

Interchange Development LLC

152 Morrill Road
Canterbury, NH 03224
(603) 783-0400

July 13, 2020

The Honorable James Bouley and Members of the Concord City Council
City of Concord
41 Green Street
Concord, New Hampshire 03301
via email to cityclerk@concordnh.gov

RE: Resolution regarding the design and engineering of a multi-lane roundabout at the intersection of Hoit Road and Whitney Road (CIP#30)

Dear Mayor Bouley and Members of the Concord City Council:

We are writing to enthusiastically support the above referenced City Council Resolution scheduled for public hearing on July 13, 2020. We have been working very diligently to advance the proposed commercial development of 43 acres on Whitney Road. Over the past winter, we funded a comprehensive traffic study of the Whitney Road corridor and Exit 17 interchange which was performed by TF Moran and reviewed by City staff. As noted in the Resolution, the conclusions of that study were accepted by NHDOT in May 2020.

We have been actively securing commercial anchors for the development, most notably, an 80,000 square foot Market Basket supermarket which was announced in November 2019. A second anchor will be 22,000 square feet of retail attached to Market Basket. The third anchor is a 12,000 square foot NH Liquor & Wine Outlet announced in May 2020. In addition, we have a Letter of Intent for a 7,000 square foot urgent care facility. As shown on the attached plan, there are several additional sites for retail, restaurants, financial and medical offices as well as industrial uses. The proposed development will generate hundreds of long term jobs, construction jobs, and contribute an estimated \$35,000,000 to the Concord tax base at full buildout.

The design and engineering of the Hoit Road and Whitney Road improvements are a critical next step in allowing the Whitney Road corridor to grow and provide much needed economic and tax base expansion.

We are available to answer any questions you may have relative to this development. Thank you.

Sincerely,



David S. Rauseo



Laurie M. Rauseo



TAX MAP REF: 10-5-5-16
OVERALL SITE LAYOUT PLAN
MIXED USE DEVELOPMENT
 WHITNEY ROAD, CONCORD, NH
 OWNER: TFM
 PREPARED FOR: BRADLEY WHITNEY & JENNIFER HABEL & INTERCHANGE DEVELOPMENT L.L.C.
 DATE: OCTOBER 03, 2019
 SCALE: 1"=80'



148 Connecticut Ave
 Suite 201
 Concord, NH 03310
 Phone: (603) 472-4747
 Fax: (603) 472-4747
 www.tfm.com

95830.00
 SHEET P-1



APPROVED BY THE CONCORD PLANNING BOARD
 ON: _____ AND _____
 CHAIRMAN SECRETARY
 OCTOBER 1, 2019
 The plan, as shown, is approved by the Planning Board of the Town of Concord, New Hampshire, on the condition that the applicant shall comply with all applicable laws, rules, and regulations of the State of New Hampshire and the Town of Concord, New Hampshire.

Bonenfant, Janice

From: Stewart McPhee <stewart.mcphee@hotmail.com>
Sent: Saturday, July 11, 2020 1:37 PM
To: * City Clerk
Subject: EXIT 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Greetings!

We are sending a message to show our support and to encourage a vote of yes for the proposed Hoit Rd & Whitney Rd design and improvements necessary to get the Market Basket and Liquor Store project underway.

Thank You
Stewart McPhee
Joanna Lorden
Penacook, NH

Bonenfant, Janice

From: Marta Pedersen <martapedersen@gmail.com>
Sent: Saturday, July 11, 2020 1:25 PM
To: * City Clerk

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

To Whom It May Concern,

I am emailing to express my support for the completion of plans for the design of the Hoit Rd. and Whitney Rd. improvements. I am looking forward to having a supermarket in that area. I am an East Concord resident.

Thank you!

Sincerely,

Marta Pedersen

693-717-2900

Bonenfant, Janice

From: Maureen Cesarini <mosey7073@comcast.net>
Sent: Saturday, July 11, 2020 1:21 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Good morning,

I'm sending this e-mail to voice my support for the city council to vote YES for the Hoit Road/Whitney Road improvement design. I'm looking forward to the project being able to move forward. As a resident of Penacook, this is a great need for our area.

Thank you for your time.

Regards,
Maureen Cesarini

Bonenfant, Janice

From: Jonathan Gray <bigjon973@yahoo.com>
Sent: Saturday, July 11, 2020 1:16 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello,

Please vote yes for the road improvements necessary to begin the proposed supermarket site at exit 17 so that construction may begin.

Thank you.

Jon Gray
Boscawen, NH

Sent from my iPhone

Bonenfant, Janice

From: Jon L. <jon.labbe1@gmail.com>
Sent: Saturday, July 11, 2020 12:49 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello, I am a current resident in Concord NH and have been since 2008. I do support the Exit 17 addition of stores like Market Basket and others and encourage you to vote yes to complete the design (including any required roundabouts) of the Hoit Road and Whitney Road improvements.

Thank you

Jonathan Labbe
43 Bradley St, Concord, NH 03301
603-393-8292

Bonenfant, Janice

From: lois.monette <lois.monette@yahoo.com>
Sent: Saturday, July 11, 2020 1:38 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello I'm in support of the improvements planned for exit 17. A round about or a light is need at that intersection. Its hard to pull out of the Mobil station during commuter times and I'm excited about the grocery store. I live just down the road on Freedom Acres. Thank you Lois Monette

Sent from my Samsung Galaxy , an AT&T LTE smartphone

Bonenfant, Janice

From: Adam Kuczowski <adamjameskuczowski@gmail.com>
Sent: Saturday, July 11, 2020 1:42 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello,

I just wanted to voice my support for the City Council to vote yes to complete the design of the Hoit Road and Whitney Road improvements. We live nearby and would greatly appreciate this project moving forward.

Regards,
Adam

Bonenfant, Janice

From: Rebecca LeFave <reblefave@gmail.com>
Sent: Saturday, July 11, 2020 4:54 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

To whom it may concern:

I support the City Council voting yes to complete the design of the Hoit Road And Whitney road improvements!!

Thank you!

Rebecca LeFave

Bonenfant, Janice

From: RT Gor <ray.gordon3@gmail.com>
Sent: Saturday, July 11, 2020 6:46 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I am writing to support the City Council to vote yes to complete the design of the Hoit Road and Whitney Road improvements.

However I do ask for a light at the intersection instead of a multi-lane roundabout.

These roundabouts you are adding in the city are dangerous and I had a car damaged when someone went into the roundabout and hit my car while my child was driving it on her way to work. Please do not build any more dangerous roundabouts. Traffic lights would be safer. Fortunately the damage was 100% paid for by the poor driver, but thank God my child was not injured.

Thank you
Ray Gordon - Penacook NH

Bonenfant, Janice

From: Kimberly Adams <kimberlyadams11@comcast.net>
Sent: Saturday, July 11, 2020 7:53 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please, please please vote yes for the road improvements at Hoit and Whitney Rd! I am a resident of Boscawen and having a grocery store close to home will be so beneficial!

Thank you so much!

Kimberly Adams

Sent from my iPhone

Bonenfant, Janice

From: Thomas J Dienes <tdienes@mit.edu>
Sent: Saturday, July 11, 2020 9:58 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I vote yes, as a resident of Concord NH at 115 Hoit Rd

Bonenfant, Janice

From: James Evans <jevans7801@gmail.com>
Sent: Saturday, July 11, 2020 10:00 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello,

This email is a message of support, urging the City Council to vote yes to complete the design of the Hoit Road and Whitney Road improvements.

Thank you,
James Evans
Owner, 30-32 Summer St and 24-26 Summer St.

Bonenfant, Janice

From: Eric Crane <enarc1@comcast.net>
Sent: Sunday, July 12, 2020 5:42 AM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please accept this email as my support for the road improvements at the Whitney Road/Hoit Road intersection to further the development of the Exit 17 supermarket project.

Thank you,

Eric Crane
18 Winterberry Lane
Penacook

Bonenfant, Janice

From: Kendall James-Ferguson <kendalljamesferguson711@gmail.com>
Sent: Sunday, July 12, 2020 1:00 PM
To: * City Clerk
Subject: exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

To Whom it Concerns,

I saw a post circulating on Facebook in regards to the roundabout being proposed for Hoit and Whitney road in preparation for the exit 17 project.

I wanted to vote YES, in favor of the roundabout.

Kendall James-Ferguson; East Concord resident

Bonenfant, Janice

From: Jonathan Ferguson <jferguson611@gmail.com>
Sent: Sunday, July 12, 2020 1:03 PM
To: * City Clerk
Subject: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please forgive me if this is some Facebook nonsense, but someone stated that in order to support the new roundabout construction in tandem with the new Market Basket going in, we should email our support to this address.

The project is just down the road from my home, and, based off of the constant patronage of Concord's other Market Baskets, I believe that intersection would be a nightmare with a simple traffic light. I feel the double roundabout would definitely be the optimal solution.

Regards,
Jonathan Ferguson

Bonenfant, Janice

From: Brent Todd <brenttoddconcord@gmail.com>
Sent: Sunday, July 12, 2020 10:04 PM
To: Bonenfant, Janice
Subject: Fwd: Exit 17

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hi Janice,

Could you please add this as public comment for item 30B?

Thanks,

Brent

----- Forwarded message -----

From: **Jeremy Duclos** <jeremyaduclos@gmail.com>
Date: Sunday, July 12, 2020
Subject: Exit 17
To: brenttoddconcord@gmail.com

Councilor Todd

As a taxpayer in Concord and a resident of Penacook I am writing to express the strongest possible support for the early development of the exit 17 area.

I am specifically writing to ask that you vote yes on the proposed re-design and development of a roundabout that is needed for development at exit 17.

Thank you.

Jeremy Duclos

11 Bentwood Street

Sent from my iPhone