



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

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: AnneMarie Skinner, City Planner
DATE: June 19, 2025
SUBJECT: Ordinance Amending the CODE OF ORDINANCES, Title IV, Zoning Code, Chapter 28, Zoning Ordinance, Article 28-8, Nonconforming Lots, Uses and Structures; Section 28-8-2, Determination of a Nonconformity

Recommendation

Accept this report and set the proposed amendment for a public hearing.

Discussion

In 2017, the City adopted an ordinance to address the procedures and regulations pertaining to restoration of merged lots under RSA 674:39-aa. RSA 674:39-aa, II allows lots that have been involuntarily merged prior to September 18, 2010, to be unmerged at the request of the owner. It also states that lots that have been voluntarily merged by any owner in the chain of title may not be unmerged. At that time, the statute required that any requests for restoration of merged lots must be made prior to December 31, 2021.

In 2021, RSA 674:39-aa was amended by House Bill 284 (2021) to repeal the deadline of December 31, 2021. As such, it is necessary to update the City's zoning ordinance to similarly remove the deadline of December 31, 2021.

The Planning Board reviewed this proposed amendment on June 18, 2025, and voted to recommend approval.