



CITY OF CONCORD

New Hampshire's Main Street™
City Manager's Office

April 7, 2025

Thomas J. Aspell, Jr.
City Manager

Rep. Joe Alexander, Chairman
Housing Committee
New Hampshire House of Representatives
107 North Main Street
Concord, NH 03301

RE: SB 84-FN – Relative to Zoning Procedures Concerning Residential Housing

Dear Chairman Alexander:

I am writing to you regarding SB 84-FN, which is scheduled for a hearing before the Housing Committee on April 15, 2025. The City of Concord understands that this is one of several bills designed to address the state of the housing market in New Hampshire. The City joins in the goal of facilitating additional housing options and is proud to have over 2,350 housing units either recently completed, under construction, or in development, including 425 affordable or workforce housing units. Further demonstrating the City's commitment to expanding housing opportunities, Concord has also been designated as a "Housing Champion" by the State's Department of Business and Economic Affairs.

While we generally support the language of SB 84-FN, we note one concern with the current language of the bill. The City of Concord allows residential housing within our watershed protection district, but controls the density of that development (one dwelling unit per four acres) in order to ensure the health of the City's water supply. The current bill allows municipal wetland and septic regulations to remain in place pursuant to paragraph VI of the bill. We would request that the committee consider an amendment to that paragraph to add watershed protection regulations to avoid any unintended consequences to municipal water supplies as follows:

"VI. Nothing in this section shall override or supersede applicable department of environmental services septic and well regulations or municipal wetlands ~~and~~ septic **and watershed protection** regulations which may require applicants on a case-by-case basis to have larger lot sizes to meet these regulations."

Thank you for your consideration of this matter.

Very truly yours,

Thomas J. Aspell, Jr.
City Manager

TJA/sms