



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

**REPORT TO CITY COUNCIL**

**TO:** Mayor and City Council

**FROM:** AnneMarie Skinner, AICP, City Planner

**DATE:** June 16, 2025 (updated July 10, 2025)

**RE:** Amendment to the Sunfox Farm Agricultural Lease

**Recommendation**

Accept this report and authorize the City Manager to amend the agricultural lease for Sunfox Farm LLC to allow limited public and vendor parking during the annual sunflower festival as recommended by the Conservation Commission.

**Discussion**

The Conservation Commission recently reviewed a referral from City Council regarding a request by Sunfox Farm to allow parking during the annual sunflower festival. The current lease does not allow any on-site parking during the festival.

Upon review, the Conservation Commission voted to recommend the following amendments to the lease: to allow up to a three-acre parking area to be utilized by sunflower festival attendees for this year's event (August 9-17, 2025) located directly adjacent to the northern boundary of the property in a location approved by the fire department (see attached maps); (2) to permanently allow vendor parking for up to 30 vendor vehicles on the festival grounds during the annual sunflower festival; and (3) for the tenant Greg Pollock to confirm insurance coverage for the requested parking.

For future sunflower festivals and the request for parking for pumpkin picking, corn mazes, and farm-to-table dinners, the Conservation Commission stated it will want to review the outcome of this year's parking at the sunflower festival before determining whether to recommend an additional lease amendment to permanently allow public parking on the leased land. It should also be noted that, in accordance with the current lease, any activities such as pumpkin picking, corn mazes, and farm-to-table dinners outside the sunflower festival will require an event permit and be subject to the Conservation Commission's review and approval, as well as a lease amendment. If allowed, it is not currently anticipated that a conditional use permit or site plan review would be required for those proposed uses and/or the proposed temporary parking.