



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Code Administration

David V. Hall
Code Administrator

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: David V. Hall, Code Administrator
DATE: August 22, 2025
SUBJECT: Proposed Abatement of Nuisance- 30 Penacook Street

Recommendation:

Accept this report and set the attached appropriation resolution for public hearing on October 14, 2025 to authorize and fund the abatement of a nuisance located at 30 Penacook Street in accordance with NH State Law RSA 147.

Background:

On November 15, 2024, the building located at 30 Penacook Street was posted as “uninhabitable” pursuant to the City’s Housing and Maintenance Code because it constituted a hazard. That order has allowed the City to ensure that no one occupies the unsafe building; however, the exterior of the property contains an accumulation of rubbish, garbage and overgrowth of weeds and vegetation. The City issued an order to abate this nuisance no later than July 31, 2025 pursuant to NH State Law RSA 147. No action has been taken in response to these orders.

Discussion:

The property is owned by the estate of a deceased individual; however, there appears to be no active administration of this estate. Multiple attempts have been made to contact the Estate and next of kin with no success.

The City seeks to move forward with abatement of the conditions on the exterior of the property in compliance with NH State Law RSA 147:4. Specifically, the City seeks to hire a contractor to mow vegetation, as well as remove garbage and refuse that has accumulated on the property. The City will seek to recover these costs through a lien process as outlined in RSA 147:7-b following completion of the work.

The estimated cost to remove garbage and debris, as well as address overgrowth of vegetation, is \$2,990 per a quote from the City’s selected vendor. Staff recommends that the City Council appropriate the sum of \$3,500 from the Community Improvement Reserve Fund for this purpose. The additional dollars will provide a small contingency to support this undertaking, if needed. The City’s selected contractor is available to complete the scope of work within the next ninety days.