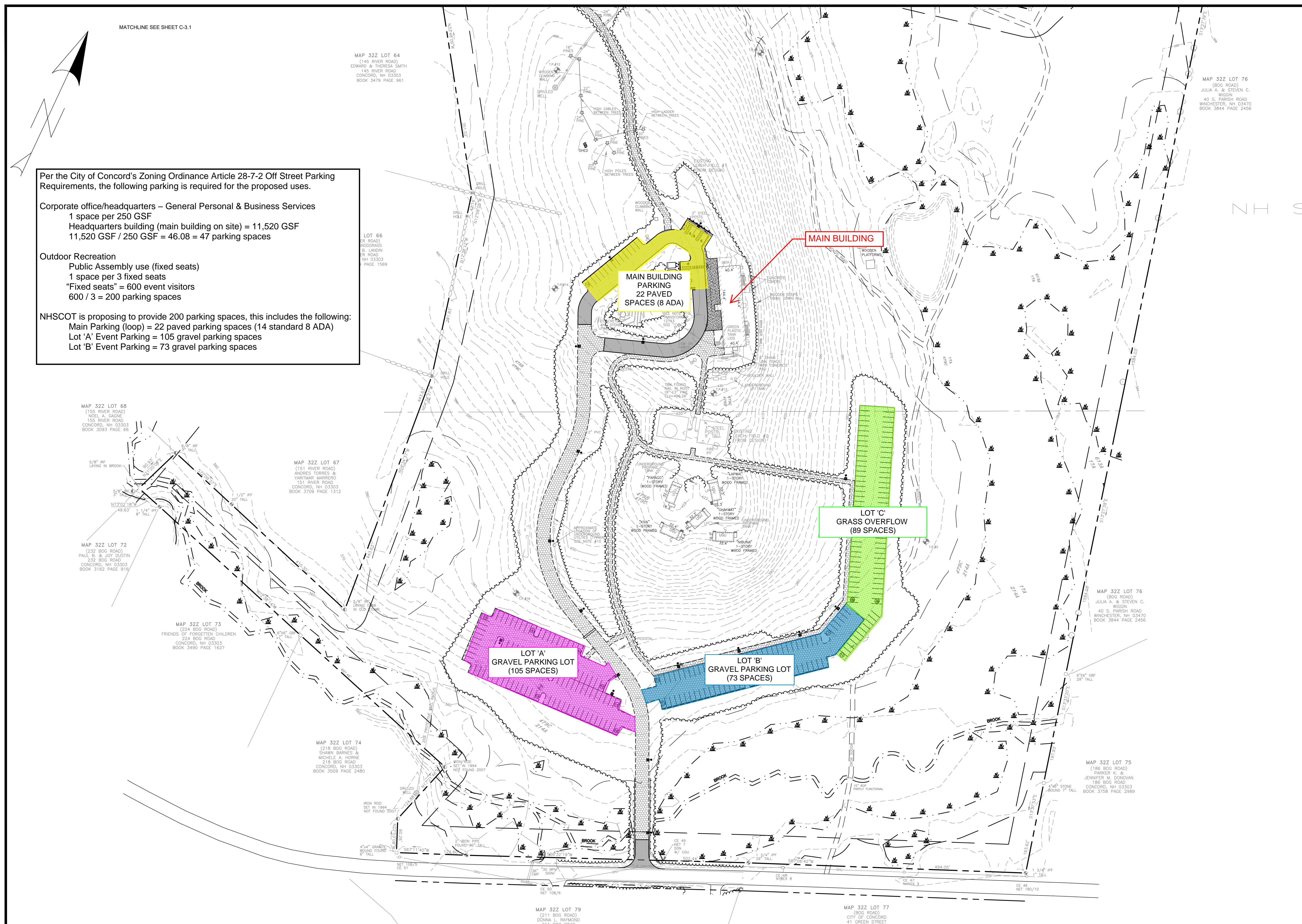
125 RIVER RD & 210 BOG RD  
CONCORD, NEW HAMPSHIRE

APPLICANT:  
NHSCOT  
25 TRIANGLE DRIVE S  
CONCORD, NH 03301

REVISIONS	
1	Initial Issue
2	Revised for clarity and consistency
3	Revised for accuracy and completeness
4	Revised for formatting and presentation
5	Revised for final review and approval



SHEET TITLE

EXHIBIT  
C





**NHSCOT Cultural Center  
125 River Rd & 210 Bog Rd Concord, NH  
Tax Map 32Z Lot 59**

**Conditional Use Permit 28-7-11(e)**

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NHSCOT requests a Conditional Use Permit to provide alternative surface parking spaces within the property. The main parking area that will be used throughout the entire year is located at the top of the loop near the main building. This main parking area has 22 paved spaces (8 ADA spaces). NHSCOT plans on having 4-6 larger events per year with an estimated 400-600 visitors. The project proposes two (2) gravel parking lots (Lot A: 105 spaces & Lot B: 73 spaces), and a grass “overflow parking” area sized for 89 spaces). Alternative surface parking (gravel) is provided in order to minimize the effects on the surrounding environment and to accommodate parking when needed during larger events.

**Conditional Use Additional Information**

In order to effectively develop the property, the project requires the following Conditional Use Permits:

1. CUP per Article 28-7-11(e) Conditional Use Permit Required for Alternative Surfacing for Parking Lots.

In support of the Conditional Use Permit Applications, we offer the following supporting information:

- **The use is specifically authorized in this ordinance as conditional use.**

Section 28-7-11(e) Alternative Surfacing for Parking Lots states that the Planning Board may permit a complete or partial substitution of an alternative surfacing for a paved surfacing on a parking lot, provided that the Board finds that the alternative surfacing will not be detrimental to adjacent property and streets by reason of the generation of dust, the disintegration of the surfacing, or the dispersal of stormwater runoff; that the surfacing is appropriate to the intensity of vehicular movements associated with the use; and that the surfacing will support an acceptable degree of access to the property by Fire Department apparatus.



- **If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;**

The proposed alternative surfacing of parking lots will not be detrimental to adjacent properties and streets. The two gravel parking lots are well within the site and potential off-site migration of dust is addressed by the vegetated buffers between adjacent properties and the parking lots. Lot A is approximately 230-ft from the residential abutter to the west (Tax Map 32Z Lot 67), 152-ft from the residential abutter to the south (Tax Map 32Z Lot 76), and 235-ft from Bog Road. Lot B & C are approximately 340-ft from the residential abutter to the east (Tax Map 32Z Lot 75) and 285-ft from Bog Road. The proposed event parking lots are secluded within the existing wooded area, providing adequate landscaping buffer from the public view. Stormwater infiltration ponds have been designed per the NH Stormwater Best Management Practices and collect all runoff from the gravel parking areas. Stormwater is detained, treated, and the post-development peak flows are less than pre-development peak flows. The gravel parking lots are intended to be used only during larger events between 4-6 times a year. Gravel surfacing is durable and is well equipped to handle the event parking vehicular traffic/loads. The gravel surfaces have been designed to support Fire Department apparatus.

- **The use will not materially endanger the public health or safety;**

The proposed parking surface treatments (gravel) will provide sufficient on-site parking for the use and will provide a safe location for parking and access to the venue. The events will host up to 400-600 attendees. The proposed gravel parking lots provide event visitors with a safe location to park. The event parking lots are well within the site, eliminating the threat of safety hazards along Bog Road. The event parking lots have proposed site light that will be used during the early evening when events are at the site. This ensures that visitors can clearly see while they park and walk safely to the event activities. The event parking lots are also connected by a web of walkways that direct visitors to the main building for activities. This creates a safe passageway for visitors to travel within the site. The use of gravel surfacing within the parking lots will not endanger public health or safety.

- **The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located**

The proposed project is within the Open Space Residential District which is comprised of both commercial and residential developments that abut the property. The proposed parking locations





are secluded from the public view off Bog Road and the abutting residences. These event gravel parking lots are only intended to be utilized during larger events that take place 4-6 times a year. Due to their temporary and low impact use, the gravel surface for the parking lots are compatible with the neighborhood and is consistent with the City of Concord's Master Plan.

- **The use will not have an adverse effect on highway or pedestrian safety**

The parking surface treatments (gravel) will have no adverse effect on highway or pedestrian safety. The proposed parking will not be seen from any highways and will not be utilized by pedestrians unless they attend an event at the project site. The parking lots will be maintained by NHSCOT for the safety of their guests. Based on the Traffic Study prepared by Vanesse and Associates the proposed project will not have adverse effects on the highway (Bog Road).

- **The use will not have an adverse effect on the natural, environmental, and historic uses of the city**

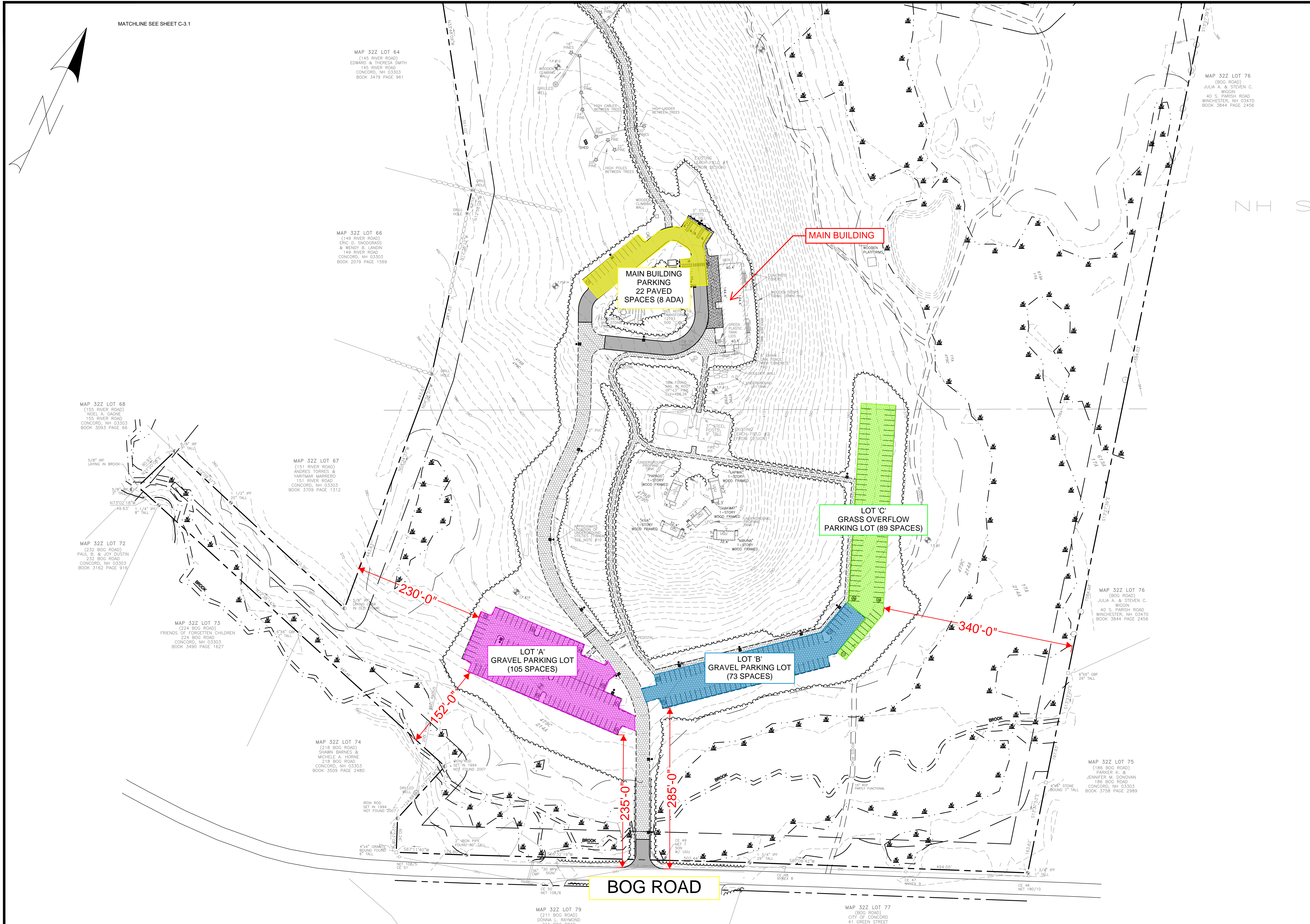
The parking surface treatments (gravel) will not have an adverse effect on the natural, environmental, and historic uses of the city. Stormwater runoff from the parking lots will be detained and treated in infiltration ponds. The parking lot areas are configured such that they do not disturb the 50-ft wetland buffer. The grass parking is proposed to minimize the impervious cover and provide an environmentally friendly option for overflow parking (if needed). Gravel parking lots generate less heat compared to asphalt, maintaining a cooler environment and reducing the urban heat island effect. The use of gravel parking areas more naturally blends in with the landscape and residential feel of the abutting properties. Gravel parking provides a practical and environmentally friendly solution for accommodating large events without compromising the residential character of the area.

- **The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.**

The site is an existing development and is serviced by private sewer (septic systems) and water (well), electric, natural gas, and telecommunications. The utilities have sufficient capacity to support this development.



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### NHSCOT HEADQUARTERS

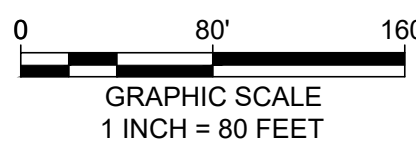
125 RIVER RD & 210 BOG RD  
CONCORD, NEW HAMPSHIRE

TAX MAP:  
MAP 322 / LOT 59

OWNER(S):  
CHILD & FAMILY SERVICES  
REALTY CORP  
PO BOX 448  
MANCHESTER, NH 03105

APPLICANT:  
25 TRIANGLE DRIVE SUITE 4  
CONCORD, NH 03301

NO.	DATE	DESCRIPTION
REVISIONS		

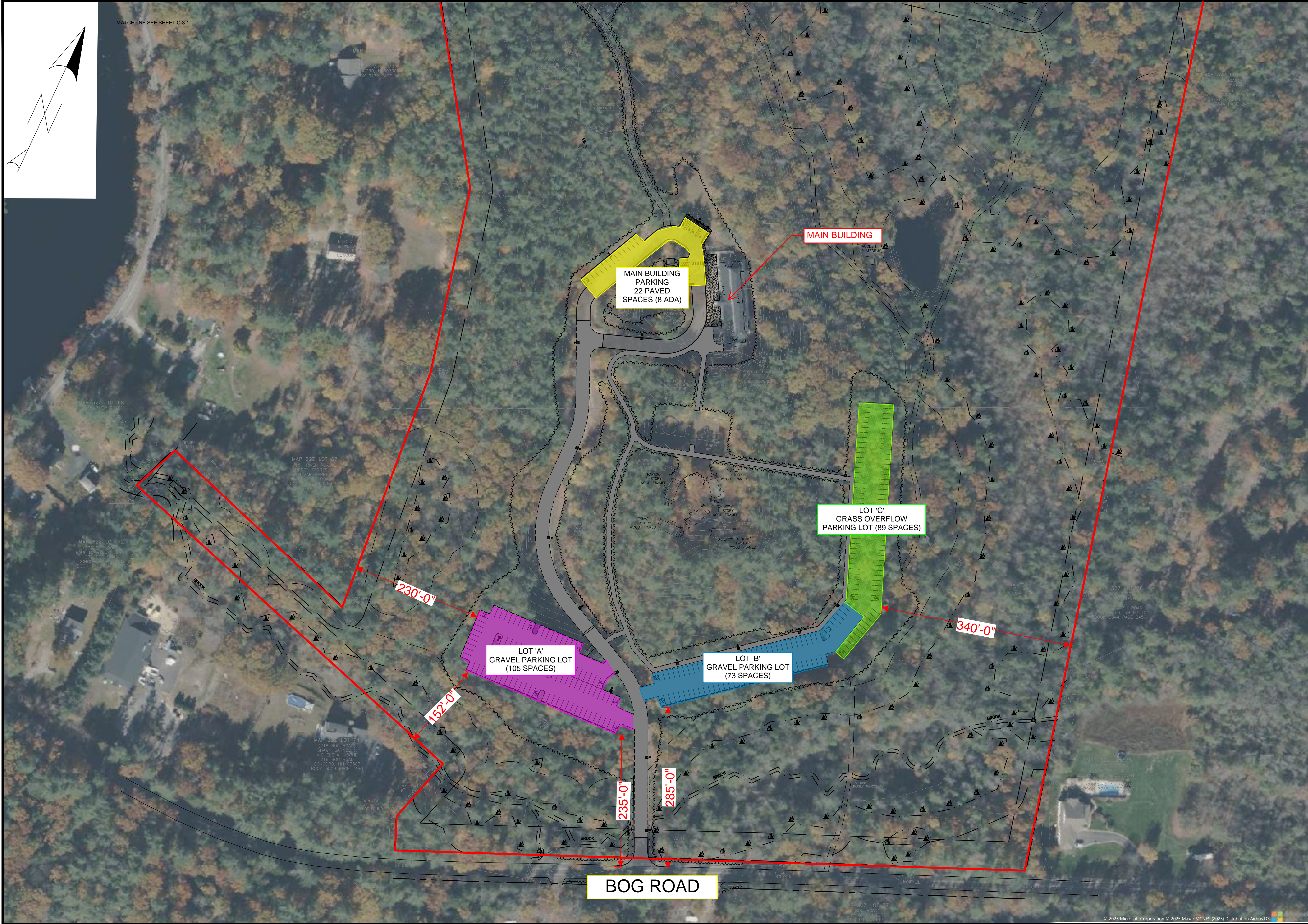


DATE:	FEBRUARY 18, 2025
NOBIS PROJECT NO.	100661.000
DRAWN BY:	KLR & MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100661.000-C-200-SITE.dwg

SHEET TITLE  
**CUP  
ALTERNATIVE  
SURFACING**

EXHIBIT  
**A**





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### NHSCOT HEADQUARTERS

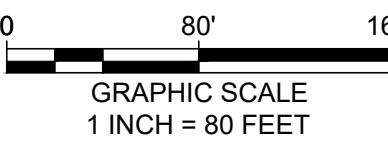
125 RIVER RD & 210 BOG RD  
CONCORD, NEW HAMPSHIRE

TAX MAP:  
MAP 322 / LOT 59

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APPLICANT:  
NHSCOT  
25 TRIANGLE DRIVE SUITE 4  
CONCORD, NH 03301

NO.	DATE	DESCRIPTION
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NOBIS PROJECT NO.	100661.000
DRAWN BY:	KLR & MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	100661.000-C-200-SITE.dwg

SHEET TITLE  
  
**CUP  
ALTERNATIVE  
SURFACING**

EXHIBIT  
**B**





**NHSCOT Cultural Center  
125 River Rd & 210 Bog Rd Concord, NH  
Tax Map 32Z Lot 59**

**Conditional Use Permit 28-4-3(d)**

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NHSCOT requests a Conditional Use Permit to allow a disturbance to the 50-ft wetland buffer. The proposed development includes the maintenance and repair of an existing culvert stream crossing and the widening of the existing driveway, which is the main access to the site. The driveway and culvert improvements will result in  $\pm 2,850$  SF of disturbance within the wetland buffer area.

**Conditional Use Additional Information**

In order to effectively develop the property, the project requires the following Conditional Use Permits:

1. CUP per Article 28-4-3(d) Conditional Use Permit Required for Disturbance to a Wetland Buffer

In support of the Conditional Use Permit Applications, we offer the following supporting information:

- **The use is specifically authorized in this ordinance as conditional use.**

Section 28-4-3(d) Disturbance to a Wetland Buffer states that the Planning Board may grant a conditional use permit allowing the disturbance of a buffer in conjunction with construction or installation of roads, utilities, and drainage improvements and other uses which require the placement of impervious surfaces, and the draining, dredging, filling, recontouring, or grading of the land within the buffer. In granting a permit, the Planning Board may attach conditions to the permit including, but not limited to, requirements for more extensive buffers, additional plantings in areas to be revegetated, and a reduction in the extent of impervious surfaces within the buffer.





- **If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;**

In addition to the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, an applicant for a permit shall provide adequate documentation in order for the Planning Board to make a finding that the proposed disturbance of the buffer meets the following conditions:

- 1. The disturbance of the buffer is necessary to the establishment of an allowable principal or accessory use on the buildable land area of the lot.
  - o The disturbance within the buffer is to improve/upgrade the existing driveway and culvert. This driveway entrance off Bog Road is the main entrance to the site that goes up to the main building, ending in a loop, and is the only entrance off Bog Road. The disturbance is necessary as this is the only entrance to the site and is an existing driveway.
- 2. The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of the disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land.
  - o The site is unique in that a wetland complex is located along the entirety of the south and eastern property lines with an unnamed brook that runs parallel to Bog Rd. There is no other location along Bog Rd that would result in less disturbance as this is an existing driveway and crossing.
- 3. The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources.
  - o The disturbance minimizes the environmental impact to the wetlands as this is an existing driveway and culvert and will have the least amount of disturbance.
- 4. Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE.
  - o This is an existing culvert crossing. This site will only need to submit a notification to the New Hampshire Department of Environmental Services



(NHDES) for a Culvert Repair-Replacement Notification (SPN). This will be submitted, and a copy will be provided to the City.

- 5. Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.
  - o This is an existing culvert crossing. This site will only need to submit a notification to the New Hampshire Department of Environmental Services (NHDES) for a Culvert Repair-Replacement Notification (SPN). All disturbances will be in compliance with NHDES.

- **The use will not materially endanger the public health or safety;**

The proposed disturbance to the wetland buffer will not materially endanger the public health or safety. The development will repair the existing culvert and will provide guardrail within the crossing for fall protection to the public.

- **The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located**

The proposed project is within the Open Space Residential District (RO). These improvements to the existing culvert crossing will benefit the neighborhood and abutting properties. This project will be consistent with the City of Concord's Master Plan.

- **The use will not have an adverse effect on highway or pedestrian safety**

Disturbance to the wetland buffer will have no adverse effect on highway or pedestrian safety.

- **The use will not have an adverse effect on the natural, environmental, and historic uses of the city**

The project will not have an adverse effect on the natural, environmental, and historic uses of the city. The proposed development will improve existing conditions, benefiting the environment.

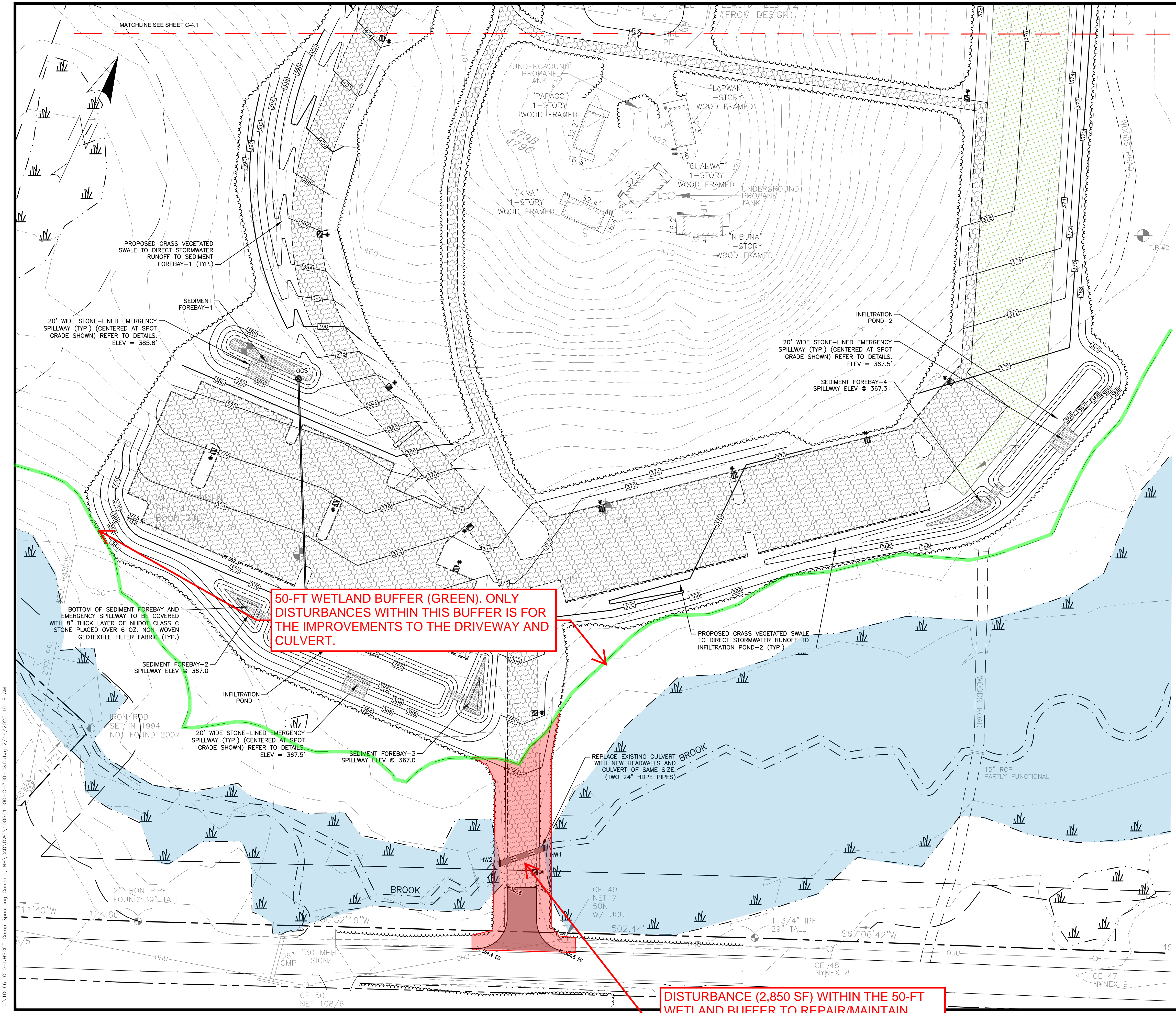
- **The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.**



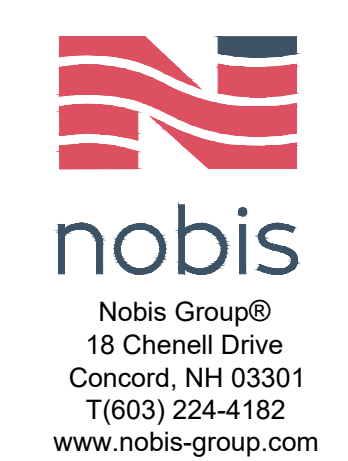


The site is an existing development and is serviced by private sewer (septic systems) and water (well), electric, natural gas, and telecommunications. The utilities have sufficient capacity to support this development.





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**NHSCOT  
HEADQUARTERS**

125 RIVER RD & 210 BOG RD  
CONCORD, NEW HAMPSHIRE

TAX MAP:  
MAP 322 / LOT 59

OWNER(S):  
CHILD & FAMILY SERVICES  
REALTY CORP  
PO BOX 448  
MANCHESTER, NH 03105

APPLICANT:  
NHSCOT  
25 TRIANGLE DRIVE SUITE 4  
CONCORD, NH 03301

NO.	DATE	DESCRIPTION
REVISIONS		
<div><div><div>0</div><div>40'</div><div>80'</div></div><div>GRAPHIC SCALE 1 INCH = 40 FEET</div></div>		
DATE:		FEBRUARY 18, 2025
NOBIS PROJECT NO.		100661.000
DRAWN BY:		KLR & MGD
CHECKED BY:		JCN
CAD DRAWING FILE:		100661.000-C-300-G&D.dwg
SHEET TITLE		

**CUP WETLAND  
BUFFER  
DISTURBANCES**

**EXHIBIT  
D**

WETLAND  
AREA (BLUE)

DISTURBANCE (2,850 SF) WITHIN THE 50-FT  
WETLAND BUFFER TO REPAIR/MAINTAIN  
EXISTING DRIVEWAY AND STREAM CULVERT  
CROSSING



## **NARRATIVE IN SUPPORT OF CONDITIONAL USE PERMIT APPLICATION OF NHSCOT**

This conditional use permit application relates to the property known as 210 Bog Road, in Concord (the “Property”). NHSCOT is currently under contract to purchase the Property. The Property is in the Open Space Residential District (RO). It contains approximately 58 acres.

From 1921-2021, the Property was operated as a seasonal youth camp known as Camp Spaulding. Leading up to closure in or about 2021, Waypoint (formerly Child and Family Services) and YMCA of Greater Nashua operated the camp jointly. The program offered day and overnight camp for 200+ kids aged 8-15, with 35 +/- camp staff.<sup>1</sup> Facing staffing challenges, aging infrastructure, and increased competition from other camps, Camp Spaulding closed its doors in or about 2021. The Property has been on the market since that time. There has been limited interest from buyers, and at least two interested developers backed away after concluding the Property would not be feasible for redevelopment.

NHSCOT is a 501(c)(3) nonprofit corporation that began in 1976, and it is dedicated to the furtherance of Scottish culture and traditions. It is perhaps best known for organizing and holding the Highland Games (at Loon Mountain in Lincoln, NH), but it also offers a variety of programming and activities related to Scottish culture. These include things like a book club, dance, kilt making, music lessons (bagpipes, fiddle, drums, harp), athletic events, high teas, Scottish holiday celebrations, genealogy, cultural seminars, and the like. Some activities take place indoors, and others outdoors. NHSCOT currently operates an office at 25 Triangle Park Drive in Concord. It conducts most of its programming and activities at that property, and it conducts others off-site at various locations.

NHSCOT seeks to purchase the Property and consolidate all of its activities (other than the Highland Games) there. NHSCOT would renovate the main camp lodge to use for its offices and most indoor activities. It would also make some improvements to the main driveway and parking areas. It does not propose any new buildings or other construction at this time. NHSCOT would offer the aforementioned activities and programming on-site with various instructors and volunteers. The vast majority of recreational activities would involve group sizes of 20 +/- people. Approximately 4-6 large events (600 +/- attendees) would be held at the Property over the course of the year to celebrate Scottish holidays and other major cultural events. Those events would be predominantly outdoors. As noted above, the Highland Games will not be held at the Property.

The regular smaller (20 +/- people) outdoor recreational events and activities would vary, but the following contains a summary of anticipated activities and locations for them (also designated on the site plan):

### **Athletic Field:**

Athletics – Caber Toss, light and heavy hammer throw, shot put, sheaf toss, weight over bar, heavy and light weight for distance. Tug-o-war  
Stone lifting

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<sup>1</sup> See <https://www.concordmonitor.com/camp-spaulding-concord-38526212>



Shinty Games/demonstrations  
Rugby games/demonstrations  
Hurling games/demonstrations  
Kilted running races

Pavilion Building:

Curling rink

Overflow Parking area:

Highland Cow visits  
Sheepdog trials  
Shinty Games/demonstrations  
Rugby games/demonstrations  
Hurling games/demonstrations  
Kilted running races

Central Island Area in front of Lodge:

Fire pit with seating  
Bandstand  
Maypole/Beltane activities  
Storytelling  
Summer Movie Nights  
Clan Picnics  
Gardening w Scottish flora (thistle, heather, Hawthorne trees)

Flat area adjacent to main lodge (previously volleyball court):

Pitch & Putt Golf Course  
Golf Chipping Course  
Harry Potter Quidditch field

Pond Area:

Update the existing Disc Golf course  
Spey Fly Fishing Casting lessons  
Curling on pond  
Skating  
Snowshoeing  
Sledding

All areas:

Walking trails  
Snowshoe trails  
Biking trails  
Sleigh ride trails  
Horse trails  
Haunted Walks

Week-long Traditional summer camps for Highland dance, Piping, Drumming, fiddle, harp  
Kilt making classes

Over the past couple of years, NHSCOT has had several meetings and discussions with City Zoning and Planning Staff to discuss its acquisition and use of the Property. The City has made a zoning determination classifying NHSCOT's use as: (1) Services – Personal and Business (consisting of the corporate office and all indoor activities); and (2) Outdoor Recreational Facility (consisting of all outdoor events and activities).

On December 4, 2024, the Zoning Board of Adjustment granted two variances for the project:

- 1) A variance from Article 28-2-4(j) – table of principal uses, to permit Services – Personal and Business in the RO District, where such use is not otherwise allowed; and
- 2) A variance from Article 28-2-4(h) to permit multiple principal uses on the same lot (Personal and Business Services, and Outdoor Recreational Facility).

Outdoor Recreational Facilities are only permitted by Conditional Use Permit in the RO Zoning District. Accordingly, NHSCOT now seeks a Conditional Use Permit to allow the same.

Section 28-9-4(b)(4) provides that the Planning Board shall approve an application for a conditional use permit if it finds, based on the information and testimony submitted with respect to the application, that the following conditions are met:

- A. The use is specifically authorized in this ordinance as a conditional use.

Section 28-2-4 (table of principal uses) of the Zoning Ordinance expressly authorizes privately owned outdoor recreational facilities by Conditional Use Permit in the RO Zoning District. See Use #C.5.

- B. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use.

The project will comply with all applicable zoning requirements. Section 28-5-13(b) of the Zoning Ordinance imposes the following minimum development requirements for outdoor recreational facilities, all of which will be met:

- (1) *Adequate provision shall be made for access for emergency equipment by means of exclusive emergency access ways, private drives of a width sufficient to allow emergency equipment to pass on-coming vehicles, or by other means as deemed acceptable by the Chief of the Concord Fire Department.*

The Property is served by an existing primary gravel driveway off Bog Road that leads to the main lodge building near the center of the Property. There is also an existing paved secondary entrance off River Road, which terminates at a two-story cabin.

The primary gravel driveway will be improved to a width of 24-feet, and the top portion, including the loop at the main lodge, will be paved. The existing path on the Bog Rd. site will be improved to an 8-foot wide gravel walkway connecting the parking lots to the main lodge building. The woods road connecting the Bog Rd. site to the River Rd. site will be upgraded to a 12-foot wide gravel drive for service vehicles. Collectively, these access improvements have been designed to ensure safe access for emergency vehicles at all times, and the Fire Department had no concerns at the development team meeting.

- (2) *If available, municipal water service shall be provided to all campgrounds, youth camps and outdoor recreational facilities. If municipal water service is not available, campgrounds, youth camps and outdoor recreational facilities shall be served by a private well for its exclusive use, and copies of approvals, as applicable, from the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD), shall be submitted as part of the conditional use permit process.*

Municipal water does not serve the Property. There are two (2) existing public water supply wells on site which historically served Camp Spaulding, and will continue to serve the proposed use, exclusively. The well permit information is shown on the plans.

- (3) *If available, municipal sanitary sewer service shall be provided to all campgrounds, youth camps and outdoor recreational facilities. If municipal sanitary sewer service is not available, sanitary sewage disposal shall be by means of subsurface waste disposal systems or other such systems as approved by the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD), and evidence of such approval shall be submitted as part of the conditional use permit process.*

Municipal sewer does not serve the Property. There are three (3) existing leach fields which historically served Camp Spaulding, and will continue to serve the proposed use. The septic system permit information is shown on the plans.

- (4) *All non-municipal utilities, both those existing on the tract and those proposed to serve a campground or youth camp shall be placed underground. All proposed non-municipal utilities to serve an outdoor recreational facility shall be placed underground, however such requirement shall not apply to existing utilities. Such utilities include but are not limited to electricity, telephone, gas, cable television, and fiber optic cable.*



No new utilities are proposed at this time. All existing utilities will continue to be used.

Additionally, Section 28-5-13(e) sets forth specific design standards for outdoor recreational facilities, all of which will be met:

- (1) *All outdoor recreational facilities shall have the primary access to and from a collector or arterial street, or if the primary access is not from a collector or arterial street the Planning Board may require submission of a traffic study to show the street is suitable for the proposed traffic generated by the outdoor recreational use.*

Primary access to the Property is off Bog Road. Bog Road is a Collector Street, per Appendix C of the Zoning Ordinance.

- (2) *Outdoor recreational facilities shall not generate noise that is unreasonably audible from any dwelling not on the property nor shall any odor, light or dust related to the recreational activity be unreasonably perceptible beyond the boundaries of the property. The Planning Board may further limit the hours of operation and noise levels.*

The vast majority of outdoor events and activities on the Property will be relatively small groups, (20+/- people), with approximately 4 group activities ongoing at the same time, 2-3 times per week. Some events could have upwards of 100 people. The band and musical activities are expected to generate the most noise, and a professional sound study was conducted by Boston Sound Works, Inc. to determine the noise levels associated therewith. A copy of the report is included with the application materials. Per that study, even a pipe band playing at a customary 100dB, will be well below the permissible noise levels under the Concord Noise Ordinance at the nearest property lines, and is hardly audible on surrounding properties.

NHSCOT's recreational activities, while focused on Scottish culture, will not have a meaningfully different impact in terms of noise, odors, light or dust than the recreational activities carried out by Camp Spaulding for roughly 100 years. To the contrary, the total number of participants is likely to be far less than the 125-250 campers at Camp Spaulding on a daily basis. None of these recreational activities are expected to generate any unreasonable noise, odor, light or dust beyond the Property boundaries.

As noted above, NHSCOT intends to hold occasional larger events on the Property, with upwards of 600 people in attendance. These events would be limited to 4-6 times per year, and would be restricted to reasonable hours, ending no later than 9:00 p.m. Currently, only two such events are planned annually (with hopes to expand to 4-6 in the future). The first is known as Hogmanay, which is a Scottish New Year's

celebration. The event would occur from approximately 2pm-8pm, and activities would include the following:

- Sleigh Rides
- Sledding
- Skating
- Firepit with music/storytelling/s'mores
- Try it classes for bagpipes, drums, Highland dance, Country dance
- Games, puzzles & food (indoors)
- Curling
- Pitch & putt/chipping courses
- Shortbread contest
- Toast to Scotland at 7pm (midnight in Scotland) and singing Auld Lang Syne

The second major event is known as Beltane (May Day/Spring). It would occur from approximately 2pm-7pm, and include the following activities:

- Music
- Dancing/singing
- Maypole Dance/ribbon weaving
- Street curling games
- Haggis Toss Games
- Craft activities like leaf/flower crowns, yellow paper flowers
- Pitch & putt/chipping courses
- Bonny knees contest
- Food (indoors)

Any additional major outdoor events would have similar activities and hours. While some of these outdoor activities will generate noise, none are expected to generate an unreasonable noise level at abutting properties. The Property is quite large, at 58 +/- acres, and is primarily wooded. Extensive natural screening and buffering exists between most of the activity sites and abutting landowners. The infrequency of these larger events, and the very limited hours, will minimize any impact on abutters.

- (3) *Outdoor recreational facilities shall not be established on lots that do not meet the minimum lot size or frontage requirements as defined under Section 28-4-1(h), Table of Dimensional Regulations.*

The Property exceeds the minimum lot size and frontage requirements imposed by the Zoning Ordinance:

	<u>Required</u>	<u>Existing</u>
Lot Size:	2 ac.	58 ac.
Frontage:	200'	1,120' (Bog Rd.) plus 404' River Rd.

- (4) *The construction of accessory buildings and structures are permitted but the building or structure must be incidental and subordinate to the outdoor recreational activity. Buildings and structures existing at the time of the adoption of this ordinance may be used in conjunction with the outdoor recreational use. Temporary structures such as tents are permissible in compliance with life safety and fire requirements.*

No new buildings are proposed at this time. The existing Camp Spaulding buildings would be used, with the only major renovations currently planned for the main lodge building. The City has classified the indoor uses as a second principal use (Personal and Business Services), and the ZBA approved that use, as well as the use of the Property for two principal uses. No other accessory buildings or structures are contemplated at this time.

C. The use will not materially endanger the public health or safety.

As noted above, the vast majority of events and activities at the Property will involve small group sizes. At this stage, NHSCOT anticipates having 3-4 such group activities ongoing at any given time, and only a few days a week. As such, the typical number of people on the Property at any given time (barring the 4-6 larger events per year) will be less than the reported 200+ campers who attended Camp Spaulding on a daily basis throughout the summer.

NHSCOT has existed as a nonprofit organization for nearly 50 years and has a very strong reputation statewide. It has held Hogmanay and Beltane (the much larger events) since 2016 at various locations throughout the State, including the Derryfield Country Club, Pembroke Pines and Tupelo Music Hall. Throughout those years, there has never been any public health or safety issue resulting from those events. Indeed, while an event with 600 +/- people may seem like a large undertaking, NHSCOT is more widely known for holding the Highland Games annually at Loon Mountain. The Highland Games draws upwards of 40,000 spectators and participants. NHSCOT has held the Highland Games since 1976, with great success, and has developed extensive experience with organizing large events and maintaining public health and safety. Indeed, Loon Mountain has submitted a letter of support for the project touting NHSCOT's "professionalism, attention to detail, and commitment to excellence in event management," resulting in "safe, well-organized events." Pembroke Pines submitted a similar letter regarding the success of the 2024 Hogmanay celebration NHSCOT held there just months ago.

NHSCOT's proven track record of hosting not only the 600 +/- person events at issue, but also the much larger Highland Games (which will not be held at the Property), demonstrates its ability to do so without endangering public health or safety.

- D. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

The Property is so large that most of the outdoor recreational activities will not be seen from abutting properties. Historically, the Property has been used for outdoor recreational activities since the 1920s, with 200+ day and overnight campers on site throughout the summer. Most of the proposed recreational uses will be less intensive than occurred at Camp Spaulding, both in terms of number of attendees and hours of operation, but will be spread over the course of the year.

NHSCOT acknowledges that the 4-6 larger annual events will create more activity on the Property than the historic summer camp use; however, those events will be both infrequent, and of short duration. The sheer size of the Property (58 acres), the natural buffering, and the generally central location of the larger gatherings on the Property will help to minimize any impact on abutters. And, although there are a couple of abutters who opposed the project at the ZBA, NHSCOT has held several neighborhood meetings, and has the support of many in the neighborhood, and beyond.

- E. The use will not have an adverse effect on highway or pedestrian safety.

For the regular activities and events to be held at the Property, there will be minimal vehicle traffic. The 4-6 larger events per year will generate more traffic, but only for a short window of time over the course of an afternoon/early evening. NHSCOT has submitted a professional traffic memorandum from Vanesse & Associates, Inc., which concludes that "the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with the implementation of the recommendations defined herein." The recommendations set forth therein are minor in nature, and will be implemented by NHSCOT. NHSCOT will provide traffic flaggers if necessary to facilitate entering and exiting the site for larger events, in coordination with the Police Department, to minimize any impact on emergency services.

- F. The use will not have an adverse effect on the natural, environmental, and historic resources of the City.

NHSCOT's proposed use of the Property will preserve the natural, environmental and historical resources of the City. The proposed use repurposes most of the existing buildings and improvements on the Property, and maintains most of the natural vegetation. No new buildings are proposed. Aside from some land clearing along the easterly side of the Property for the overflow grass parking lot, no substantial land

clearing is proposed and the existing natural vegetation will be preserved, including a 100' buffer to abutting properties.

By contrast, at least two developers previously explored a more comprehensive redevelopment of the Property after it was put on the market, and at least one sought to construct a housing development, which would have had a dramatic impact on the natural and environmental resources.

At the outset of this project, NHSCOT procured a Threatened and Endangered Wildlife and Habitat Assessment, which was completed by Pond View Wetland Consultants, LLC on November 28, 2023. That assessment concluded that although the Property contains threatened and endangered wildlife habitat, none are likely to be affected by the project.

Relatedly, NHSCOT's programming will enrich the City's cultural offerings and heritage. NHSCOT's education, programming and activities are unavailable elsewhere in the area, and draw people from across the New England region. This, in turn, helps to support other local businesses, and fosters the City's "creative economy."

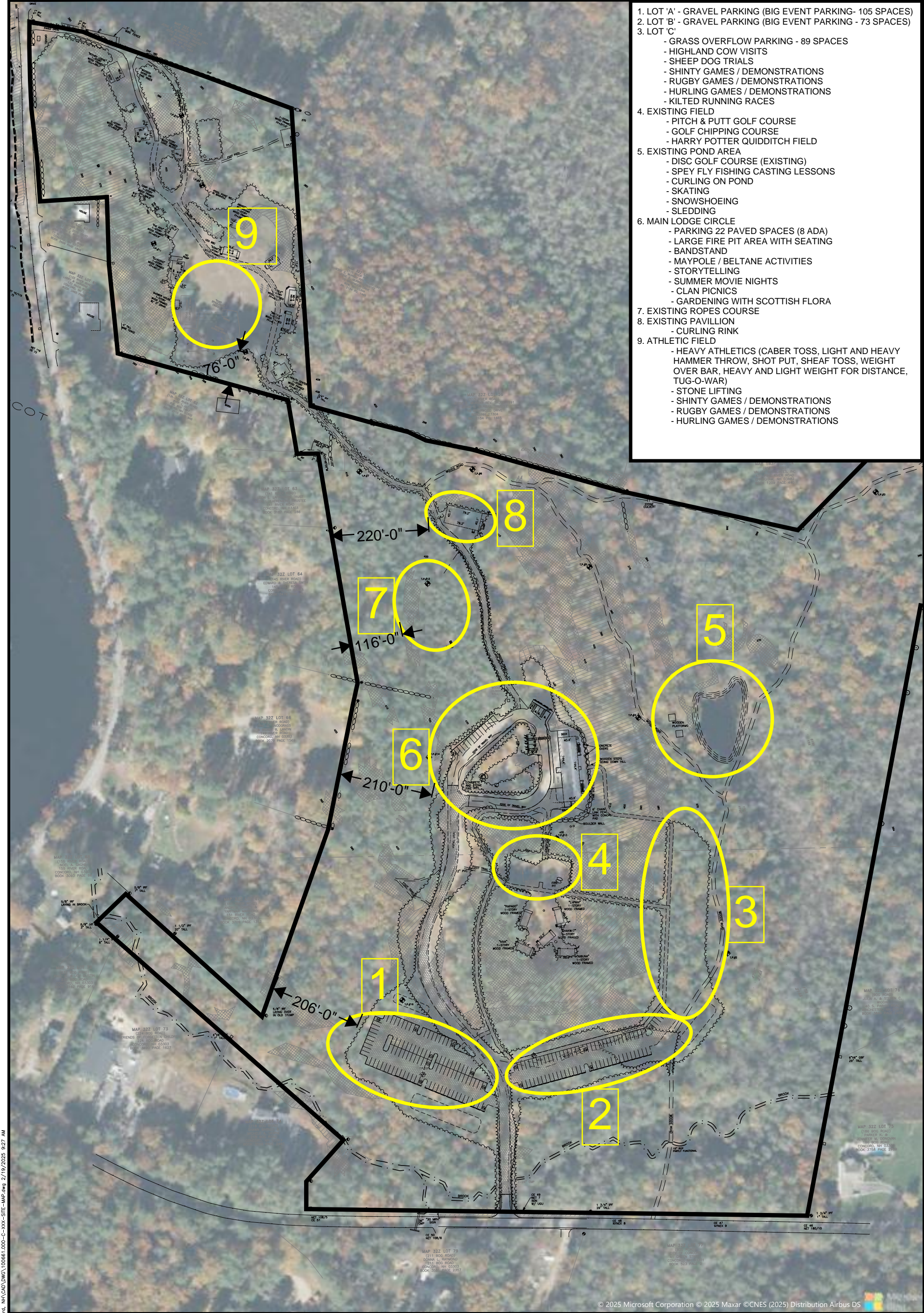
- G. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

No new public utilities or community facilities or services are anticipated to be necessary in connection with the proposed use. As noted above, the Property is served by private well and septic. Electrical service to the existing buildings that will be used is adequate. NHSCOT does not anticipate any need for excessive public expenditures.

### Conclusion

NHSCOT's proposed use of the Property is a reasonable use that will preserve the open space and historic character of the Property, promote the City's cultural resources, and provide a reputable charitable organization with a new home. NHSCOT is committed to using the Property in a responsible manner that is respectful to its neighbors. The outdoor recreational use would be permitted by right if it were publicly owned. But whether it is publicly owned or owned by a charitable organization does not change the fundamental nature, or impacts of the use. We strongly believe that the proposed use will benefit the City, as well as NHSCOT, and will be more appropriate for the neighborhood than a large-scale residential development or other potential uses.





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GRAPHIC SCALE

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EXHIBIT E

CUP RECREATIONAL USE

ACTIVITIES MAP

NHSCOT

210 BOG ROAD

CONCORD, NH

DRAWN BY:MGD

CHECKED BY:JCN

PROJECT NO.100661.000

DATE:FEBRUARY 2025





## Boston Soundworks Inc.

47 Allan Ave.

Sudbury, Mass. 01776

617-549-9973-paul@bostonsoundworks.com

	<p>Camp Spaulding Sound Test</p> <p>210 Bog Road, Concord, NH</p> <p>February 4, 2025</p> <p>Conditions: 28 degrees, breezy to windy conditions as the day went on, 6" of snow on the ground No leaves on the trees. The woods are a mix of deciduous and conifer trees.</p> <p>Present: Gerry Dwyer, Sound Engineer, Boston Soundworks Terri Wiltse, Executive Director NHSCOT Scott Langille, NHSCOT Board of Governors Chris Andrews, Bagpiper</p> <p>Set-up for testing: 4 speakers outside the main entrance to the Lodge (location 1 on the attached map). Speakers were angled to give optimal disbursement of sound. The first test was with recorded pipe band music played at 100 dB. This is the usual dB output for a pipe band.</p> <p>Description of measuring: Members of the team walked to the choke point on the property where neighboring structures are clearly visible, which is the furthest point to be measured (location #2 on the attached map). Sound Engineer began taking digital readouts. Sound output was evenly recorded. Occasionally additional sound from birds or the wind increased the dB being measured.</p> <p>The team moved off the main path into the woods to be closer to the neighboring properties (locations 3-5 on the attached map). Several readings were taken on the way back to the main lodge (locations 6-10 on the attached map). The bagpiper arrived at the main lodge. A reading was taken of his playing (location 11 on the attached map). Because his play was a lower dB level than the pipe band recording, it was decided not necessary to retest along our original route.</p>	
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The locations of the meter readings are shown on the map attached hereto, and the numeric references on the map correspond to the graphical attachments with individual meter readings at such locations. As can be seen, several measurements were taken along the nearest property line, and at all such locations, the noise level was within acceptable range. At reading locations 3, 4 and 5, the average noise readings were 38.1 dB, 49.2 dB and 46.4 dB, respectively. For reference, normal conversation is 60 dB. The flatness of the meter readings at those locations indicates that the notes of the music were not even perceptible. Working back towards the main lodge, the individual music notes did not become perceptible until location 8, evidenced by the fluctuating meter readings. And there, well within the property boundary, the average readings were only 62.7 dB.

Conclusions based on meter readings:

The noise levels generated from a typical pipe band playing near the main lodge building will not generate excessive noise at abutting property lines. To the extent the band music is audible at all at such property lines, it will be very faint, and below normal conversational levels. Further, actual noise levels from a band will likely be lower during summer months when the air is warmer and there are leaves on the trees. The cold temperature can cause sound to be louder because sound waves refract towards the ground and travel farther.

The location of the lodge surrounded by trees would allow music to be played outside without violating city sound ordinances and disturbing the neighbors.

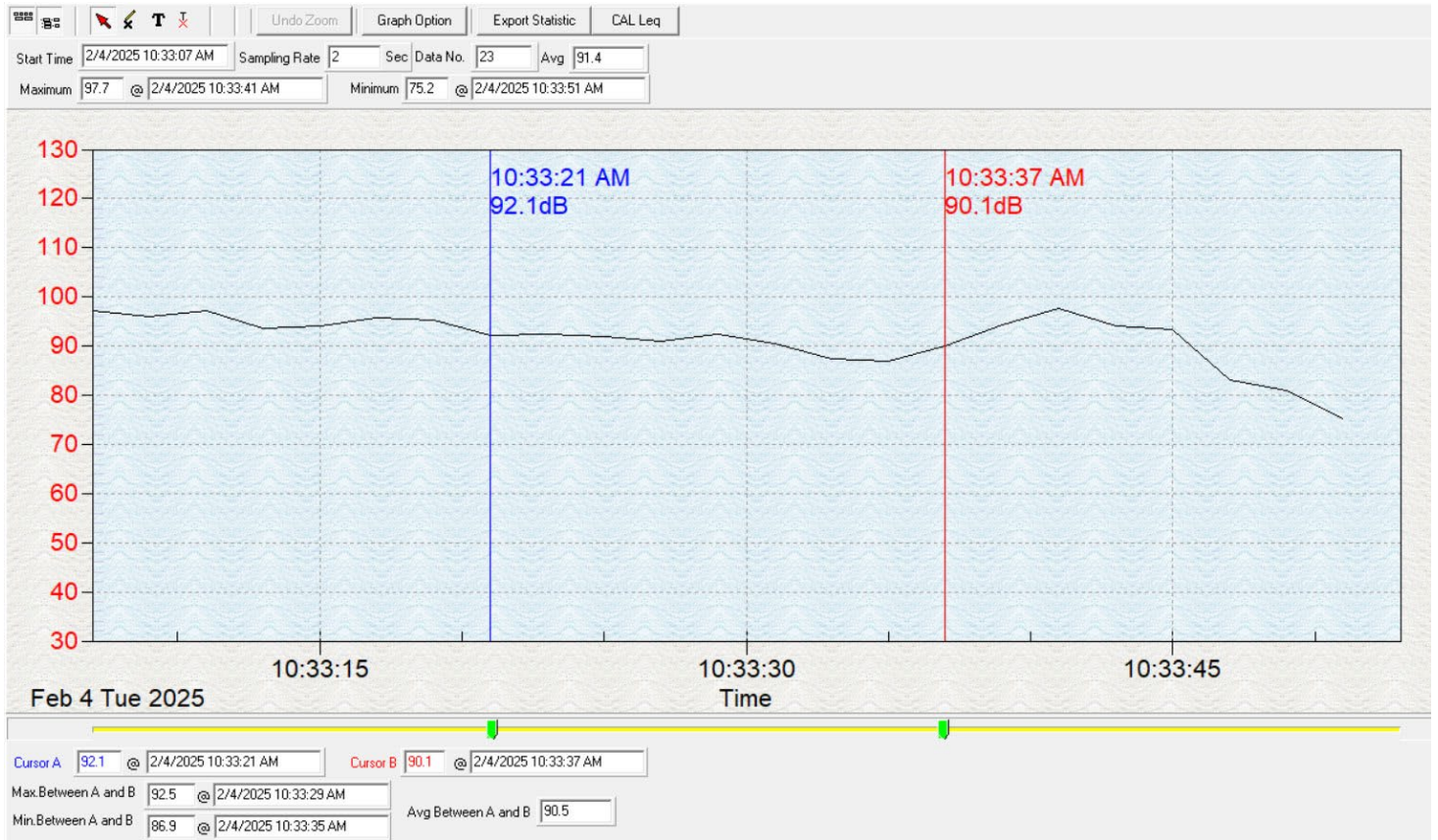






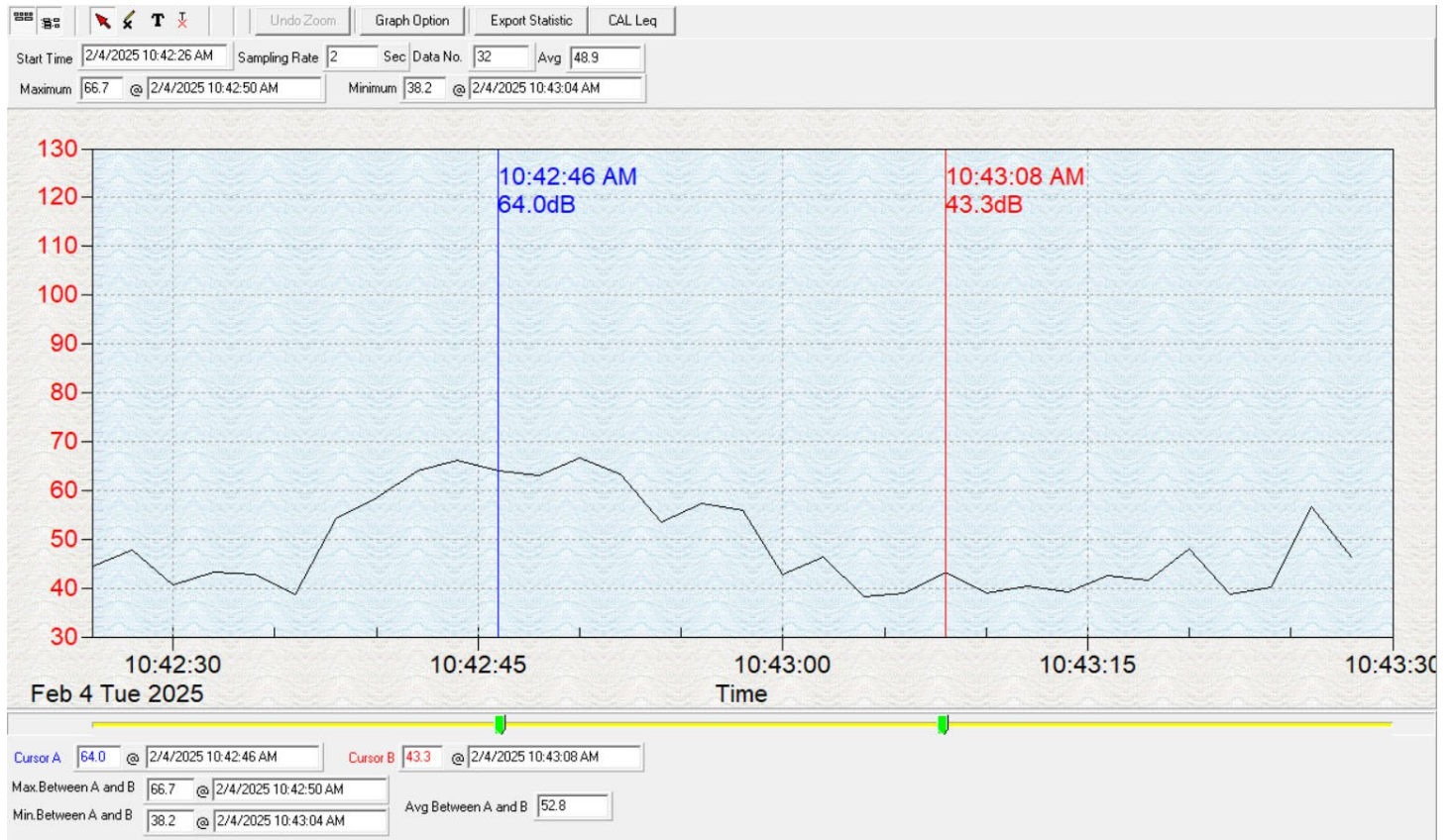


## Attachment #1 Band Up Close and Walking Away



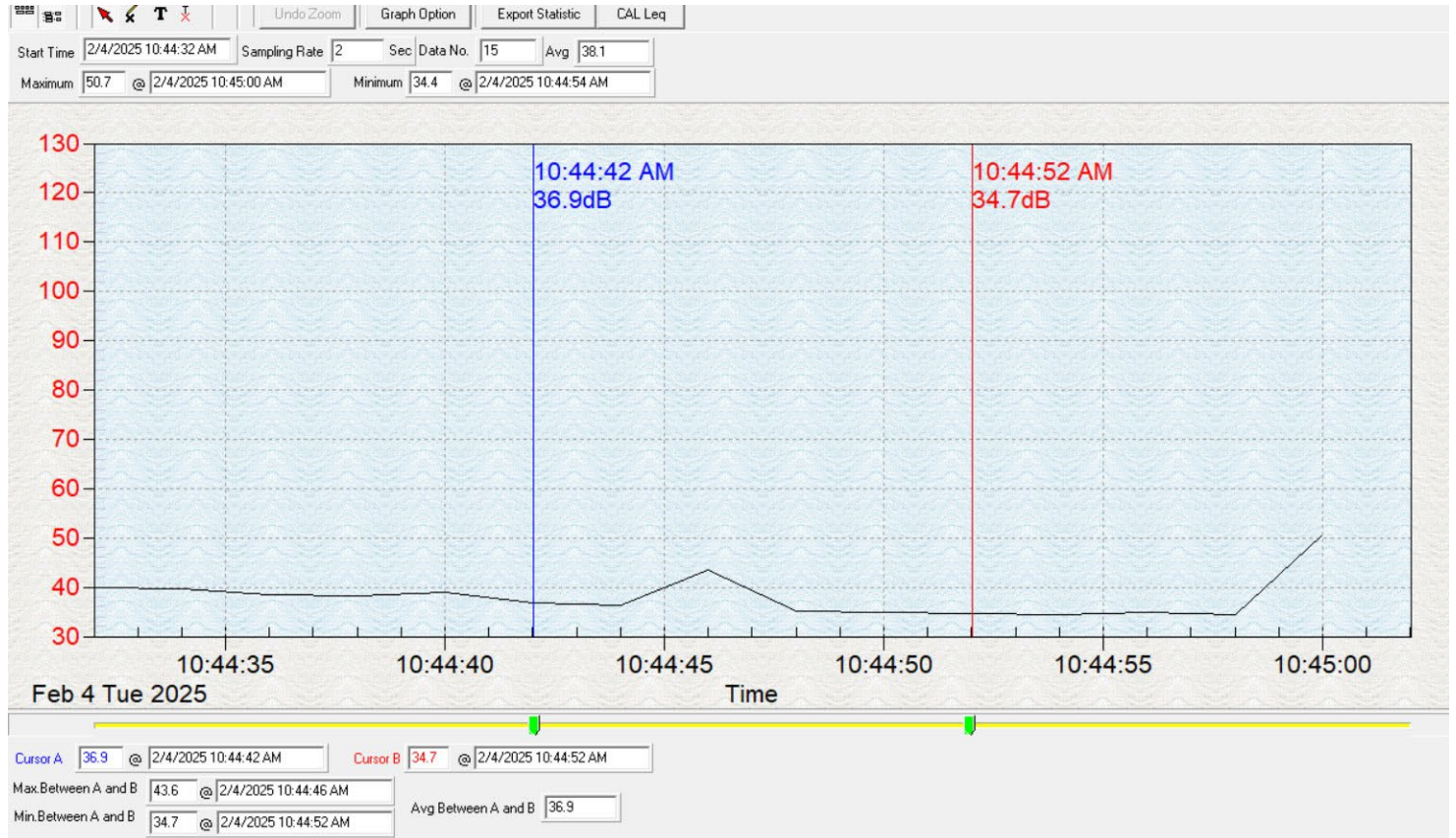


## Attachment #2 – Band Remote a





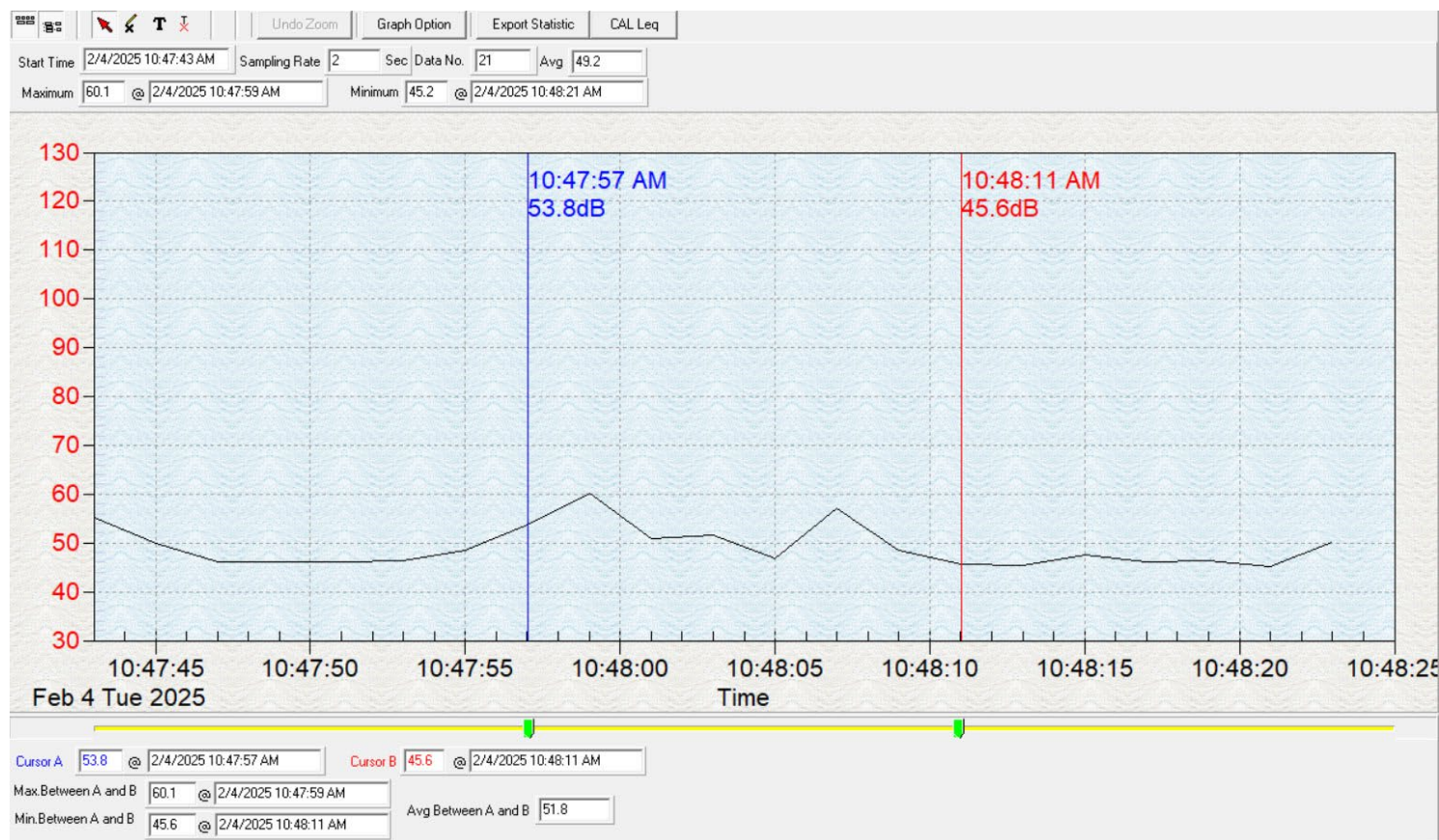
### Attachment #3 Band Remote b







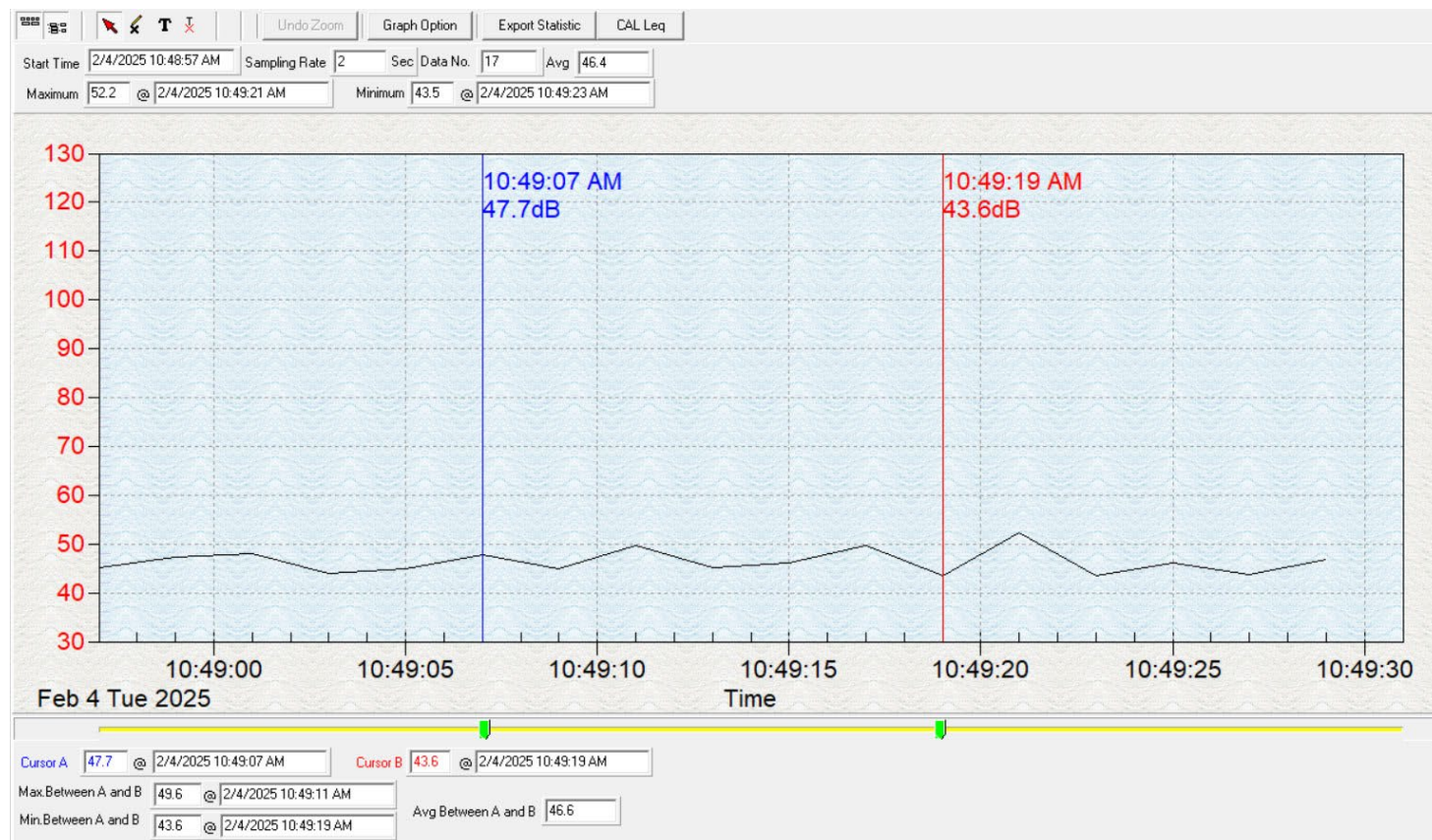
## Attachment #4 Band Remote c





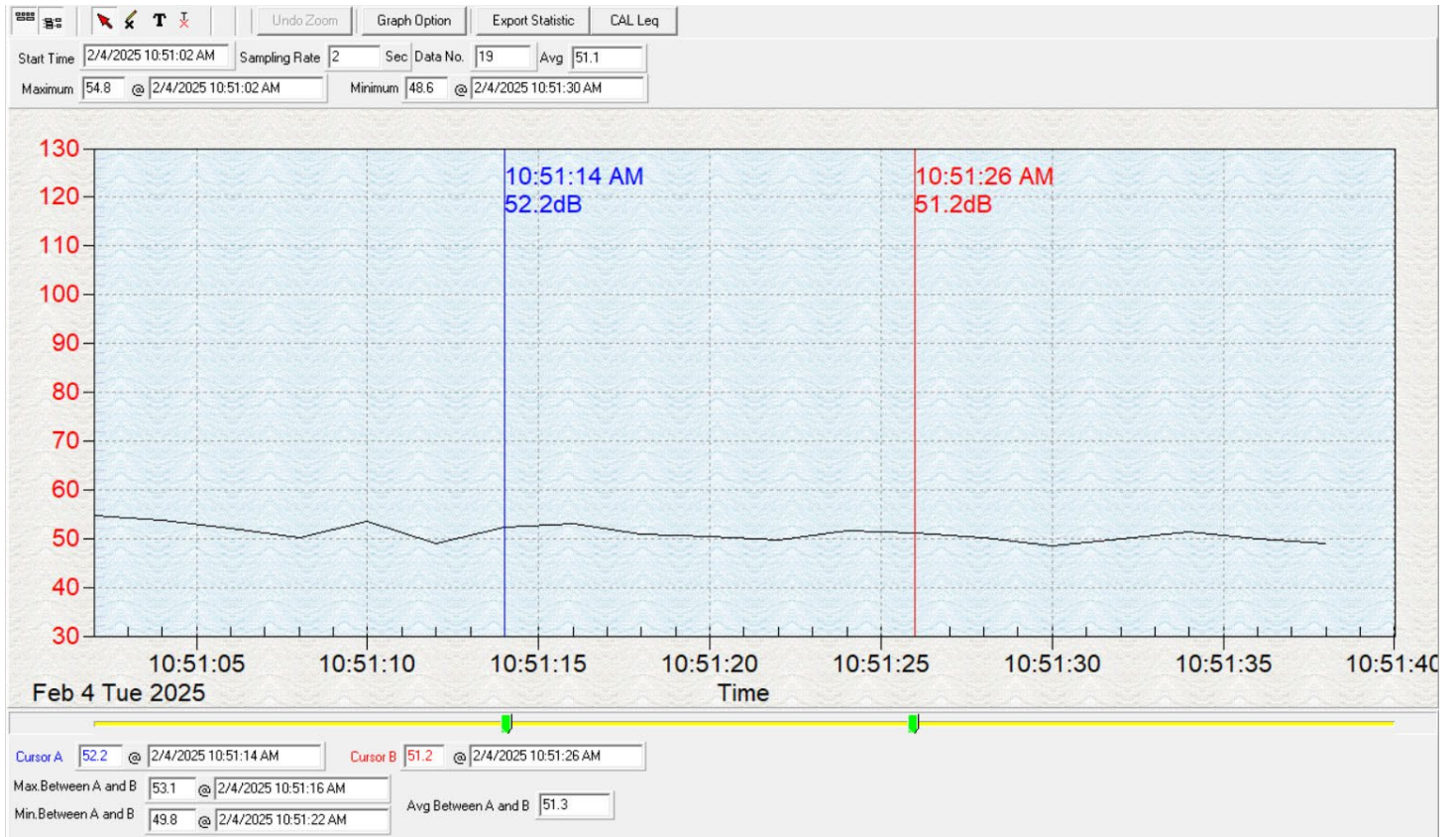


## Attachment #5 Band Remote d



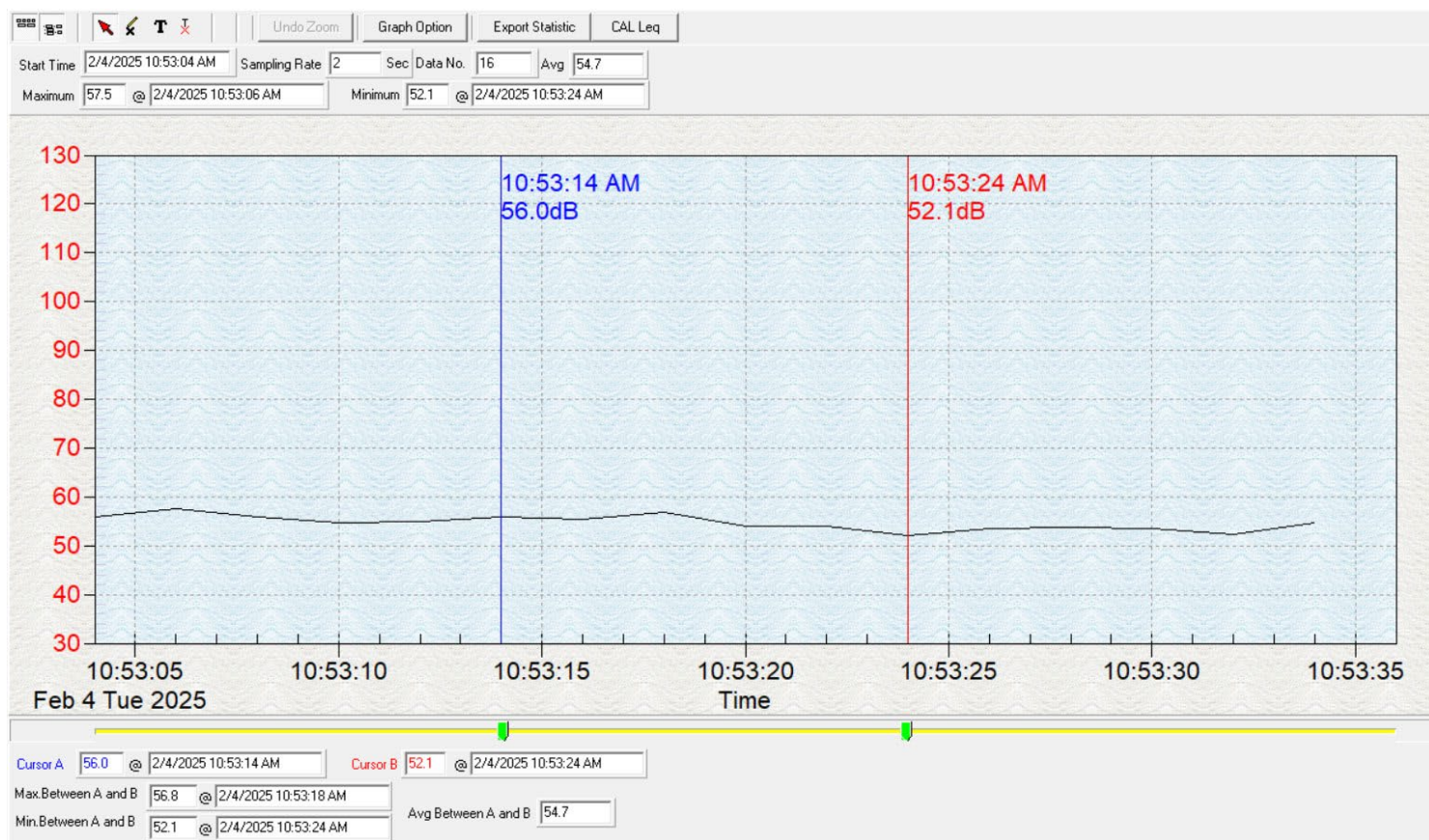


## Attachment #6 Band Remote e





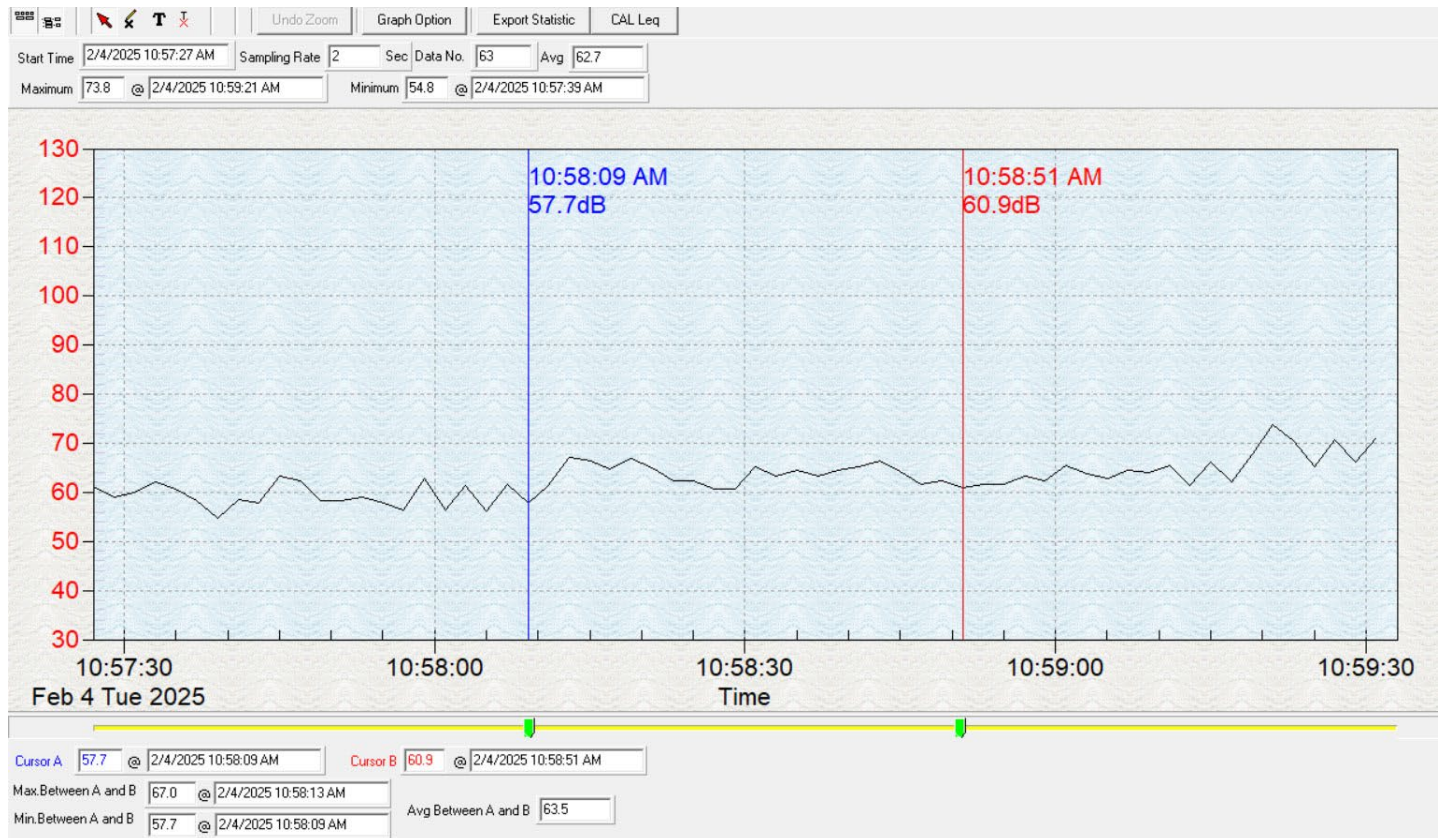
## Attachment # 7 Band Remote f





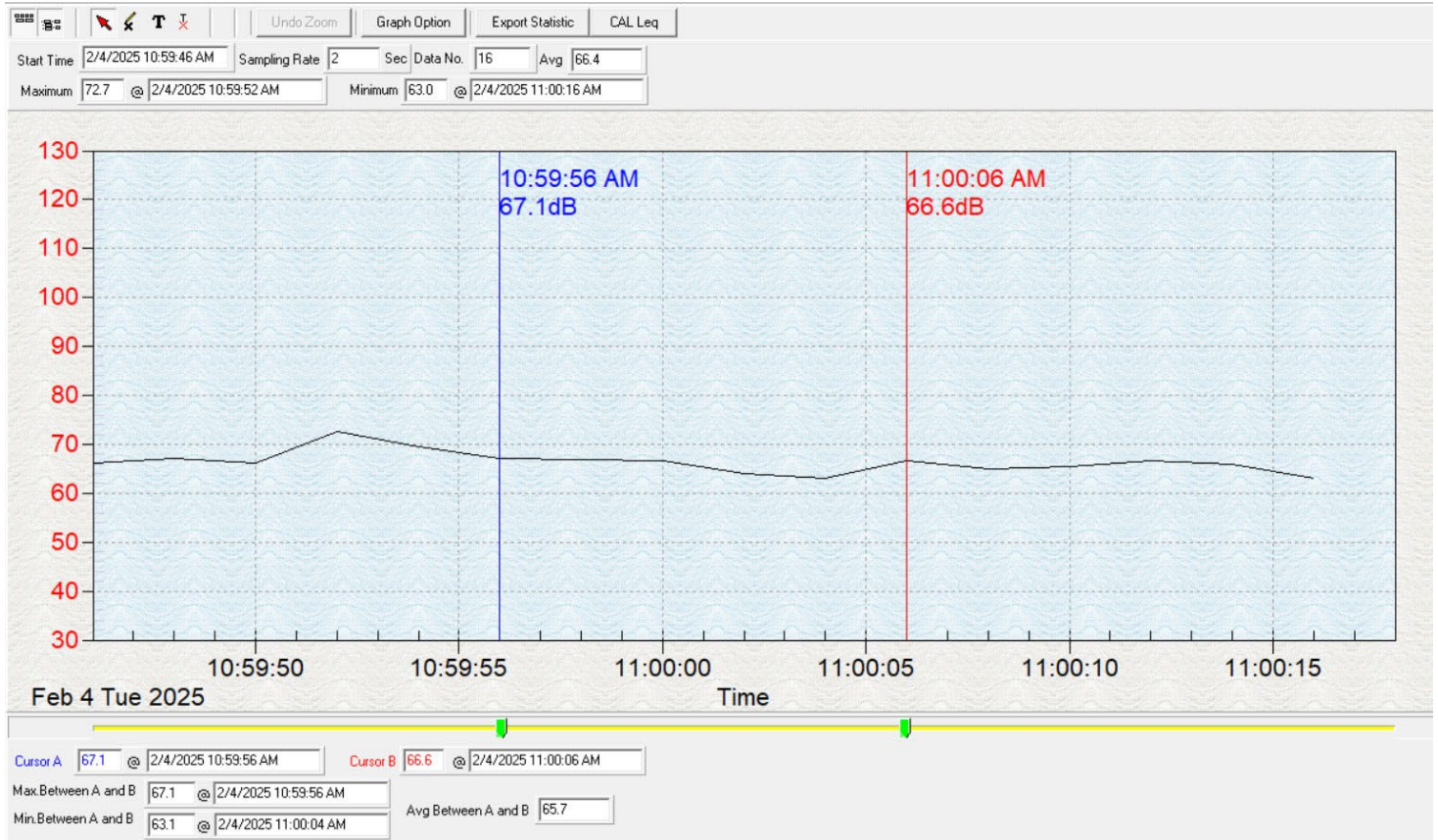


## Attachment #8 Band Remote g



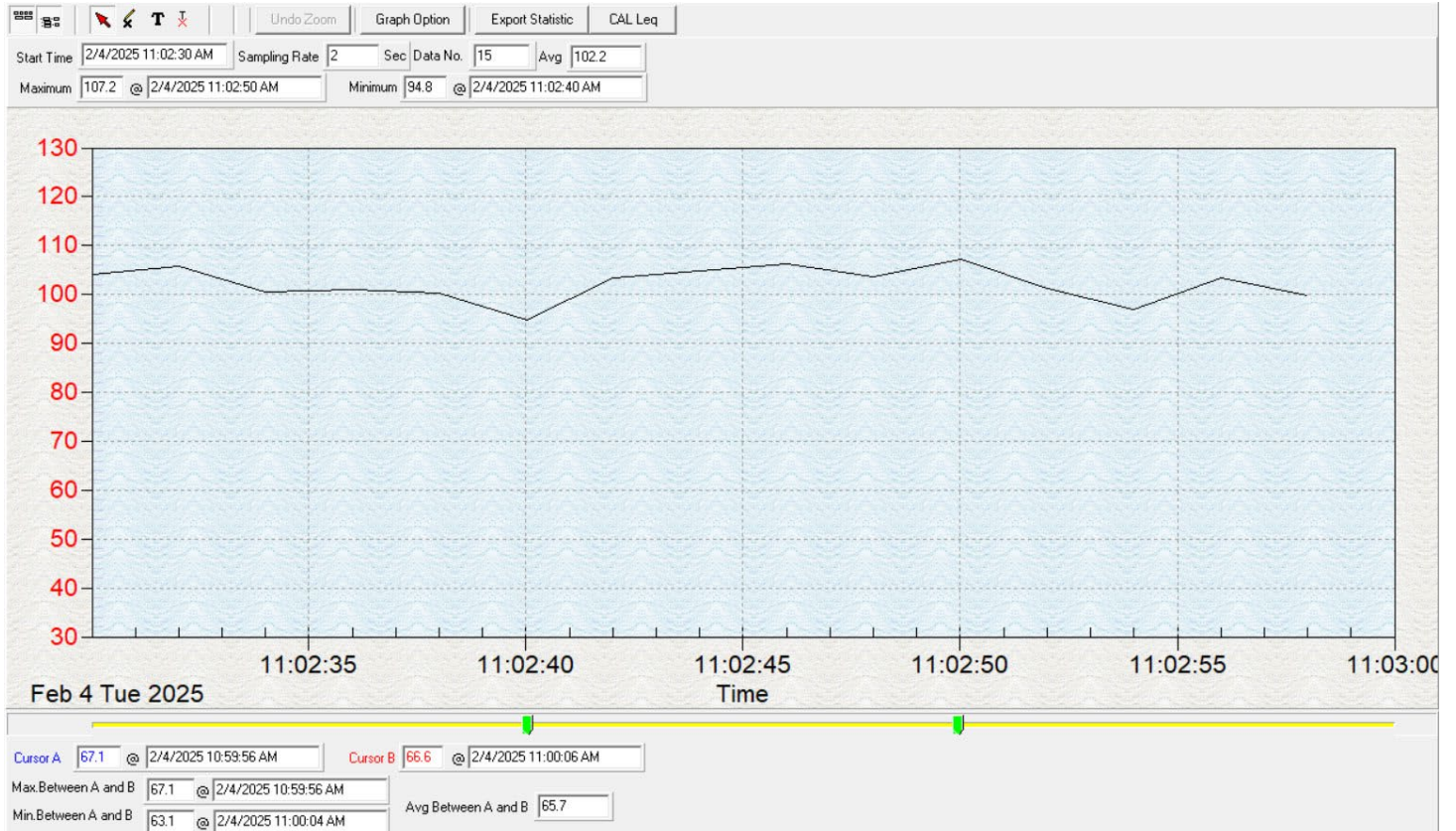


## Attachment #9 Band Remote h





## Attachment #10 Band Close Up Second Test





## Attachment #11 Solo Piper Close Up

