



CITY OF CONCORD
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Community Development Department
Planning Division

Staff Report for Planning Board

March 18, 2026

Project Summary – Amendment to Major Site Plan

Project: NHSCOT (2025-015)
Property Owner: Child & Family Services Realty Corp
Applicant: Nobis Group and NHSCOT
Property Address: 210 Bog Rd
Tax Map Lot: 32Z 59

Project Description:

The applicant requests an amendment to a previously approved major site plan application (converting the former Camp Spaulding into the headquarters of NHSCOT and outdoor recreation use) for certain waivers and to modify the conditions of approval at Tax Map 32Z Lot 59, addressed as 210 Bog Road in the Open Space Residential (RO) District. Specifically, to amend the required buffer between the subject property and Tax Map 32Z Lot 62 addressed as 135-137 River Road and Tax Map 32Z Lot 63 addressed as 141 River Road with the request of a waiver from Section 18.11 Perimeter Buffers of the Site Plan Regulations and the April 16, 2025 precedent condition (a)(1)(L) required by the Planning Board.

Compliance:

The following analysis of compliance with the Zoning Ordinance and Subdivision Regulations is based on an amended 10-sheet landscaping excerpt of the approved site plans dated June 18, 2024 with revisions through February 11, 2026; and, a 4-page narrative and waiver request document dated February 13, 2026.

1. Project Details and Zoning Ordinance Compliance

1.1 Staff determined the application as submitted conforms with the zoning ordinance.

2. General Comments:

2.1 Project Timeline:

- a. On March 19, 2025 the Planning Board determined the major site plan and conditional use permit applications to be complete for the proposed NHSCOT headquarters and outdoor recreational facility at 210 Bog Road. As part of the completeness determination, the Board also determined that the project is not a development of regional impact, per RSA 36:55. The Public hearing was set for the date certain of April 16, 2025.
- b. On April 16, 2025, the Planning Board adopted the findings of fact, voted to grant architectural design review approval, granted certain waivers from the Site Plan Regulations, conditionally approved the conditional use permit application to allow the use C5 Privately owned outdoor recreational facilities, approved a conditional use permit for certain disturbances to Wetland Buffers, conditionally approved a conditional use permit for alternative surfacing, conditionally approved a conditional use permit for construction of

fewer parking spaces, and conditionally approved the major site plan application for the conversion of the site at 210 Bog Road to NHSCOT headquarters.

- c. On September 30, 2025, final approval was received from the Chair and the Clerk of the Planning Board for the conversion of the site at 210 Bog Road to NHSCOT headquarters
- 2.2 Section 36.17 *Minor and Major Amendments* outlines the differences between a minor and major amendment to a previously-approved Site Plan Application. Any change which would require a waiver from the Site Plan Regulations, or to modify a condition of approval is a major amendment and requires Planning Board approval.
- 2.3 Staff notes that the plan submitted to the Board for review as part of their April 16, 2025 conditional approval noted that the existing 1-story health center building was to remain on the site. Throughout the conditional approval process, and prior to the final approval granted on September 30, 2025, the egress road was shifted and the existing 1-story health center building had been modified to be removed.

Staff calls attention to this detail, and the callout included as part of this amendment application on Sheet LA101 *Landscape Site Plan* where the applicant is seeking to call attention to this change and memorialize with approval of the amendment application the revised path of the roadway and removal of the existing 1-story health center building. The building is greater than 50 years old and subject to the City's Demolition Review process.

The Heritage Commission and the applicant have engaged in a discussion regarding possible alternatives to demolition of the structure, including relocation. Should the applicant proceed with relocation of the building elsewhere on the site instead of demolition, staff recommends that the new location be indicated on the final plans prior to endorsement by the Chair and Planning Board Clerk.

3. Compliance with Site Plan Regulations:

- 3.1 Staff has no compliance comments related to this amendment application.

4. Variances:

- 4.1 No variances are requested or found to have been required as part of the proposed amendment.

5. Waivers:

- 5.1 The applicant requests waivers from the following sections of the Site Plan Regulations:
 - a. Section 18.11 *Perimeter Buffers*, to not require perimeter buffers as set forth in Section 28-4-2 of the Zoning Ordinance

The applicant provided an analysis of the five waiver criteria listed in Section 36.08 of the Site Plan Regulations and criteria in RSA 674:44(III)(e). Staff reviewed the criteria and found the criteria to be satisfactorily addressed and supports granting, or conditionally granting these waivers for items with the understanding that the applicant has been coordinating and has the support of the directly impacted abutters.

6. Conditional Use Permits:

- 6.1 No conditional use permits are requested or found to have been required as part of the proposed amendment.

7. Architectural Design Review:

- 7.1 No architectural design review is required as part of this the proposed amendment.

8. **Conservation Commission:**

8.1 No appearances before the Conservation Commission are necessary for this application.

9. **Recommendations:**

9.1 Staff recommends that the Planning Board **discuss and adopt the findings of fact**, which include: information provided in staff reports; the applicant's submission materials; testimony provided during the public hearing; and/or, other documents or materials provided in the public hearing.

Based on the adopted findings of fact, staff recommends that the Planning Board make the motion outlined below:

9.2 **Grant the waiver requests below** from the listed sections of the Site Plan Regulations, based on evidence provided showing that the criteria of RSA 674:44(III)(e) and Section 36.08 of the Site Plan Regulations are met:

a. Section 18.11 *Perimeter Buffers*, to not require perimeter buffers as set forth in Section 28-4-2 of the Zoning Ordinance with the condition the landscaping will be installed as shown on the 10-sheet landscaping sheets dated Jun 18, 2024 with revisions through February 11, 2026 and maintained as required by the Site Plan Regulations.

9.3 **Grant approval for the major site plan amendment** to modify the conditions of the April 16, 2025 conditional major site plan approval for the conversion of the site at 210 Bog Road to NHSCOT headquarters by removing precedent condition (a)(1)(L) and instead be subject to the waiver granted from Section 18.11 *Perimeter Buffers* of the Site Plan Regulations, 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. Within the complete plan set, the cover sheet and site plan notes shall be revised to list all approvals, variances, waivers, and conditional use permits with the section numbers and description, and date of approval. Unless otherwise noted, the plan shall comply with the regulatory requirements in any instances where waivers have been denied by the Planning Board. Specifically, the plans shall be revised to include the new waiver received and the amendment shall be noted as part of the received approvals.
2. Should the applicant proceed with relocation of the health center building elsewhere on the site in lieu of the currently proposed demolition, the new location of the building shall be indicated on the final plans prior to endorsement by the Chair and Planning Board Clerk.
3. Upon notification from the Planning Division that the plan set and amendment complies with Planning Board conditions, the Zoning Ordinance, Site Plan Regulations, and Concord Construction Standards and Details, the applicant shall deliver to the Planning Division two new full-size plan sets, which include the amended landscaping sheets for endorsement by the Planning Board Chair and Clerk. **Both the cover sheet and the site plan sheet shall contain the signature block.** The plan sets shall contain the signature and seal of the appropriate licensed professionals as outlined in the Site Plan Regulations, unless applicable waivers have been received.

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

1. The application is subject to all previous remaining conditions of approval from the April 25, 2025 Planning Board decision.