



CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

MEMORANDUM

Date: October 27, 2025
To: Brent Todd, Chair, & Members, Parking Committee
From: Timothy J. Thompson, AICP, Assistant Director of Community Development
Subject: **Business Request: Time Limit Modifications near 369 Village Street, Penacook**

Recommendation

Review the request from Briar Hydro, determine an appropriate response, and direct staff to prepare any ordinance revisions (if determined necessary) for the City Council.

Background

Staff received the attached request from Briar Hydro COO Madeleine Mineau on August 27.

Briar Hydro is seeking a modification to the 2-Hour parking time limit in the vicinity of their office on Village Street in Penacook. Ms. Mineau states that their 5 space off-street parking lot is insufficient to accommodate visitors and anticipated additional employees, as well as parking for training events at their facility.

Discussion

Currently parking is limited to 2-hours Monday through Friday from 7AM to 6PM. This time limit has been in place for a number of years, and appears to have been limited as such due to the location of several retail and restaurant uses in the area. Photos taken the morning of October 24, 2025 are below.



Staff notes that the most recent parking ordinance amendments in this area (Canal Street) established a 10-Hour time limit.

**BRIAR HYDRO ASSOCIATES**

c/o ESSEX HYDRO ASSOCIATES, LLC
55 UNION STREET, 4TH FLOOR
BOSTON, MASSACHUSETTS 02108 USA

TELEPHONE:
FAX:

617-367-0032
617-367-3796

August 27th, 2025

Mr. Timothy Thompson
Assistant Director of Community Development
City of Concord
41 Green Street
Concord NH 03301

Dear Mr. Thompson,

Please consider the following request for referral to the Parking Committee.

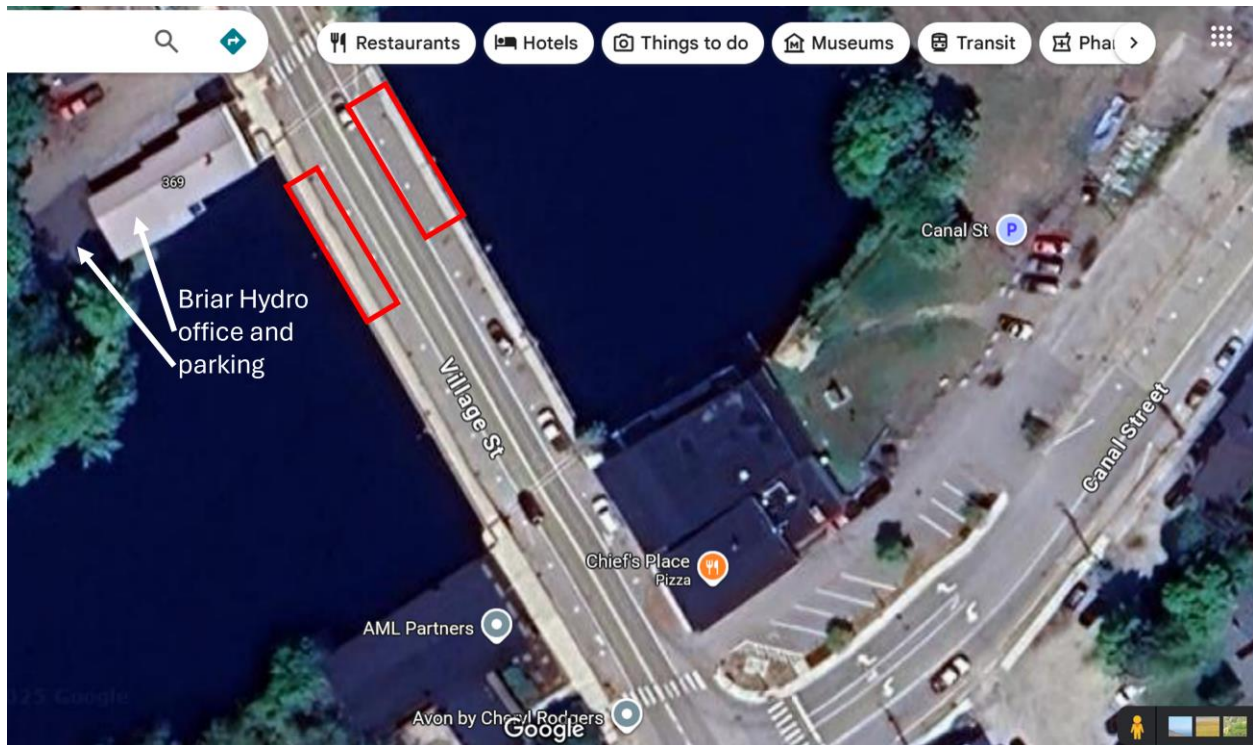
Briar Hydro requests modification to the parking time limit for 6 parking spaces located on the northwest end of the bridge on Village Street in the Village of Penacook. The current time limit for parking in these spaces is 2 hours. We request that the time limit be extended to 10 hours for the reasons outlined below.

Briar Hydro has offices located at 369 Village Street and has private parking for employees and visitors located behind the building. This parking area can accommodate up to 5 vehicles. Briar Hydro is working towards hiring additional employees at this office location and our current parking lot is already at times not sufficient to accommodate employees and visitors. We regularly host at this office Board meetings and all-day training for our employees and the 2 hour parking limit has caused visitors to be ticketed.

The parking spaces on the southeast end of the bridge are used regularly mostly by customers of Chief's restaurant residents of nearby apartments, however the spaces on the northwest end of the bridge are rarely used. We would love to be able to use these parking spaces but in order to do that we would need to have a longer time limit for parking there since employees and visitors typically spend more than 2 hours at our office.

Extending the parking time limit in these spaces would make them the same time limit as the on-street parking spaces on Canal street nearby.

Allowing for longer time limit in these on-street parking spaces would allow our business to add additional employment at our Penacook location.



The parking spaces affected by our request are highlighted in red on the map above which also shows the location of our office and private parking area. Only the area behind our building is available to us for parking with the remaining paved area belonging to the abutting residential building.

The following photos are representative of typical parking use on the Village street bridge showing that the space at our end of the bridge are rarely used. I took all three of these photos mid-day as this tends to be the time of day the parking is most used due to lunch time customers at Chief's.



This photos was taken at 12:36pm on April 22, 2025



This photo was taken at 11:43 am on July 29, 2025



This photo was taken at 11:30am on August 27, 2025.

Please contact me by email at mmineau@essexhydro.com or phone at 857-347-3772 to further discuss this request or if you require additional information regarding this request.

Thank you,

A handwritten signature in black ink, appearing to read 'Madeleine Mineau'.

Madeleine Mineau
Chief Operating Officer
Essex Power Services, Inc