



Thomas J. Aspell, Jr.  
City Manager

# CITY OF CONCORD

*New Hampshire's Main Street™*

## City Manager's Office

City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8570  
[citymanager@concordnh.gov](mailto:citymanager@concordnh.gov)

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Matthew R. Walsh, Director of Redevelopment, Downtown Services,  
& Special Projects

**DATE:** August 25, 2021

**SUBJECT:** Whitney Road Parking Ordinance Amendments

### **Recommendation:**

- Accept the following report; and,
- Set the attached ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking for public hearing on October 12, 2021

### **Background:**

On May 20, 2021, Laurie and David Rauseo d/b/a Interchange Development L.L.C. sent a letter to the City Council requesting modifications to on-street parking regulations on Whitney Road. A copy of their letter is attached.

Specifically, the Rauseos requested that the City establish an ordinance to prohibit stopping, standing and parking on both sides of Whitney Road between Route 4 / Hoit Road and the Wheelabrator Waste-to-Energy facility. The Rauseos, through various limited liability companies ("L.L.C.s"), essentially own all real estate on both sides of Whitney Road between Route 4 and the Wheelabrator property.

In accordance with Ordinance 2901 adopted on April 8, 2013, parking is currently prohibited on both sides of Whitney Road for a distance of 400' from the intersection with Route 4 / Hoit Road. Specifically, the current ordinance essentially prohibits parking along the frontage of Concord Crossing and Xtra Mart properties.

Interchange Development L.L.C., via a public / private partnership with the City, is currently developing a 43 acre property located at 1 Whitney Road. Phase I of that project features a State of New Hampshire Liquor and Wine Outlet as well as a Market Basket supermarket with attached retail tenant. The Liquor Store is scheduled to be complete in December 2021. The supermarket will be completed in early summer 2022. As part of the public/private partnership, the City will provide approximately \$4.3 million in off-site improvements to Hoit and Whitney

Roads to support the Interchange Development Project, as well as other future development in the Whitney Road corridor.

Please see the attached document titled “Interchange Development Master Plan” for more information.

**Discussion:**

Interchange Development has requested that the City prohibit stopping, standing, and parking along the frontage of Rauseo controlled properties due to activities associated with the Wheelabrator Waste-to-Energy facility.

This section of Whitney Road is approximately 38’ wide and the redevelopment plans will limit the areas that will have sufficient width for on-street parking. In addition, certain inappropriate activities associated with truck traffic at the Wheelabrator facility is driving this request.

Specifically, trucks associated with the Wheelabrator facility frequently stop on Whitney Road to re-arrange dumpsters, compactors, and trailers, sweep residual trash and debris off their vehicles (which creates a nuisance for the City and abutting property), or temporarily store dumpsters and trash trailers. Please see the attached photos for more information.

Given the significant investment the Rauseos are making at their 1 Whitney Road property, they are concerned that these activities will negatively impact the market viability of their development project.

In addition, these activities should be solely occurring on the Wheelabrator property. The Community Development Department contacted Wheelabrator to discuss these concerns. However, Wheelabrator has not responded.

On June 28, 2021, the Parking Committee reviewed this request and voted unanimously to recommend that the City Council adopt the attached ordinance establishing a no stopping, standing, and parking ordinance on both sides of Whitney Road between Route 4 and the Wheelabrator property.

Please see the attached map detailing the proposed no stopping, standing, parking zone for more information.