

**From:** [Kretovic, Jennifer](#)  
**To:** [Bonenfant, Janice](#); [Baia, Carlos](#)  
**Subject:** FW: Your full support  
**Date:** Monday, February 13, 2017 8:39:03 AM

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Hello Janice and Carlos:

The message below is relevant to Concord Orthopedics re-zoning request along Pleasant Street. Please include this input for the appropriate committees consideration.

See you this evening,

Councilor Jennifer Kretovic  
City of Concord, New Hampshire

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Home Contact: 8 Gallen Drive, Concord, NH 03303, (603) 228-8395  
[jkretovic@concordnh.gov](mailto:jkretovic@concordnh.gov)

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**From:** Megan Ryder [megan.ryder@outlook.com]  
**Sent:** Sunday, February 12, 2017 11:01 PM  
**To:** Kretovic, Jennifer  
**Subject:** Your full support

Hello Ms. Kretovic,

Brendan has been speaking so highly of your support. I just wanted to let you know how much your voice, your influence, and your support means to me as well. Thank you. This has been a terrible experience, but I'm putting a lot of faith in our City government and community to help. I really want this defeated.

As you know, we live at 307 Pleasant Street, next door to 297 Pleasant Street. I moved to NH from CT after securing a job as a dietitian at Concord Hospital in 2002. I wanted to find a home close to work and found the perfect spot at 307 Pleasant. I've lived here for 15 years and cherish my home, my neighbors, my work as an oncology dietitian, and my Concord Community. I've worked hard, raised two amazing boys, actively contributed to our town, and never planned on any of that changing. As you know, Concord Orthopedics is driven to uproot us, wear us down, destroy our lives (sounds dramatic but is true), raze our homes, disregard the Community needs and master plan, and expand in the middle of a residential community....all because it is "inconvenient" for them to expand their current facility and/or build elsewhere. I am devastated and outraged by their proposal and I hope you are too. Hundreds of Community members have voiced their concern about this project- for us and for the greater Concord community. I have to be honest and tell you that the only 2 negative responses I've heard when giving this update were both from lawyers in town. They both supported our cause, but both said that Richard Uchida is the best/most aggressive lawyer and unless we spend a lot of money on a lawyer, "we have no chance". This probably won't come as a huge surprise, but we are a middle class family raising a family and don't have the money to hire the likes of Mr. Uchida. I'd like to think that our City government and the 40,000+ Concord community members have a voice in this matter and that it won't come down to whoever has more money

wins. We're doing the right thing for our family and for Concord and I sure hope that you do the same. We just want to continue living our lives in our residential and can't believe that we have to fight for that right. We would love your full support in being transparent, having our backs, and ending this quickly.

Thank you for your time.

Sincerely,  
Megan Ryder

Below is the email that I sent to friends and businesses in the Concord community:

Last September, Concord Orthopedics (CO) purchased the home next door to us at #297 Pleasant Street. The sellers told me that they were led to believe the home would likely be used by CO as temporary housing for new hires. We also heard that CO would be placing some of the wetlands into conservation to mitigate the wetlands they intended to fill-in in order to expand their current practice. Though not ideal, it was at least palatable.

In October, CO approached the surrounding property owners and invited us to a meeting to talk about their "very preliminary plans". What we heard was devastating: they wanted to demolish the house, barn, pool, and construct a 20,000 foot single level brick surgical center (think minecraft) with 92 parking spots. They knew the home was zoned residential medium, but they planned on getting it re-zoned as institutional and get any variances needed. We were united in opposition. They were willing to listen to suggestions about ways to make the building more fitting for our residential neighborhood (ie- add some trees, tweak the design), but it was clear that they were moving forward. No resolutions were made, but they gave us their word that they would keep us informed every step of the way.

We heard nothing, despite seeing surveyors and people moving in and out of the building. It wasn't until last month that we learned via an informal channel that their plans had changed. It appeared that changing zoning for #297 may have been a hurdle because the new plan was much different.

**They now want to re-zone the entire stretch of Pleasant Street that goes from Concord Hospital westward to St. Paul's School/Fisk Road.** This would mean changing the zoning of over 10 residential plots and many acres. It opens the door for our entire stretch of classic New England homes and land to be used in the future in any way that medical practices or developers see fit without the need to obtain variances. To note, the new plan includes leaving the house and barn to be used as offices while constructing the massive structure behind them. Though this appears to be a nice gesture, it will only push the project deeper into the open fields and wetlands that would become our view.

CO has offered 25 of the 33 acres to the City to hold in a conservation easement. That leaves 8 acres for development and filling of wetlands. On the surface, this easement sounds great and makes them look like true stewards of the land. However, this is being done in order to mitigate their filling of wetlands at #297 and also at their current location on Langley Parkway. And, it would greatly reduce their tax burden and limit the amount of \$ they would need to pay into the State's ARM (aquatic resource management) fund.

We have MANY concerns. Here are a handful:

- Having a 20,000 foot surgical center in the middle of a long stretch of residential homes doesn't fit. It's currently a big and beautiful open field.
- Instead of a property line with a stone fence, our property line will be lines of parked cars.
- Traffic will increase, a lot. This will affect anyone coming in from Fisk Road, Hopkinton, or traveling to and from the Hospital. As part of the City's master plan, a Concord Community Survey was completed in 2004 that helped to frame the current master plan. One of the key conclusions was the concern about traffic volume on neighborhood streets, traffic congestion on major streets, and congestion in getting to Concord Hospital. We agree with these concerns!
- This is the last rural entry into the city. The City's master plan intentionally zoned this area to secure a welcoming western entrance into the City and to maintain a balance between urban and residential zones.
- Safety. The bend in the road at #297 is a terrible place to have patients and employees trying to get in and out of. Now add my kids (and the other 12 kids on just our side of Pleasant Street) trying to walk on the sidewalk, bike riding, the many runners, Concord Hospital employees walking on their lunch breaks. We also have people leaving surgery on meds. Not safe.
- Light pollution- we would be illuminated. Not to mention car lights, plow lights/sounds.
- Environmental concerns- Filling wetlands, runoff into the Turkey River
- Construction- sounds, sights, and blasting ledge next door to 1890's foundations.
- Not making use of all of the empty lots and buildings throughout Concord. We were told that there were no other options. We disagree.
- Big money and power dictating what happens in a small middle class residential community.
- History. This is a big bullet for me. Our home was built in 1890 and we bought this home . It was owned by John Wynant, a 3 term governor. His statue is soon to be erected, facing the State House. I LOVE this home. I love the way the snow piles up like hats on the granite posts, the beautiful old 12 pane windows, the ornate door handles, and the mystery behind the names found scratched into boards on the barn. The thought of this home and barn being destroyed makes me sick. What a loss.

This is not a business deal for me. This is incredibly heart wrenching and personal. It's my home. We bought this home in 2003 and have been so fortunate to live close to work, raise our boys here, and immerse ourselves in the heart of Concord and this wonderful community. We have two acres that holds a tree house, a garden, chickens, and a small cabin my husband built with my boys with locally milled wood. We have woods and streams that span over 500 acres behind us that we routinely access. Most importantly, we have a neighborhood. We may not live in a cul-de-sac neighborhood that many enjoy, but it's **our** neighborhood. Our families share cookouts, sledding, and dinners here. We comfortably send our kids down the street on foot and bikes to go and play with their friends in the neighborhood. Unfortunately, this project would put a screeching halt to all of that.

To note, our opposition to this project should not be viewed as a statement against CO as a practice. Whenever we've needed orthopedic care, we've gone to CO, and would continue to do so. They have an excellent practice, excellent care and excellent providers. That's not what this is about. It is about not wanting a surgical center next door and opposing the brazen attempt to re-zone the homes of 10 homes on this road.

We need your help. If you agree that this project should not happen, support us.

If you have any questions, please let me know.

Thank you from the bottom of my heart,  
Megan

Sent from [Mail](#) for Windows 10