

PLANNING BOARD
(603) 783-9955



P.O. Box 500
CANTERBURY, N.H. 03224-0500

RECEIVED

MAR 19 2018

Planning Division
Concord, NH

March 13, 2017

Heather Shank, City Planner
City of Concord
41 Green Street
Concord, NH 03301

Ms. Shank:

The Town of Canterbury Planning Board is aware of a zoning request before your Board relative to the intersection of Old Boyce Road, Whitney Road and Route 4, located at Exit 17 of Route 93 by David Rauseo and Laurie Rauseo, Interchange Development, LLC.

The Rauseo's informally attended a recent meeting with our Board and detailed the proposed conceptual project at Whitney Road. The Canterbury Planning Board is very much in support of the Rauseo's conceptual proposal and feel it would be a welcome addition to the Exit 17 area.

While we support this endeavor, we also recognize that this intersection has long been a safety hazard. Residents report that the gaps in the traffic on Route 4, especially during commuting hours, are too small to safely enter Route 4 from Old Boyce Road. Many say they turn right, cross the river, go around the rotary and return in order to get on to Route 93. This is particularly difficult for the school bus, which must have clear sight lines to pull on to Route 4. It is also difficult to cross this intersection from Old Boyce Road to Whitney Road, because traffic turning left and right from Whitney Road further complicates the picture. This is a long-standing safety issue that should be addressed in conjunction with any project undertaken on Whitney Road.

Sincerely,

The Canterbury Planning Board

cc: Michael Tardiff
Central NH Regional Planning Commission

City Council, City of Concord



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

Planning Board Members

Bruce Crawford
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*Planning & Community
Development Clerk*

RECEIVED

FEB - 9 2018

Planning Division
Concord, NH

February 7, 2018

City of Concord, NH
Planning Board
41 Green Street
Concord, NH 03301

RE: Expansion of retail development on Whitney Road

The Boscawen Planning Board wrote you on September 19, 2017 expressing our concerns about the rezoning of the Whitney Road area from Industrial (IN) and Urban Commercial (CU) to Highway Commercial (CH). While we continue to believe this change will cause enough of an effect on traffic at the RT 4/ Whitney Road/ Exit 17/ Boyce Road intersections to be of regional impact, we have now had an opportunity to review the plans for the property in question and its relationship to the entire area.

We can see now that the property in the area of the proposed rezoning does not include the entire industrial area from RT 4 to Sewalls Falls Road, but is only a small part of the zone. On the basis of this further information, of which we were unaware in December, we do not object to rezoning this property, and feel it will fill a need for retail establishments and enhance the entire area.

Thank you for consideration or our thoughts on this matter.

Sincerely,

Bruce Crawford
Planning Board Chairman

BC/kje



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

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*Planning & Community
Development Assistant*

Linda Chandonnet
*Planning & Community
Development Clerk*

September 19, 2017

City of Concord, NH
Planning Board
41 Green St
Concord, NH 03301

Subject: Expansion of retail development on Whitney Road.

The Boscawen Planning Board requests you take the following into consideration during your deliberations concerning the above captioned case:

We believe changing this property from allowing industrial (IN) and urban commercial (CU) to highway commercial (CH) is of regional impact and any future development in this area should be treated as such because:

Allowing major retail uses will cause additional traffic in the Exit 17 area and the Whitney Rd/ Hoit Rd/ Old Boyce Road intersection. This intersection is presently congested with traffic entering and exiting the incinerator, the service station and many small businesses presently located in this area.

Traffic backs up from the Boscawen round-about (a NHDOT project Boscawen did not request) to Exit 17 during rush hours and changing the Whitney Road area to allow major retail development will only exacerbate this situation

Adding retail traffic to this intersection will call for additional traffic controls, such as traffic lights or another roundabout, inconveniencing the residents of Penacook, Boscawen and the commuter traffic from elsewhere traveling to and from Exit 17.

We feel the present development covenants should not be relaxed because:


The retail development of Whitney Road will ensure no further retail uses will be proposed in Penacook Village. The demographic in both Penacook and lower Boscawen is not such that Penacook will attract a major investment in retail use, unless the retail development is forced to be there by not being allowed in its preferred area with a high traffic count.

To remain viable, Penacook Village needs businesses, such as grocery stores, that will draw shoppers into the area on a regular basis. If such a development can be attracted to Penacook Village, people will be attracted there on a regular basis. The vacant store fronts will fill up and the business that are already there, some of which seem to be just hanging on, will have an opportunity to thrive.

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.

The Whitney Road development was proposed as, and is presently industrial, which it should remain. Industrial and commercial uses should be cherished over retail as they provide full time, well-paying jobs with benefits to its employees, whereas retail jobs are predominantly low wage, part-time without benefits.

Thank you for consideration of our thoughts on this matter.

A handwritten signature in black ink, appearing to read "Bruce Crawford". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bruce Crawford, Chair
Planning Board

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Edit 17 Rezoning
Date: Wednesday, March 21, 2018 1:42:09 PM

Janice Bonenfant
City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

-----Original Message-----

From: Laura Field [mailto:davina_03303@yahoo.com]
Sent: Wednesday, March 21, 2018 1:22 PM
To: * City Clerk
Subject: Edit 17 Rezoning

My husband and I both, desire to see a large grocery store, such as Market Basket or Hannafords at Exit 17. This would provide not only a modest tax base for the school, but also support a much needed employment base for all ages. More people working results in people taking pride and investing in their community.

To offset that, based on what I can see in the potential plans, consider a healthy bank, such as Bank of NH, this again will provide job opportunities with a local bank who gives back to its community. NOT a national bank!! They are not interested in our community!!

A sit down restaurant would be really nice. I'm not a fan of fast food, but a healthy establishment that desires to see people eat healthy, while at the same time draw in other people from around the area as well as while traveling past the exit during their vacation destinations!! Great opportunity when traffic builds up on Suns in the summer months :-)

If the opportunity is there, a natural food store!! Maybe another Granite State Natural Health!! They hire the best employees who really want to see people healthy!!

Another option, is if the space allows, a small, maybe 4-6 space, specialty store strip mall area!! These might not do well, unless the market is right, so not necessarily the go-to option up front, but certainly something to consider as we expand the growth in Penacook.

An emergency walk-in clinic, such as ConvenientMD!! They are faster and more efficient than Concord Hospital

Absolutely NO to another Concord Hospital building structure!! They use it as a write-off, and they have too many empty locations across the Concord area, including the clinic/lab in Penacook. Let them use the extra space there if needed to grow!!!!

No to the theater

No to fast food

Industrial, ONLY if it can provide at least 150-200 jobs No to warehousing!! Amazon is not interested and they are not really interested in hiring people, so that would be out, and basically the only option if there was one Definitely NO to storage facility!! Those are eye sores!!!

Sincerely

David P. and Laura D. Field
68 Community Drive
Penacook, NH 03303

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Development
Date: Wednesday, March 21, 2018 11:06:20 AM

Janice Bonenfant
City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

-----Original Message-----

From: Jonathan Gray [<mailto:bigjon973@yahoo.com>]
Sent: Wednesday, March 21, 2018 10:33 AM
To: * City Clerk
Subject: Exit 17 Development

Hello,

I just wanted to add some input to the proposed development at exit 17 of 193. I am all for it as this area needs some additional shopping alternatives and tax base. I live in Boscawen and end up traveling to Tilton most of the time to shop to avoid traffic around the greater Concord area. Please consider this area for continued development, thank you.

Jon Gray

Sent from my iPhone

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Item 7A on Planning Agenda
Date: Thursday, March 22, 2018 9:11:43 AM

Janice Bonenfant
City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

-----Original Message-----

From: Sara Hans [<mailto:shans@sau8.org>]
Sent: Wednesday, March 21, 2018 5:23 PM
To: Bonenfant, Janice
Subject: Item 7A on Planning Agenda

Good evening,

I am writing to inform you that I am in support of the resigning of Whitney Rd off of exit 17.
Thank you!

Sara Hans
731-6223

Sent from my iPhone

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 supermarket plan
Date: Wednesday, March 21, 2018 2:16:04 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Michelle Kimball [mailto:kimballm17@gmail.com]
Sent: Wednesday, March 21, 2018 2:12 PM
To: * City Clerk
Subject: Exit 17 supermarket plan

I am unable to attend the meeting tonight but I just wanted to voice my support for the proposed plan. I have resided in Boscawen since 2003 and think that this would be an incredible opportunity for the community! To have a grocery store and some other retail/restaurant options in the immediate community instead of traveling to Loudon Road would be a huge positive for the residents of the surrounding towns. I am in 100% support of this and I'm excited about the prospect!

Thank you-
Michelle Kimball
Boscawen resident

From: LISA BECK
To: [Shank, Heather](#)
Subject: Exit 17 Project
Date: Wednesday, March 21, 2018 9:25:46 AM

Good Morning Ms. Shank

First I want to say it was pleasure talking to you on the phone and for all the information you had guided me towards.

My name is Frank E Beck III I live at 10 Shoestring Rd. My house is one of the three that is opposite of the new grocery project. The three houses on Shoestring Rd would be the most impacted by this project.

I have lived in the Penacook/Boscawen area my whole life, except when I was enlisted in the military. We bought the home on Shoestring road so my kids go to Merrimack Valley School District. Which has been a great decision. The one thing that has always been talked about is a missing grocery store and how much it would help the area.

The pros of the project is the tax revenue for the School District, the employment it will bring to the area and yes a grocery store.

The concerns I do have with the project moving forward. Is I do not want a Walmart or a super Walmart, I want no part of the company in our community. That company destroys communities and it would do the same to town of Penacook and the surrounding smaller towns. I also don't want to see any of the local business in downtown Penacook be destroyed by company like this.

The other issue that is really concerning to my wife and I is the traffic situation. With the gas station that has been put in we have seen four really bad accidents with full air bags deployed. This needs to be corrected. I have read the reports that you guided to me yesterday. After reading the traffic report, I can say I feel much better the traffic situation. People in the community also need to understand that they cannot just throw up a traffic light. The recommendation is to expand the route 4 to a five lane road with a double lane round about. So people traveling everyday to work there will be change. The other thing it would do is slow traffic down in the area

which is a good thing. People drive way to fast.

With everything that I have read I would like to see the project go forward because I know how much it means and will help the community. The one thing I would also like to stress to the people who are in control of the project be open and honest. When you do that you will have full support of the community. Which I think is best in the area.

Thank you

Frank E Beck III

From: [Weaver, Lisa](#)
To: [Shank, Heather](#)
Subject: FW: Rezoning
Date: Monday, March 19, 2018 8:24:13 AM

From: Gayle Sweeney [mailto:gesweeney1988@gmail.com]
Sent: Saturday, March 17, 2018 3:50 PM
To: Weaver, Lisa; Bonenfant, Janice
Subject: Rezoning

My name is Gayle Sweeney and I live at 109 Primrose Lane, Penacook NH. I am unable to attend the Wednesday March 21st meeting but would like to ask that you both support the rezoning of the Rauseo's property located on Whitney Road. This zoning change will allow and hopefully draw in business toward Penacook to help offset the residential taxes, burdens to school by not allowing additional housing in that area (ever)!. Schools are busting at the seams, and taxes continue to rise without any business offset coming into the community. The last thing we need is add more housing and less business.

Thank you for your time
Gayle Sweeney

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Supermarket at exit 17
Date: Wednesday, March 21, 2018 3:45:36 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Wanda Bowers-Whiting [mailto:wandajb2@hotmail.com]
Sent: Wednesday, March 21, 2018 3:31 PM
To: * City Clerk
Subject: Supermarket at exit 17

I have lived at the bottom of Merrimack st for 20 years and every year my Husband and I say...We need a supermarket!! Not Shaws or Hannafords!! I can deal with influx of traffic. There are many ways to avoid that area at commuter times.

Wanda Bowers-Whiting a Penacook resident.

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 7 Rezoning
Date: Wednesday, March 07, 2018 12:37:54 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Carrie Phelps [mailto:carriedust@yahoo.com]
Sent: Saturday, March 03, 2018 4:59 PM
To: * City Clerk
Subject: Exit 7 Rezoning

I am writing in support of the rezoning of the area located near exit 17 on 93.

Penacook resident.
Carrie Phelps

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Rezoning
Date: Wednesday, March 07, 2018 12:37:39 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: [deborahcaldwell68 \[mailto:deborahcaldwell68@gmail.com\]](mailto:deborahcaldwell68@gmail.com)
Sent: Saturday, March 03, 2018 3:58 PM
To: * City Clerk
Subject: Exit 17 Rezoning

I am sending this email with hopes you can see people want the rezoning to happen at exit 17. I live right off Boyce Rd in Canterbury. This would be a great change for our community.

Thank you,

Deb Caldwell

Sent from my Verizon, Samsung Galaxy smartphone

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Rezoning
Date: Wednesday, March 07, 2018 12:39:10 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Chrisi Goodwin [mailto:cdgoodwin2@gmail.com]
Sent: Monday, March 05, 2018 2:13 PM
To: * City Clerk
Subject: Exit 17 Rezoning

Good afternoon,

This email is in support of the exit 17 rezoning and associated project of constructing a multipurpose plaza.

I am a resident of Boscawen. A plaza of this magnitude would benefit our area greatly. Not just from a convenience perspective, but from an employment, business growth, and tax standpoint as well.

Convenience, as a local, is first on my mind. I would love to have the conveniences of Concord or Tilton without having the added travel. Additionally, the amount of new jobs a project such as this will offer our local community will be a huge draw, and should have beneficial downstream impacts to other industries such as real estate and local construction. Lastly, what an amazing opportunity for some local businesses to expand or secure a strong hold, while adding some larger established organizations to boost the local economy.

I would be remiss however if I didn't express my concern regarding the type and quality of businesses that would eventually occupy the space. I believe it to be paramount that they exclude discount type shopping, like Dollar General, and only represent reputable business practices and clientele.

Thank you for the opportunity to share my support of the exit 17 rezoning.

Regards,
Christiana Goodwin

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Rezoning
Date: Wednesday, March 07, 2018 12:38:42 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Joanne Perry [mailto:joaneperry407@gmail.com]
Sent: Saturday, March 03, 2018 5:49 PM
To: * City Clerk
Subject: Exit 17 Rezoning

Dear Sir or Madam

Penacook would surely benefit with a supermarket and/or business complex off of Exit 17. Jobs would be created. In turn, more money into the community. The citizens of Penacook and Boscawen must travel to Concord or Tilton to do any kind of shopping.

Please rethink the zoning of Exit 17.

Thank you,

Joanne Perry
11 Summer St.
Penacook, NH

 Virus-free. www.avg.com

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Supermarket
Date: Wednesday, March 07, 2018 12:38:28 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Karen [<mailto:rainbodaz@yahoo.com>]
Sent: Saturday, March 03, 2018 5:29 PM
To: * City Clerk
Subject: Exit 17 Supermarket

I am in favor of the planned project for exit 17. It would be very convenient to have a grocery store and restaurant close by.

Karen Bergeron
Penacook, NH

Sent from [Mail](#) for Windows 10

 Virus-free. www.avast.com

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17
Date: Wednesday, March 07, 2018 12:38:16 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Michelle Clark [<mailto:mickey.1969@yahoo.com>]
Sent: Saturday, March 03, 2018 5:23 PM
To: * City Clerk
Subject: Exit 17

Hi,

I will not be able to attend the meeting on 3/21 were the rezoning of exit 17 is discussed. I have lived in Penacook for over 20 years and I have always said we need a grocery store. This would be such a great thing for not only us in Penacook, but for others that are going up north and need groceries but don't want to deal with the traffic on fort eddy road. I support this rezoning change.

Thanks

Michelle Clark
47 Elm St
Penacook, NH 03303

[Sent from Yahoo Mail for iPad](#)

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Supermarket at exit 17
Date: Wednesday, March 07, 2018 12:38:57 PM

Janice Bonenfant
City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

-----Original Message-----

From: Sandi Clark [<mailto:sandic1949@yahoo.com>]
Sent: Saturday, March 03, 2018 5:57 PM
To: * City Clerk
Subject: Supermarket at exit 17

I am in favor of the supermarket at exit 17. I am elderly and do not like driving into Concord. I live in Penacook and thus would be much better for me.

Sent from my iPad

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Exit 17 Rezoning
Date: Wednesday, March 07, 2018 12:39:25 PM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Joseph & Margaret Ruggiere [<mailto:joeykeyz@comcast.net>]
Sent: Tuesday, March 06, 2018 9:39 PM
To: * City Clerk
Subject: Exit 17 Rezoning

Dear City of Concord

We support the proposed rezoning of property on Whitney Road at Exit 17 to attract a supermarket to this location.

Joseph & Margaret Ruggiere
99 Clinton Street
Concord, NH
03301

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Rezone Penacook
Date: Monday, March 12, 2018 8:20:33 AM

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: Gordon [<mailto:rtg3@comcast.net>]
Sent: Saturday, March 10, 2018 6:19 PM
To: * City Clerk
Subject: Rezone Penacook

I am writing to express my support to rezone the area at exit 17 for a supermarket. As a resident of Penacook, I have to say there is no better place in Penacook for a supermarket. Please rezone and allow this to be built as fast as possible as it is wanted by many of the people I know in Penacook including my family.

Please let me know if you need more.

Thanks

Ray Gordon

25 Ty LN

Penacook NH

From: [Bonenfant, Janice](#)
To: [Shank, Heather](#)
Subject: FW: Supermarket at Exit 17
Date: Monday, March 12, 2018 8:20:09 AM

Janice Bonenfant
City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

-----Original Message-----

From: Drouin, David [<mailto:DDROUIN@hartford.edu>]
Sent: Saturday, March 10, 2018 10:23 PM
To: * City Clerk
Subject: Supermarket at Exit 17

Hello,

Just reaching out to tell you that Exit 17 needs a supermarket and would be well worth it. Gives so many people a more accessible grocery store. Plus the 75+ jobs it would open up. Please let this happen, lived in boscawen my entire life and it's about time a proposal for this has occurred. There is no reason that there should be any sort of hold up in this process. Thankyou

- David Drouin

Sent from my iPhone

From: Brian Adams
To: [Shank, Heather](#); [Fenstermacher, Beth](#); [Stoll, John](#); * City Clerk; * City Manager Office; jbouley@comcast.net; steve.shurtleff@leg.state.nh.us; [Brent Todd](#); [Maura Adams](#)
Subject: Exit 17
Date: Wednesday, October 18, 2017 9:00:06 AM
Attachments: [City of Concord Exit 17 Development Public Comment 10-18-17.pdf](#)

Good afternoon,

As a Penacook resident, I want to express my strong opposition to any further development at Exit 17. It threatens investment in downtown Penacook, harms the area's rural character, wouldn't put a significant dent in Penacook's high taxes - it just adds redundant, unsightly retail to the I-93 corridor without providing substantive benefits to the community.

Thanks for taking the time to read the attached letter. I'd be happy to meet and talk further if that would be helpful.

Sincerely,

Brian C. Adams
125 Elm St., Penacook

October 18, 2017

Dear Planning Board,

Thank you for all your hard work and dedicated time to making Concord and Penacook Village a welcoming, diverse and prosperous city! Kudos to you all. I live on Elm Street in Penacook and truly admire the new Village appeal. I see residents walking through the Village, shopping at the Pharmacy, Foxes, Chiefs and supporting the Village Garage. Evidence that the Village redevelopment is beginning to bring people back to the Village.

At this time, I urge you to continue limiting development at Exit 17. If development at Exit 17 moves forward in the manner the current developers (who are CANTEBURY residents mind you) want it to, the effects would be a negative impact to the Village.

- Penacook Pharmacy could shutter its doors, leaving a beautifully restored Historic building mostly vacant.
- Sam's store could close. Another vacant building.
- The sidewalks become empty. The roads become busy with drive through traffic.

The Rauseos state that the Village "doesn't have the buildable space for a drive through experience." I beg to differ. If the covenants are lifted and expansive development occurs at Exit 17, Penacook Village could be nothing but a drive through experience, with little to offer residents, visitors and future generations alike.

- The last thing Concord needs is another drive through, fast food restaurant feeding passerby's low quality food and providing zero dining experience.
- The last thing the Village needs is the lifting of covenants at Exit 17 to allow expanded development such as a franchise restaurant, bank, self-storage, strip mall, pseudo grocery store (I don't believe the Rauseos plan to do this), chain pharmacy, etc.

We all know taxes are high. My fiscal conservative nature wishes for lower taxes. That's another discussion. However, my independent nature recognizes that unique experiences – provided by local business owners in a Village setting – outweigh redundant, franchise experiences based on convenience. Exit 17 development is not nearly enough to lower taxes. And it's not worth the cost.

Sincerely,

Brian C. Adams

Brian C. Adams
125 Elm Street
Penacook, NH 03303
smadanairb@gmail.com
603.496.8250

October 17, 2017

Dear Planning Board

I've lived close to downtown Penacook for almost 10 years, and I strongly oppose lifting the covenants at Exit 17. I urge the city to continue limiting development at the exit.

- The city recently invested in downtown Penacook and it's looking nicer than I've ever seen it. A housing development is finally in the works for the tannery site. This is a better time than ever to promote business development in the village – and the exact *wrong* time to encourage development at Exit 17 that will directly threaten village businesses (both existing and potential).
- Chain stores, fast food restaurants, and increased traffic at Exit 17 greatly diminish the visual and emotional appeal of this part of Concord. Trees, natural wetlands, and quietude are valuable in their own right and something that I tremendously value about the place I live. I am sorely disappointed in the gas station and Dunkin' Donuts and they have already harmed the character of our community. Adding a bunch of chain stores and restaurants is going to seriously compromise the look and feel of this community.
- There are more than enough places for people to get gas, groceries, food, etc. along this stretch of I-93 – there are dozens of options within 10 minutes of Exit 17 in either direction. More development here seems redundant. Just because people stop there doesn't mean they're necessary – truckers and drivers go where it's convenient, but it's not like they can't wait ten minutes for a different option at a place that's already sacrificed its land.

Sure, we may have high taxes in Penacook. My husband and I don't like paying taxes and seeing the tax rate rise any more than anyone else, and we're all for Penacook having a strong tax base. But far more development would be needed to really make a difference in Penacook - \$100,000,000 in new assessed value to make our tax rate consistent with Concord's. Exit 17 development would make a small dent in our tax base, and it's not worth the cost. We need solutions that benefit existing businesses, encourage downtown investment as the tannery site develop, and sustain the area's natural resources and rural character.

At a minimum, I request that the Planning Board recommend the entire area – including the proposed Whitney Rd. extension – be studied for long-term master planning before any covenants are lifted or zoning changed.

I'd be happy to talk about this further with Planning Board members or staff if you'd like to discuss. Thanks for your attention.

Sincerely,



Maura Adams
125 Elm St.
Penacook NH 03303
maurakadams@gmail.com
(603) 545-9629

Bonenfant, Janice

From: Michelle Clark <mickey.1969@yahoo.com>
Sent: Thursday, November 09, 2017 7:59 PM
To: * City Clerk
Subject: Rezoning off exit 17

Hi,

I am to you to express my opinion that I support the rezoning of land on Whitney Rd from Industrial to Commercial. Thank You

Michelle Clark
47 Elm St
Penacook

Sent from Yahoo Mail for iPad

Bonenfant, Janice

From: Sandi Clark <sandic1949@yahoo.com>
Sent: Thursday, November 09, 2017 8:02 PM
To: * City Clerk
Subject: Rezoning land at exit 17

I am writing today to let you know that I am in favor of the rezoning land on Whitney Road from industrial to commercial.

Sent from my iPad

Bonenfant, Janice

From: Deanna Morrison <ds.morrison@comcast.net>
Sent: Thursday, November 09, 2017 9:44 PM
To: * City Clerk
Subject: Supermarket at Exit 17

I support the proposal to attract a supermarket to the Whitney Road site near Exit 17.

I live about four miles from that site and, as a retiree, I no longer need to make the trip into Concord every day. Grocery shopping now requires a special purpose trip of 10 miles to the supermarkets on Fort Eddy Road. Each time I make that trip, I add to the traffic that is forced into that area due to the clustering of major stores.

Having a supermarket, not just a convenience store, at Exit 17 would afford me a significant savings of time, gasoline and frustration.

Deanna Morrison
1 Flaghole Road
Concord, NH 03301

Bonenfant, Janice

From: "priceisright114@comcast.net" <priceisright114@comcast.net>
Sent: Saturday, November 11, 2017 7:58 AM
To: * City Clerk
Subject: Exit 17

I just saw the FB post for the supermarket at Exit 17!

This location is perfect for many reasons...I live at the end of Contoocook closest to Penacook and driving to Exit 17 would be so convenient. Currently the options for grocery shopping are drive to Fort Eddy Road or drive to Warner. Also since the Shaw's closed in Tilton, Exit 17 is a great grocery shopping stop for the many tourists headed up 93 North. It is a wonderful employment opportunity for many local people also.

I hope to hear "coming soon" in the near future!

Stacey Price
114 Flintlock Road
Contoocook NH 03229
603-746-3817

Sent from XFINITY Connect Mobile App

Bonenfant, Janice

From: Denise Scardina <dneeze516@gmail.com>
Sent: Sunday, November 12, 2017 11:15 AM
To: * City Clerk
Subject: Exit 17 grocery store

Good morning,
I'm writing in support of a grocery store going in at exit 17. We've needed this here for a long time! Please pass the vote to change the zoning to support the grocery store.

Thank you
Denise scardina
Boscawen resident

Bonenfant, Janice

From: Gordon <rtg3@comcast.net>
Sent: Sunday, November 12, 2017 1:03 PM
To: * City Clerk
Subject: Penacook Grocery Store

As a resident of Penacook I am excited to learn that we again have a chance to bring a Supermarket to Penacook. Every since I moved to Penacook everyone I talk to says how important it is to bring a supermarket here. In fact at many of the community meeting I attended I heard over and over again how long time residents wanted a supermarket. Unfortunately I hear that bureaucracy is stopping this community goal from becoming a reality.

As a family of five here in Penacook I write to you and encourage you to remove ANY BARRIERS that are preventing the construction of a supermarket at Exit 17. This is an ideal spot next to a highway, on a major road, away from our children's walking path to school, next to a solid waste incinerator and in an industrial zone, it's not the type of place to build homes. But it is ideal for a supermarket and would make travel to get groceries much simpler on our way home from work. No longer would I have to take EXTRA TRIPS down mountain road just to buy some groceries, I could stay local.

In addition the up to \$1.1 Million dollars in tax revenue is greatly needed in the Merrimack Valley school district and here in Penacook, as taxes in the last few years are getting out of hand and any development to help with taxes should be encouraged. People say this is not much, but I urge you to encourage every little bit that helps.

This high tax burden here in Penacook means that prioritizing small-scale development is no longer be in the best interest of the community. Why should Concord get all the tax help while us residents of Penacook suffer!!!! Our school district can use some extra tax revenue. We are like the step children of the city and we only get second best.

It is a myth that this development would create a "drive-through experience" in Penacook. In fact the worse properties for a grocery store are Richmond property across from Thirty Pines and the Pitco site, both on roads **that our children walk and a road that** is not designed for the traffic that would visit a grocery store. I know that our family and neighbors would fight against any Penacook grocery store that is not off a major road like Route 4, because route 4 is the ideal location for this type of development because our children do not walk in this area, in fact I don't see many people (If any) walking in the industrial zone.

PLEASE SUPPORT THIS DEVELOPMENT and help to equalize the tax rate between Concord and Penacook. Keep Penacook safe for children by placing the supermarket in the ideal location and help our Penacook dream of having a supermarket become a reality.

Bonenfant, Janice

From: Carrie Phelps <carriedust@yahoo.com>
Sent: Sunday, November 12, 2017 1:53 PM
To: * City Clerk
Subject: Exit 17 supermarket

As a Penacook resident I would LOVE to have a supermarket at exit 17!! How silly to think that ANYONE would think that building a supermarket would detract from sales on Main Street - is there a supermarket located there that would have to compete? I HATE that I have to drive to Tilton or Concord to grocery shop. As for the pharmacy I would not be happy to see them lose business to a competitor ... why not restrict that one could not go in there?

Bonenfant, Janice

From: nhgirl1187 <nhgirl1187@yahoo.com>
Sent: Sunday, November 12, 2017 2:20 PM
To: * City Clerk
Subject: Supermarket

We are the Fortiers an we live in Penacook nh. We would love a grocery store at exit 17! I imagine it would be very useful! All of my neighbors here on Rolfe street agree! Please pass this for the residents of Penacook! Thank you!

Sent from my Verizon, Samsung Galaxy smartphone

Bonenfant, Janice

From: Marta Pedersen <martapedersen@gmail.com>
Sent: Sunday, November 12, 2017 2:39 PM
To: * City Clerk
Subject: Supermarket at exit 17

To Whom It May Concern,

I am emailing to show my support for a supermarket at exit 17. We live in East Concord and currently have a 20-30 minute drive to the nearest grocery store. It would be a welcome addition to this area. Please consider allowing the Rausseo's to proceed with their development plans for a supermarket at Exit 17.

Sincerely,

Marta Pedersen

Bonenfant, Janice

From: Karen Milan <karen.milan@comcast.net>
Sent: Sunday, November 12, 2017 4:01 PM
To: * City Clerk
Subject: Grocery Store off Exit 17

To Whom It May Concern:

I have been a resident of Penacook for over 20 years and a homeowner for 13 of those years. The desire for a major supermarket in the Penacook area has been a discussion amongst residents since I have lived here. Even in these 20 years, the number of residential homes/condos/apartments in this area has increased significantly. A major supermarket in the area would serve a great number of people. As taxpayers, we pay a significant property tax, more than Concord. Why not give the residents of Penacook something that is truly wanted and makes economic sense? There would be more traffic to the area from people coming off the highway and going through Penacook to access the supermarket. Perhaps this would make developing the area more attractive to other businesses.

Thank you.

Karen Milan
12 Look Out Circle
Penacook, NH

Bonenfant, Janice

From: Ed Tishkevich <edtish@gmail.com>
Sent: Monday, November 13, 2017 8:03 AM
To: * City Clerk
Subject: Pass the Supermarket at exit 17

A Grocery Store and Liquor Store are much needed.

As a resident of Penacook, I strongly support this plan.

Traveling into Concord can be a mess and a waste of time.

From the plans I have seen, there will be no impact to the store in the Village and for anyone to say Penacook

Pharmacy will lose business is a crime - there is no planned pharmacy in the expansion.

Who allowed Dollar General to build down the street from Family Dollar? THAT hurt business.

It is time for the city to listen to we the people of Penacook.

ALLOW THIS TO BECOME REALITY!

Thank you
Ed Tishkevich
60 Great Falls Drive
Penacook, NH 03303

Bonenfant, Janice

From: bridget cardin <bridgetcardin@yahoo.com>
Sent: Monday, November 13, 2017 8:41 AM
To: * City Clerk
Subject: Supermarket at exit 17

To whom it may concern,
I support a supermarket in Penacook at exit 17. I have been living in Penacook for 5 years and we need a grocery store.
Thank you
Bridget Spring

Sent from my iPhone

Bonenfant, Janice

From: Frank Guimont <fguimont@gmail.com>
Sent: Monday, November 13, 2017 8:45 AM
To: * City Clerk
Subject: Exit 17 Development

To Whom it May Concern,

I am writing in full support of the proposed development plans for the area around exit 17.

I am a Penacook resident and believe this plan is long overdue.

Though the Penacook downtown area is doing somewhat better after the recent road work and other improvements, I find that I am still driving down to Concord for my day to day needs. My trips to downtown Penacook are very infrequent and are usually to just pass through to get to Interstate 93.

Please give this plan serious consideration. It is time.

Thanks,

Frank Guimont
38 Abbott Rd.
Penacook.

Bonenfant, Janice

From: Lee Ann Lewis <leeannlewis358@yahoo.com>
Sent: Monday, November 13, 2017 9:38 AM
To: * City Clerk
Subject: Support for Supermarket at Exit 17 - Penacook

Dear City Councilors,

I write in support of the effort to bring a supermarket to exit 17 in Penacook. The neighborhood I live in (off Woodbine Avenue) is literally half Concord and half Penacook. It would be wonderful to have a grocery store closer to my home. In talking with many of my neighbors, there is a lot of excitement about the idea. Speaking for my husband and myself, we would just LOVE to have a grocery store at exit 17. Some folks are concerned about the potential impact on Penacook Village. We would, of course, still support Penacook Village by continuing to shop there.

Please note our support for a grocery store at exit 17.

Sincerely,

Lee Ann and Chris Lewis
4 Oxalis Way
Concord, NH 03303

(603) 717 - 5563 - Lee Ann's cell
leeannlewis358@yahoo.com

Bonenfant, Janice

From: Cynthia Ouellette <cd.ouellette@hotmail.com>
Sent: Monday, November 13, 2017 11:45 AM
To: * City Clerk
Subject: Supermarket at Exit17

Good morning,

I am writing because I am unable to attend the City Council meeting tonight. However I want to express my enthusiastic support for a supermarket to be located off Exit 17. I have long supported the idea of a market that would alleviate the need for residents of Ward 1 as well as residents of Boscawen, Canterbury, and other communities who travel I-93 to be able to avail themselves of a large supermarket such as Shaw's, Hannaford, and Market Basket. I would use such a market on a regular basis and I know that many others would as well.

I cannot say what such a business would mean to the tax base in Concord, but I cannot imagine that it would have a negative impact. The income from such a business would be considerable, I'm sure, and the presence of such a store would add to not only the convenience for the residents who live close by, but it would also provide a service that is sorely lacking in the area.

I strongly urge the City Council to approve the construction of a supermarket off Exit 17 as soon as possible. Thank you for your consideration.

Respectfully,
Mrs. Cynthia Ouellette
2 Bluffs Drive
Penacook

Bonenfant, Janice

From: Kaitlyn Audet <kaitlyn.audet@gmail.com>
Sent: Monday, November 13, 2017 12:52 PM
To: * City Clerk
Subject: Exit 17

Hello,

My name is Kaitlyn Audet and I live right off exit 17. I think building a supermarket here would be an excellent idea. It would be very convenient to drive 5 minutes down the street to get groceries rather than driving further into Concord, especially on the weekends when I-93S is the busiest. It would also be much more convenient for the residents of Penacook, Boscawen and Salisbury. It would be a wonderful asset to this part of the city.

Kaitlyn Audet

Bonenfant, Janice

From: Mandi Turcotte <mandirn99@gmail.com>
Sent: Monday, November 13, 2017 3:03 PM
To: * City Clerk
Subject: Exit 17 Development

Dear Mayor Bouley and Concord City Councilors,

My name is Amanda Turcotte and my husband Todd and I live in Penacook. We are writing to ask that you vote to remove the covenants placed on the land in the area of Exit 17 in Penacook. I attended the community meeting in October that Councilor Todd hosted and had the chance to hear what the Rauseos want to do. We believe that they have a plan to develop this land that our tax base desperately needs and that any one I speak to supports. You've heard it once, here you'll hear it again: Penacook needs a grocery store and this is the place to put it. We believe that the Rauseos have a good plan in place and care about the Concord and Penacook community. We hope that you will vote to remove the covenants to the property on Whitney Road and let development come to Penacook, away from the village, and provide services we all need.

Thank you.

Todd and Amanda Turcotte

Bonenfant, Janice

From: Bonenfant, Janice
Sent: Tuesday, March 20, 2018 9:35 AM
To: Shank, Heather
Subject: FW: Hello: am writing in support of the potential rezoning of David and Laurie Rauseo, on behalf of Susan Whitney, requesting to rezone 28.5 acres of land off of Whitney Road from Industrial (IN) and Urban Commercial (CU) to Gateway Performance (GWP). MBL

Janice Bonenfant

City Clerk
41 Green Street
Concord, New Hampshire
(603) 225-8500
(603) 225-8592 - fax

From: anapat4@aol.com [<mailto:anapat4@aol.com>]

Sent: Monday, March 19, 2018 3:18 PM

To: Bonenfant, Janice

Subject: Hello: am writing in support of the potential rezoning of David and Laurie Rauseo, on behalf of Susan Whitney, requesting to rezone 28.5 acres of land off of Whitney Road from Industrial (IN) and Urban Commercial (CU) to Gateway Performance (GWP). MBL:...

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Bonenfant, Janice

From: Debra Bergeron <tdcjbbt@yahoo.com>
Sent: Wednesday, March 21, 2018 6:51 PM
To: * City Clerk
Subject: Exit 17

I would love to see a grocery store, shopping center at exit 17! It would help so much to not have to go to Franklin or into Concord to get groceries.
Debbie Thibeault

Sent from Yahoo Mail for iPhone