



June 9, 2025
File No. 100661.000

City of Concord – Planning Board
41 Green Street
Concord, NH 03301
(603) 522-6205

Re: St. Paul's School – Admission Center (2023-98) – Additional Waiver Request(s)
16 Dunbarton Rd. (325 Pleasant St.)
Map 723Z Lot 13-1

On behalf of St. Paul's School, Nobis Group is submitting this waiver request in addition to an amendment to the approved Site Plan Permit (2023-98), originally granted by the City of Concord Planning Board on May 17, 2023. We are requesting additional waivers from the following sections of the City of Concord Site Plan Regulations:

1. **Section 21.01 Sidewalks - General Requirements:** Both on-site, and off-site, sidewalks and other pedestrian facilities shall be provided in locations which are functional and efficient and which enhance pedestrian safety. Proposed site plans shall provide for the continuation of sidewalks between adjacent properties for the convenient and safe movement of pedestrian traffic. Public sidewalks shall be provided where shown on the Sidewalk Plan contained within the adopted City of Concord Master Plan or CIP.
 - a. A waiver is requested to not provide an on-site sidewalk along the driveway off Dunbarton road to the admissions center. Where such sidewalk would provide a connection to the existing sidewalk along Dunbarton Road, which ultimately connects to the public sidewalk along Pleasant Street.
2. **Section 21.03 - Connection to Public Sidewalks:** For non-residential and multifamily developments, sidewalk connections shall be made from a public street or sidewalk to building(s) on the site. The Board may allow the connection to be made from the public sidewalk to the parking lots serving the property provided that the pedestrian connection is not through a parking space. Access shall be both safe and convenient for pedestrians.
 - a. A waiver is requested to not provide a sidewalk connection to the existing sidewalk along Dunbarton Road, which ultimately connects to the public sidewalk along Pleasant Street.
3. **Section 21.04 Accessibility:** Sidewalks shall be constructed, where ever possible, to be handicapped accessible including curb ramps along streets at driveways and at other locations on-site where traffic is expected. Curb ramps shall be provided on site in order to comply with the Architectural Barrier Free Design Code for the State of New Hampshire, and the ADA Standards for Accessible Design as most recently adopted.
 - a. A waiver is requested to not provide an accessible curb ramp at the east end of the existing crosswalk in Dunbarton Road.

5 Criteria for Waiver Request:

1) *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*

St. Paul's School is a private boarding school that is a large campus with a network of interconnecting sidewalks throughout the campus that student and faculty use daily. The proposed project (admission center building) has multiple access points to the building. There is direct access from the parking lot (where ADA spaces are located) to the main entrance. There is a second access from Jerome Ridge to the main entrance, and there is a third access from Jerome Ridge to the back patio entrance. There is also an existing crosswalk along Dunbarton Road to the driveway which is currently utilized for the access from the red barn parking lot to the alumni parking lot. This site is a private campus and vehicular traffic is controlled by campus safety. Students are not permitted to have vehicles and many of the staff live on campus and walk or bike throughout the campus. The nearest public sidewalk is approximately 375-ft from the driveway off Dunbarton Road and is located on Pleasant Street. Granting the above waivers will not be detrimental to the public safety as there are multiple safe access points for pedestrian traffic to access the proposed admission building.

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;*

The Site is unique in that it is a privately owned boarding school campus. This project is a small portion of the larger overall site. The sidewalk along Dunbarton Rd is a private sidewalk and the nearest public sidewalk is approximately 375-ft. located on Pleasant Street. St. Paul's School has a network of interconnecting sidewalks, which provide safe and accessible access, connecting all programs together.

3) *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;*

Again, the Site is unique in that this is a privately owned boarding school campus. This project is a small portion of the larger overall site. The sidewalk along Dunbarton Rd is a private sidewalk and the nearest public sidewalk is approximately 375-ft. located on Pleasant Street. St. Paul's School has a network of interconnecting sidewalks, which provide safe and accessible access, connecting all programs together.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations;*

Granting the waivers will still allow the Board and the public to conduct a full review of the project, meeting the spirit and intent of the regulations.

5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Zoning Map.*

The waivers do not vary from the Zoning Ordinance, Master Plan or Zoning Map.



If you have questions or require additional information, please contact us at (603) 290-5328 or mdunson@nobis-group.com.

Sincerely,

NOBIS GROUP®

Morgan Dunson
Project Engineer



May 23, 2025
File No. 100661.000

City of Concord – Planning Board
41 Green Street
Concord, NH 03301
(603) 522-6205

Re: St. Paul's School – Admission Center (2023-98) – Waiver Request
16 Dunbarton Rd. (325 Pleasant St.)
Map 723Z Lot 13-1

On behalf of St. Paul's School, Nobis Group is submitting this waiver request in addition to an amendment to the approved Site Plan Permit (2023-98), originally granted by the City of Concord Planning Board on May 17, 2023. We are requesting a waiver from the following section of the City of Concord Site Plan Regulations:

1. **Section 16.02(22) Construction Details:** Construction details shall be provided for all utilities, driveways and parking areas, pavement markings, sidewalks and patios, drainage facilities and structures, informational, regulatory and directional signage, outdoor recreation facilities, common mailboxes, street furniture, solid waste receptacles, buffer walls and fences, retaining walls, landscaping, and site lighting. Unless specifically waived by the Planning Board, construction details shall be provided which conform to the City of Concord Construction Standards and Details.

We are requesting waivers from SD-3 (Storm Drain Manhole) and M-9 (Multiple Dumpster Pad) details from the City of Concord's Details.

SD-3 (Storm Drain Manhole)

- As specified and shown on the CSK-8 plans (dated 4/11/2025) submitted for PL-ADM-2025-0078, we are proposing that the structure covers for CB-2 and CB-3 be revised with drainage manhole covers. These structures are within landscaped mulch beds where minimal to no stormwater runoff is collected. Therefore, we are requesting a waiver to not install a concrete invert as shown on detail SD-3 and to leave the installed catch basins as-is with a drain manhole cover, to eliminate the risk of the mulch beds draining into the CBs.

M-9 (Multiple Dumpster Pad)

- The site plan was approved by the City of Concord Planning board on May 17th, 2025. No initial waivers were requested or required for the proposed trash bin pad. On April 11, 2025, a clarification revision was made and provided to the City as an administrative application (PL-ADM-2025-0078). This revision was to clarify that the material of the pad (incorrectly called out on Civil Plan C-3) should be bituminous asphalt pavement as specified on the Landscape plan (Sheet L5-4). The City, during the review of PL-ADM-2025-0078 stated that a waiver is required for the surface material of the dumpster pad. This proposed pad (which has already been constructed) is not a typical Dumpster Pad.



It is for two – 3'x7' bins that the school utilizes throughout the entire campus. The trash is picked up and collected by the school. Dumpster trucks are not utilized for this trash enclosure. Therefore, we are asking for a waiver to not use the Multiple Dumpster Pad detail M-9 and to have the dumpster constructed as originally approved per detail on Sheet L5-4 with bituminous asphalt pavement surface treatment.

5 Criteria for Waiver Request:

1) *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*

Granting the above waiver will not be detrimental to the public safety as the waiver request is to omit information on the plans that do not enhance the plans and project. These revisions to the construction details will have no negative effect on the public safety, health and welfare of the public.

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;*

The Site is unique in that this is a privately owned boarding school campus. This project is a small portion of the larger overall site. St. Paul's School has their own team of facility staff that are in charge of maintenance of the site.

3) *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;*

Again, the Site is unique in that this is a privately owned boarding school campus. This project is a small portion of the larger overall site. St. Paul's School has their own team of facility staff that are in charge of maintenance of the site.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations;*

Granting the waivers will still allow the Board and the public to conduct a full review of the project, meeting the spirit and intent of the regulations.

5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Zoning Map.*

The waivers do not vary from the Zoning Ordinance, Master Plan or Zoning Map.



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Sincerely,

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