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April 21, 2017

City of Concord City Council
37 Green St
Concord, NH 03303

Dear City of Concord City Council:

My name is Heather Tiberi. My husband I and currently own 2 properties in the Penacook area of the city and I am writing concerning the recent discussion of apartments being built in the former tannery site in downtown Penacook. While my husband and I agree that low income housing is crucial to assisting those in a situation of need, I am of the belief that apartments, low income or not, is not what is needed in Penacook at this point in time.

Currently Penacook taxes are astronomically high, one of the highest in the state. I love my neighborhood and adore our neighbors. It is difficult to hear that many are considering moving to other towns simply because the tax burden associated with living in this section of Concord is too great. What might help families like mine is to work harder to attract business revenue which makes much more sense than to add more apartments in an area that already has empty buildings and apartments throughout. Perhaps already existing buildings could be renovated to create residential opportunity in other locations throughout the village?

Concord has already invested tremendously in the area. Penacook is really looking like the village it should! I thank you all for allowing the area to be beautified in the way it has. I continually review the current vision plan viewable on line and think about what potential this village has. In that plan, it is noted the following were critical to the success of our village:

- Greater security for investing in properties
- A stable and resilient neighborhood
- Compatible and complimentary businesses
- An improved public realm
- Greater variety of goods and services; and
- Public investment in parks and improved maintenance

I however do not feel the development plan currently under consideration does not fall in line with any of those priorities. Also, I am confused as to why so much time and energy was placed into research of the neighborhood needs for council to go directly against the more prominent suggestions throughout it. At the very least, mixed use property should be of consideration to offset the loss of business in the older buildings along Village Street. Perhaps even it's best to create a public area and just not do anything at this time.

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It saddens me to see empty store fronts with such possibility in a great location, which with the right selection, would do wonders not just for Penacook but also Boscawen, Webster and other surrounding areas. I also believe many more community members would be more apt to feel open to a project such as the one proposed if it made sense logistically to the potential renters who it would attract. Currently, it seems the tannery locations seems to be the least convenient location in the city for someone who may need to walk for goods and services. This again is due to lack of business in the area. Once those business issues are resolved I feel the community will be in a much better place to consider a project such as this.

Thank you so much for taking the time to read this letter, and thank you so much for all you do for this city.

Sincerely,

Heather Tiberi

Bonenfant, Janice

From: charronnr@myfairpoint.net
Sent: Tuesday, May 02, 2017 9:24 PM
To: Bonenfant, Janice
Cc: Allan; Brent; Stephen; Walsh, Matthew
Subject: Caleb Group presentation

Good Evening Ms. Bonenfant;

I was at the presentation, by the Caleb Group, at the Penacook Elementary School last Tuesday night. Along with many others at that meeting I am adamantly opposed to the project as it being proposed. It is not the right fit for the area. The cost to the Penacook (Merrimack Valley) School District, the fact that because of the tax incentives that were offered to the developer, the project will not help our tax base for at least ten (10) years. Then there is the potential cost of municipal services that the senior community will require. Please do not further burden the Penacook Village with yet another costly project.

Respectfully,

Robert E. Charron Jr.
5 Rolfe Street
Penacook, NH 03303
(603) 753-4582