



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

**Staff Report for Planning Board**

**Meeting on May 21, 2025**  
**Project Summary – Conditional Use Permit**

Project: Wetland Buffer Disturbance for a Driveway (2025-037)  
Property Owner: York Properties, LLC  
Applicant: Maria T. Dolder, Esquire, of Hebert & Dolder, PLLC and Beaver Brook Planning & Design, LLC  
Project Address: 120 Elm Street  
Tax Map Lot: 15P 35/1

**Determination of Completeness:**

Per Section 34.05 of the Site Plan Regulations, a completed application for a conditional use permit without a companion site plan application will contain the required information listed in Section 14.02 *Design Review Phase* of the Site Plan Regulations and will be legible and competently prepared.

In making a determination of completeness, the Board shall consider the written recommendation of the Planning Division, as well as any written communications from the applicant, abutters, and parties of interest; **however, no hearing shall be opened nor shall testimony be received on a determination of completeness. If the application is determined complete, the Board shall then open the public hearing.**

Section 36.14(1) *Determination of Completeness* of the Site Plan Regulations provides additional language regarding the determination of completeness, and states that a completed application shall contain all required information for each stage of the application process; shall be legible and properly prepared; shall accurately portray existing conditions; shall be accompanied by copies of special investigative studies; and shall contain sufficient information and detail for a full review and action by the Board.

The Planning Division reviewed the application for completeness based upon the criteria of the Site Plan Regulations and concludes that all criteria for completeness have been met, and that the application contains sufficient information and detail for a full review and action by the Board.

**Based upon the Planning Division's review of the application, the Planning Division recommends that the Board move to:**

- **Determine that the application is complete;**
- **State that the project does meet the criteria for a development of regional impact per New Hampshire RSA 36:55; and,**
- **Open the public hearing.**

The Board has 65 days within which to consider and act on the application once the application is

determined complete, per New Hampshire RSA 676:4(I)(c). The 65-day period shall commence upon the date of the regular meeting of the Board at which the application was accepted as complete on May 21, 2025, and end on July 25, 2025. If the applicant has not demonstrated compliance with the Site Plan Regulations by the end of the statutory timeline (July 25, 2025), the applicant may request a postponement or the Board may approve, approve conditionally, or deny the application based on the information provided.

If the Board determines the application complete and also a development of regional impact on May 21, 2025, per RSA 676:4(I)(c)(1), the deadline to approve, conditionally approve, or disapprove a complete application is automatically extended by 30 days past the normal 65-day period providing a deadline of **August 24, 2025**.

**Project Description:**

The applicant is proposing impacts to wetland buffer for the construction of a common residential driveway and utilities at Tax Map Lot 15P 35/1, addressed as 120 Elm St, Penacook, in the Neighborhood Residential (RN) District.

**Compliance:**

The following analysis of compliance with the Zoning Ordinance and Site Plan Regulations is based on an undated, 4-page narrative; a 1-sheet site plan titled “Driveway Crossing Plan” dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC; and, a 2-sheet site plan titled “120 Elm St Boscawen & Concord New Hampshire” dated March 3, 2025, prepared by RJB Engineering, LLC.

**1. Project Details and Zoning Ordinance Compliance:**

Zoning District:	Neighborhood Residential (RN) District
Existing Use:	Vacant
Proposed Use:	Common private driveway access for a development located in the Town of Boscawen
Overlay Districts:	
Flood Hazard (FH) District	None
Shoreland Protection (SP) District	None
Historic (HI) District	None
Penacook Lake Watershed (WS) District	None
Aquifer Protection (AP) District	None

- 1.1 The Planning Division notes that the property upon which this development takes place is located in the Town of Boscawen, and only a portion of a driveway for site access is being constructed within the limits of the City of Concord. Staff conducted a zoning analysis specific to the confines of the City of Concord and determined that the project, as submitted, is compliant with the Zoning Ordinance.

**2. Comments:**

- 2.1 Per Section 6.01(4) *Conformity with Zoning*, for an application to be determined complete, the proposed application must be in conformity with the Zoning Ordinance at the time the notices are mailed to the abutters notifying of the Board’s consideration of completeness. To be determined complete where a variance is being requested from the Zoning Board of Adjustment, the site plan application must either be in compliance with the Zoning Ordinance, or the applicant must have obtained favorable approval of the required variances prior to the time the notices are mailed to

the abutters notifying of the Board's consideration of completeness. The Planning Division determined that the application conforms with the Zoning Ordinance, and that determination was made prior to the abutter notifications being mailed on April 28, 2025.

- 2.2 Per Section 34.04 *Independent Application*, where no subdivision or site plan approval would otherwise be required, the application and review procedure for conditional use permits shall be in accordance with the requirements of the Site Plan Regulations for a minor site plan application with respect to the requirements for the submittal of abutters notices, public notice, determination of completeness, public hearings, and timing of decisions by the Planning Board. Section 34.05 *Application Requirements* immediately follows and provides the requirements for a complete application, stating that the requirements contained in Section 14.02 *Design Review Phase* shall be used to determine if conditional use permit applications without a companion site plan application are complete. Accordingly, staff utilized the procedures for a minor site plan application in the processing of the stand-alone conditional use permit applications and items from Section 14.02 *Design Review Phase* in the review for determining completeness.

- 2.3 Staff notes that Section 34.05(4) authorizes the Clerk to determine that certain requirements of Section 14.02 may not be relevant for the particular circumstances of the site or proposed use, for which a conditional use permit is requested. Unless otherwise noted below that an item is missing from the application and required, the Clerk has determined that certain requirements of Section 14.02 have either been provided, or are not relevant for the particular proposed site or use.

Accordingly, the Clerk has determined that information required by the following sections of the Site Plan Regulations may be missing in whole or in part from the application, but such information is not relevant for the particular circumstances of a conditional use permit for disturbance to wetland buffer:

- Section 12.04 *Location Plan*
- Section 12.05 *Vicinity Plan*
- Section 12.09 *As-Built Drawings*
- Section 14.02(3)(a)(iv), (v), (x), and (xiii)
- Section 14.02(4)(a), (e), and (f)

- 2.4 Staff notes that the City of Concord Planning Board has yet to be contacted to provide comment pertaining to the proposed residential development located within the Town of Boscawen, which will be accessed from Elm Street, a rural collector street located within the City of Concord. Should such request for comment occur, City of Concord staff would recommend that the City of Concord Planning Board consider the following:

- a) Per Section 22 *Storm Water Management* of the City of Concord Site Plan Regulations, the post-development flow shall not exceed pre-development flows into any downstream areas entering into the City of Concord. The intensity of the storm event this condition should apply to will depend upon the total amount of disturbed area proposed and further identified in Section 22 of the City of Concord Site Plan Regulations. The post-development water quality shall also not be worse than the pre-development water quality.

- 2.5 Staff notes the application has received approval from NHDES for Standard Dredge and Fill Wetlands Permit (2025-00646), as well as permit approval from NHDES for Minimum Impact NH Wetlands Permits or Approvals.

- 2.6 The Assessing Department reviewed the application and had no comments.

- 2.7 The General Services Department reviewed the application and commented that the plans do not show how the proposed buildings will be serviced for water and sanitary sewer.
- 2.8 The Fire Department reviewed the application and noted that the plan did not appear to provide provisions to prevent flooding that would make the driveway unusable, and the driveway width cannot decrease to less than 20 feet per required NFPA 1 Fire Code, 2021 edition.
- 2.9 The Engineering Services Division reviewed the application and had the following general comments:
- a) The applicant is proposing to construct 3 two-family buildings in the Town of Boscawen with access from Elm Street in Concord. The only available Elm Street address number for this development is number 120. Staff suggests the following addressing for the Boscawen development: 120 Elm Street, Unit 1, 120 Elm Street, Unit 2, 120 Elm Street, Unit 3, 120 Elm Street, Unit 4, 120 Elm Street, Unit 5, and 120 Elm Street, Unit 6.
  - b) The following permit(s) will need to be obtained from the Engineering Division prior to the start of construction:
    - Driveway Permit
    - Other permits deemed necessary by the City Engineer

### 3. Compliance with Site Plan Regulations:

**The following items from Section 14.02 are missing from the application, and are relevant to a complete review of the application; thus, the following items are required to determine the application complete:**

- 3.1 Section 12.03(2) requires that a New Hampshire licensed professional engineer shall prepare, sign, and seal all plans where grading, drainage and utility information is proposed. The 1-sheet site plan titled “Driveway Crossing Plan” dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC has this information provided; however, the sheet is not signed and sealed by a New Hampshire licensed professional engineer state engineer. The applicant submitted with the application a separate 2-sheet site plan titled “120 Elm St Boscawen & Concord New Hampshire” dated March 3, 2025, prepared by RJB Engineering, LLC. The 1-sheet site plan and the 2-sheet site plan shall be combined into a single, 3-sheet site plan, which will also require matching titles for all three sheets. As part of combining the two site plans into one site plan set, the silt fence detail shall be removed from either the “Driveway Crossing Plan” or the “Driveway Details” plan sheet.
- 3.2 Section 12.06(1) *Certificate of Ownership* requires a certificate of ownership identifying each parcel, including which property is owned by each owner, and a deed citation for each deed from the Merrimack County Registry of Deeds. The application shall provide a note referencing this required information for Tax Map Lot 15P 35/1 and the Boscawen parcel Map 83 Lot 63-2.
- 3.3 Section 14.02(5)(d) requires the site plan to show preliminary proposals for connection with existing water supply and sanitary sewage systems or alternative means of providing water supply and sanitary waste treatment and disposal. Since the conditional use permit narrative states that the request is for a reduction to the wetland buffer for the common residential driveway “and utilities,” the plans shall either provide a preliminary proposal for accessing the available Concord and Boscawen municipal water and sewers from Elm Street, which would have to cross through the impacted wetlands and driveway through the Concord parcel, or add a note stating that the development does not intend to utilize the Concord and Boscawen municipal water and sewer systems available on Elm Street.

- 3.4 Section 14.02(5)(e) requires the site plan to show the approximate layout of non-municipal utilities proposed. Since the conditional use permit narrative states that the request is for a reduction to the wetland buffer for the common residential driveway “and utilities,” the site plan shall either provide a preliminary proposal of non-municipal utilities accessed from Elm Street and through the Concord parcel, or add a note stating that the development does not intend to utilize the non-municipal utilities available on Elm Street.

If the applicant intends to utilize non-municipal utilities available on Elm Street, said utilities shall be located underground until outside of the limits of the City of Concord in accordance with Section 25.02(1) *Underground Utilities* of the Site Plan Regulations, as permitted by Section 34.05(6) of the Site Plan Regulations.

Section 25.03 *Utilities in Public Streets* states where the location of existing utilities or other physical impediments, including sensitive environmental areas such as wetlands, preclude the placement of utilities as specified in the above referenced City regulations, the Planning Board may approve alternative utility layouts or placement based on the recommendations of the City Engineer.

**The items below are missing from the application, but they are not required as part of the determination of completeness and are, therefore, allowed to be addressed as conditions of approval.**

- 3.5 Add the Planning Board approval block on the 1-sheet site plan titled “Driveway Crossing Plan” dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC, or cover sheet if one is added. Staff can provide a template as a .pdf, .dwg, or .jpg if requested.



- 3.6 The Engineering Services Division performed a review of this application and had the following compliance comments:
- a) Section 22.16 *Wetland Crossings* requires crossings shall be designed to maintain stream flows and wildlife movement. Since a culvert will be placed beneath the driveway to capture and convey wetland flow under the driveway, the applicant shall provide flow calculations used to determine the sizing of the culvert.
  - b) Section 19.01 *Compliance with Zoning Regulations* requires all driveways and common private driveways shall be constructed as set forth in Article 28-7, *Access, Circulation and Parking* of the City of Concord Zoning Ordinance, and the City of Concord Construction Standards and Details, as most recently adopted. Specifically, the driveway within the limits of the City of Concord shall be constructed per City of Concord detail D-11 *Private Common Drive Three to Eight Dwelling Units*. A note shall be added to the site plan clearly identifying this distinction, and detail D-9 on the site plan shall be replaced with detail D-11, or a detail provided which conforms with, or exceeds the requirements of the City of Concord Construction standards and details.
- 3.7 The Fire Department performed a review of this application and had no compliance comments.

3.8 The General Services Department performed a review of this application and had no compliance comments.

3.9 The Assessing Department performed a review of this application and had no compliance comments.

**4. Variances:**

4.1 No variances are requested.

**5. Waivers:**

5.1 No waivers are requested.

**6. Conditional Use Permits:**

6.1 The applicant requests approval for a conditional use permit in accordance with Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers* of the Zoning Ordinance to allow for the disturbance of the wetland buffer for the construction of a common residential driveway and utilities. The applicant provided a narrative addressing the criteria of approval.

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. 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:

Per Section 28-9-4(b) *Conditional Use Permits*, the Planning Board shall approve an application for a conditional use permit if it finds, based on the information submitted with respect to the application, that:

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

**Review:** Staff notes 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 such uses which require the placement of impervious surfaces, and the drainage, dredging, filling, recontouring, or grading of the land within the buffer as stated in Section 28-4-3(d) of the Zoning Ordinance.

b. If completed as proposed by the applicant, the development in its proposed location will comply with the requirements of this article, and with the specific conditions of standards established in this ordinance for the particular use;

**Review:** The applicant states, "...the CUP needed is for a reduction in the wetland buffer, which is specifically authorized under Section 28-4-3(d) of the Zoning Ordinance. York will comply with all requirements of this Article." Staff notes that the site meets the standards of this article.

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

**Review:** The applicant states, "...the actual use is for a common residential driveway and utilities and will not material endanger the public health or safety." Staff is unaware of any public health or safety dangers posed by the proposed driveway and impacts to the wetland buffer.

- 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;

**Review:** The applicant states, "... the actual use is for a common residential driveway and utilities, which is compatible with the uses in the area." Staff notes that while the development is in Boscawen, the Concord parcels in the area are located in the Neighborhood Residential (RN) District, which allows by right uses such as duplex or two-family dwelling, attached dwellings, and planned unit developments.

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

**Review:** The applicant states, "...the actual use is for a common residential driveway and utilities, which is compatible with the uses in the area and will not have any adverse effect on highway or pedestrian safety." Staff concurs and finds no evidence that the impacts to the wetland buffer for the driveway will have an adverse effect on high or pedestrian safety.

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

**Review:** The applicant states, "The proposed common residential driveway is designed to maintain hydrological connectivity within the wetland. There will be no impact to natural resources or historic resources as part of this proposal." Staff notes the application has been reviewed by the City of Concord's Conservation Commission, who recommended approval as submitted; and, received approval from NHDES for Dredge and Filling of Wetlands. Staff notes based on the mitigated impacts proposed, and restoration efforts shown on the plan, the conditional use permit will not have an adverse effect on the natural and environmental, resources of the City, and there are no historical resources in the location of the wetland buffer disturbance.

- 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.

**Review:** The applicant states, "The only use before the City of Concord is for a common residential driveway and utilities and the driveway is being proposed to meet all of the driveway regulations and will comply with the same." Staff notes Elm Street is listed as a rural collector street, able to meet the additional vehicle trip capacity resulting from the proposed common private driveway. Additionally, staff recommends the Planning Board attach a condition of approval that the applicant clarify if the Boscawen development will utilize the Concord and Boscawen municipal sanitary sewer and water available along Elm Street or not. Staff notes the City of Concord owns the sanitary sewer, while the municipal water is owned by the Penacook/Boscawen Water Precinct.

Per Section 28-4-3(d), 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;

**Review:** The applicant states, “The disturbance of the buffer is necessary to the establishment of an allowable principal use on the buildable area of the lot. The wetland in question crosses the entirety of the road frontage of the lot.” Staff notes the applicant has demonstrated in their narrative an effort to explore alternative access, but was ultimately unsuccessful, leaving the only means to access a principal use on their parcel in Boscawen is to impact the wetland, and wetland buffers located at 120 Elm Street.

- (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 disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land;

**Review:** The applicant states, “...the wetland in question crosses the entirety of the road frontage of the lot.” Staff notes the proposed location of the proposed driveway mitigates wetland impacts, as well as maintains conformity with other City of Concord driveway separation requirements.

- (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;

**Review:** The applicant states, “There is no impact to downstream hydrologically connected water and wetland resources. The culvert was designed to maintain hydrological connectivity of the wetland in question. Also, it should be noted that this wetland is a forested wetland and there is no stream channel.” Staff notes the application has been reviewed by the City of Concord’s Conservation Commission, who recommended approval as submitted, and received approval from NHDES for Dredge and Filling of Wetlands. Staff notes based on the mitigated impacts proposed, and restoration efforts shown on the plan, the conditional use permit will not have an adverse effect on the natural and environmental, resources of the City.

- (4) Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE; and

**Review:** The applicant states, “A standard Dredge and Fill Wetland Application has been filed with NHDES, as a part of this submission, USACOE checklists and permit review have also been filed. Response is pending.” Staff notes that on May 7, 2025, NHDES provided the City with both approved applications.

- (5) Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.

**Review:** The applicant states, “A standard Dredge and Fill Wetland Application has been filed with NHDES, as a part of this submission, USACOE checklists and permit review have also been filed. Response is pending.” Staff notes that on May 7, 2025, NHDES provided the City with both approved applications.

## 7. Architectural Design Review:

7.1 No architectural design review is required.

## 8. Conservation Commission:



- 8.1 The applicant appeared before the Conservation Commission on April 9, 2025, at which time the Conservation Commission voted to recommend that the Planning Board approve the conditional use permit application as submitted.

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 conditional use permit** for disturbances to the wetland buffer for the construction of a common residential driveway and utilities, in accordance with Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers*, at Tax Map Lot 15P 35/1, addressed as 120 Elm St, Penacook, because the criteria from Section 28-4-3(d)(1) through (5) and Section 28-9-4(b)(4)(a) through (g) have been met, and subject to the following precedent and subsequent conditions:

- (a) **Precedent Conditions** – to be fulfilled within one year and prior to signature of the final plans by the Planning Board Chair and Clerk, unless otherwise specified:
1. For compliance with the Site Plan Regulations, revise the plans as follows:
    - a. Per Section 12.03(2), the two site plans submitted with the application (The 1-sheet site plan titled "Driveway Crossing Plan" dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC and the 2-sheet site plan titled "120 Elm St Boscawen & Concord New Hampshire" dated March 3, 2025, prepared by RJB Engineering, LLC) shall be combined into a single plan set, a matching title shall be provided for all three sheets, and the silt fence detail shall be removed from either the "Driveway Crossing Plan" or the "Driveway Details" plan sheet.
    - b. Per Section 12.06 (1) *Certificate of Ownership*, a note shall be added on the plan which clearly references the owner of parcels Tax Map Lot 15P 35/1 and the Boscawen parcel Map 83 Lot 63-2 and the book and page on file with the Merrimack County Registry of Deeds.
    - c. Per Section 14.02(5)(d), the plans shall provide a preliminary proposal for how Concord and Boscawen municipal sanitary sewer and water will service the site through the impacted wetland buffer. If no connections to the Concord and Boscawen municipal systems are planned, a note shall be added to the plan stating that the development is to be serviced by private septic and well.
    - d. Per Section 14.02(5)(e), the plans shall show the approximate layout of non-municipal utilities proposed through the impacted wetland buffer. If no connections to the non-municipal utilities are proposed through the wetland buffer a note shall be added to the site plan stating as much. Any non-municipal utilities proposed through the Concord parcel shall be required to be placed along the driveway as to not increase impacts to wetland buffers and shall be placed underground in accordance with Section 25.02(1) *Underground Utilities* of the Site Plan Regulations.
    - e. Add the Planning Board approval block on the 1-sheet site plan titled "Driveway Crossing Plan" dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC, or cover sheet if one is added. Staff can provide a template as a .pdf, .dwg, or .jpg if requested.



2. For compliance with the Site Plan Regulations, revise the plan as follows:
    - a. Per Section 22.16 *Wetland Crossings*, flow calculations used to determine the sizing of the driveway culvert shall be provided.
    - b. Per Section 19.01 *Compliance with Zoning Regulations*, and at least within the limits of the City of Concord, Driveway Detail D-9 *Rural Residential Drive* on the site plan shall be removed and replaced with City detail D-11 *Private Common Drive Three to Eight Dwelling Units*, or a detail provided which meets or exceeds all the requirements of City Detail D-11.
  3. The plans submitted for final approval shall contain the signature and seal of the appropriate licensed professional responsible for preparing the plans as outlined in Section 12.03(1) through (6), as applicable.
  4. Upon notification from the Planning Division that the final plan set complies with Planning Board conditions, Zoning Ordinance requirements, and the Site Plan Regulations, the applicant shall deliver to the Planning Division two full-size plan sets for endorsement by the Planning Board Chair and Clerk of the Planning Board.
- (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, Site Plan Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
  2. Erosion control measures shall be installed and maintained in accordance with Section 27.09 of the Site Plan Regulations.
  3. Per Section 36.19 of the Site Plan Regulations, 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 and Code Administrator.
  4. In accordance with Section 36.28 of the Site Plan Regulations, wetland buffers shall be clearly and permanently marked before, during, and after construction. Permanent markers used shall either be the marker discs available for purchase from the Planning Department, or match the marker discs available from the Planning Department and be subject to the Clerk's approval prior to placement.
  5. In accordance with Article 28-9-4(b)(7) *Expiration of a Conditional Use Permit*, if the use or construction so authorized by granting a conditional use permit has not commenced within a two-year period from the date of the decision of the Planning Board, then the conditional use permit shall be deemed to have expired and the Planning Board's decision shall be considered null and void.
  6. Driveways shall adhere to Section 9: Site Work 01. Requirements A. Driveways of the Concord Construction Standards and Details.
  7. The applicant shall comply with Section 5-1-8 *Permit for Driveways* of the Zoning Ordinance: "All applications for a permit to repair, widen, reconstruct, or construct a driveway on residential or commercial property, to ensure conformance with the City of

Concord's zoning laws pertaining to driveway locations, shall include the fee listed in Schedule I of Chapter 1 per permit application."

Prepared by: ATB