

Twardosky, Alicen

From: Twardosky, Alicen on behalf of * Planning
Sent: Friday, January 13, 2023 9:53 AM
To: Heather Shank (HShank@ConcordNH.gov)
Subject: FW:

And this one?

Alicen Twardosky
Planning Division

From: Pamela Ryan <pmalmb@comcast.net>
Sent: Friday, January 13, 2023 8:34 AM
To: * Planning <planning@concordnh.gov>
Subject:

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I am one who is voicing my opposition to this planned casino to be built in Concord or anywhere else in NH. Casinos bring with them crime, drugs, prostitution, and trafficking of children; it's the nature of the beast. It attracts every sort of illegal activity. Big money brings big influence into our city and on our elected officials. Certainly those who have proposed this casino can come up with a better plan to bring people and money into the Concord area to spark our economy. This is not the way to do it. It will cause more problems than it will solve. Thank you for taking all these things into consideration.

Respectfully submitted, P. Ryan

Twardosky, Alicen

From: Carol Dougherty <luaplorac@gmail.com>
Sent: Thursday, January 12, 2023 8:02 AM
To: * Planning
Subject: Fwd: Proposed Casino on Break O Day Dr Property
Attachments: Concord maps of properties.pdf

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I have attached the Concord maps of the three properties; Bogacz, Dougherty, Break O Day. I will be sending photos of my property facing towards where the casino would be. I would like for the Planning Division to look at a map of the topography of where my home stands as to how close it would be to the casino.

I would be forced to move.

Thank you,
Carol

----- Forwarded message -----

From: Carol Dougherty <luaplorac@gmail.com>
Date: Wed, Jan 11, 2023 at 10:53 PM
Subject: Proposed Casino on Break O Day Dr Property
To: <planning@concordnh.gov>

January 11th 2023

RE: Proposed Casino – Break O Day Drive Property

Greetings Planning Board,

My name is Carol Dougherty and I live and own the property at 111 Old Loudon Road in Concord, NH. My home is an 864 sq ft ranch home, with a small garage.

It has come to my attention after receiving a flyer attached to my mailbox that there is a proposed Casino that would be purchased and built on the Break O Day property. Today I received a note in the mail from what I can assume were some concerned people. I have social anxiety and if I were brave enough to stand before you I would. I've decided to voice my concerns through a letter.

After speaking to a nice woman by the name of Heather at the Planning Division a few weeks ago, I asked why I was not notified of this proposed Casino. She checked and let me know it was because I was not on the list of abutters that was presented to the planning board. I asked her how that could be since I can look right out my kitchen window, bathroom window, and bedroom window and see the whole open space where the Casino would be built. She reported to me that there was another property next to mine that was the abutter, which is Mark Bogacz's property.

Back when The Flatley Company had interest in purchasing the proposed property off Break O Day Drive, it was decided that he would need to purchase Mark & Christine Bogacz's property which wraps around my property in order to build his proposed apartment buildings. Luckily that plan ended.

At one time Mr. Bogacz had offered to sell the property that abuts the Break O Day property to us, my husband and I. Nothing was ever decided and I hadn't given it much thought. Then a few years ago he approached us and asked if we wouldn't mind if he had the huge trees right alongside our property, but on his land, removed. He was concerned that they would fall onto our garage and home. They were enormous trees. We agreed. I now realize it was to make the property more attractive for someone to purchase it.

After the select cutting of the property it looked as though a bomb exploded. It has been three years now, and just this year the trees have started to fill in and it has started to look a little better.

Will Mr. Sanborn need to purchase Mr. Bogacz property in order to build his casino, hotel, restaurant and event center? If so, then wouldn't that make me an abutter?

I am deeply upset, concerned, and heart broken about the idea of a casino, hotel, restaurant, and event center right next to my home. I can't even imagine what it would be like. I know the plan is to build slowly, and is that so they can get variances as needed when the time comes to accomplish their plan?

I welcome you to come and visit me at my home just to see how close it will be to my home. When I am inside my home, windows closed I can hear the cars roaring up and down Loudon Rd. In the summer when my windows are open the drag racing is crazy loud. I can't imagine just how much louder it will be. Not just during the day, but into the evening to early morning hours.

Our home is nestled in between the Break O Day Dr property and the Bogacz property. This was supposed to be our retirement home. My home will immediately depreciate as soon as a casino is built.

I don't want to be judgmental but I assume that a casino would have a bar (intoxication), and that there will be people losing their money (upset, angry people), the hours would be extended (late hours into the early morning), if there is to be an event center (loud/rowdy crowds entering and exiting).

Angry, loud, drunk, rowdy, late into the early hours of the morning racing off to get home down Loudon Road which can be scary sometimes on a nice sunny day, because of the lack of space with double lanes on either side of the road.

Oh sure...there will be those who will take 393, or 106 or Dover Road to go home, but chances are they will want to race, because.... well, they are angry, drunk, rowdy, broke and need to get home, and what better place to race than the Loudon Road "Race Track."

Please don't let this happen.

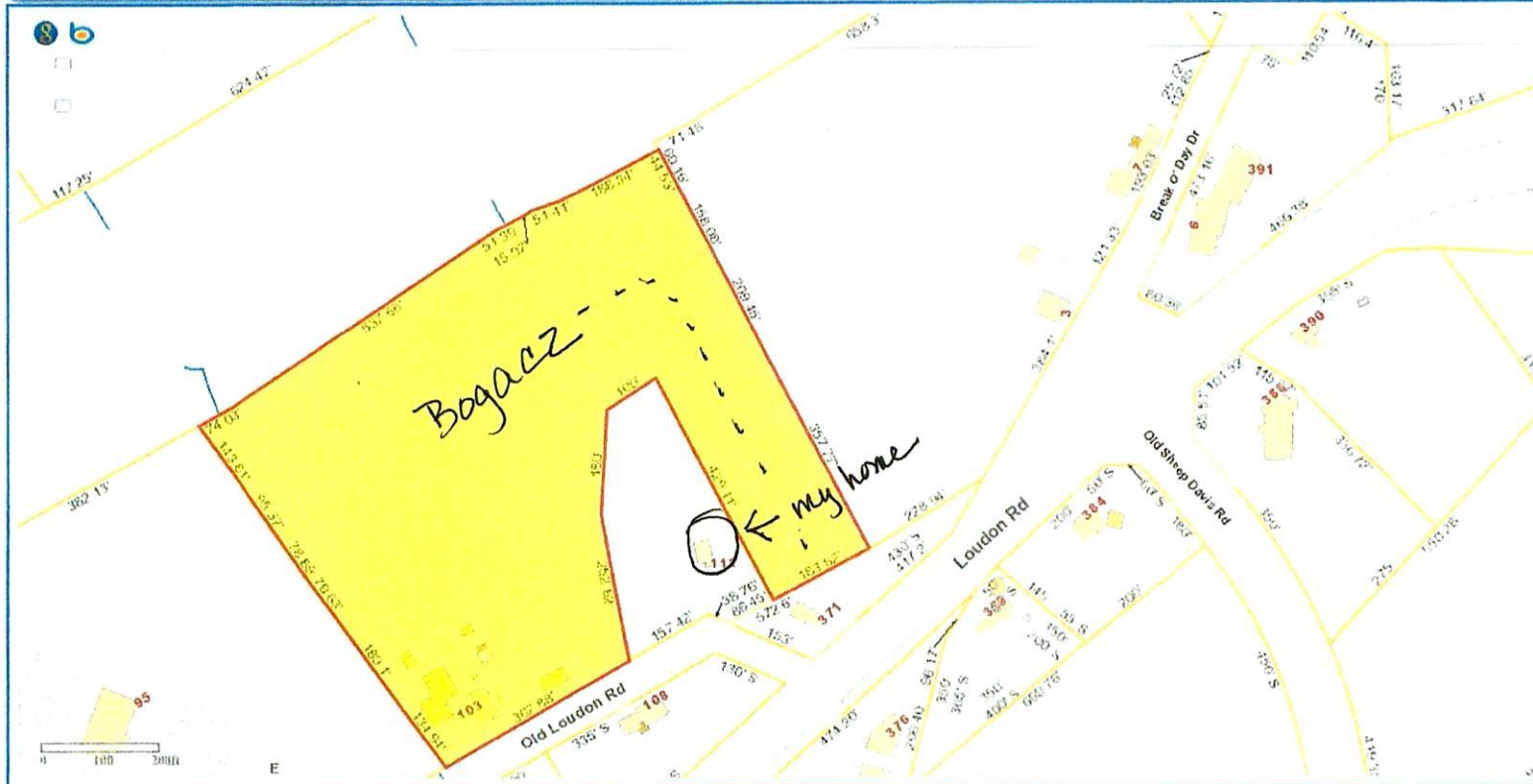
Sincerely,

Carol Dougherty
111 Old Loudon Rd
Concord, NH 03301
603-856-8284



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Zoom In Zoom Out Full Extent Prev Extent Next Extent ☐ Pan ☐ Info Clear Graphics Refresh Help



Preset Maps

Search

Property Details

[About Map-Lot Numbers](#)

Total records returned: 1

Vision PID 9698 ([show](#))
 Map - Block 46Z
 Lot - Unit 33
 VISION Mblu 46/Z 33/ 1
 Property Addr 103 OLD LOUDON F
 Deed 2826/1735
 Owner BOGACZ MARK F & D
 CoOwner
 Owner Addr 103 OLD LOUDON F
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 Sale Price 0
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 Land Value 148550

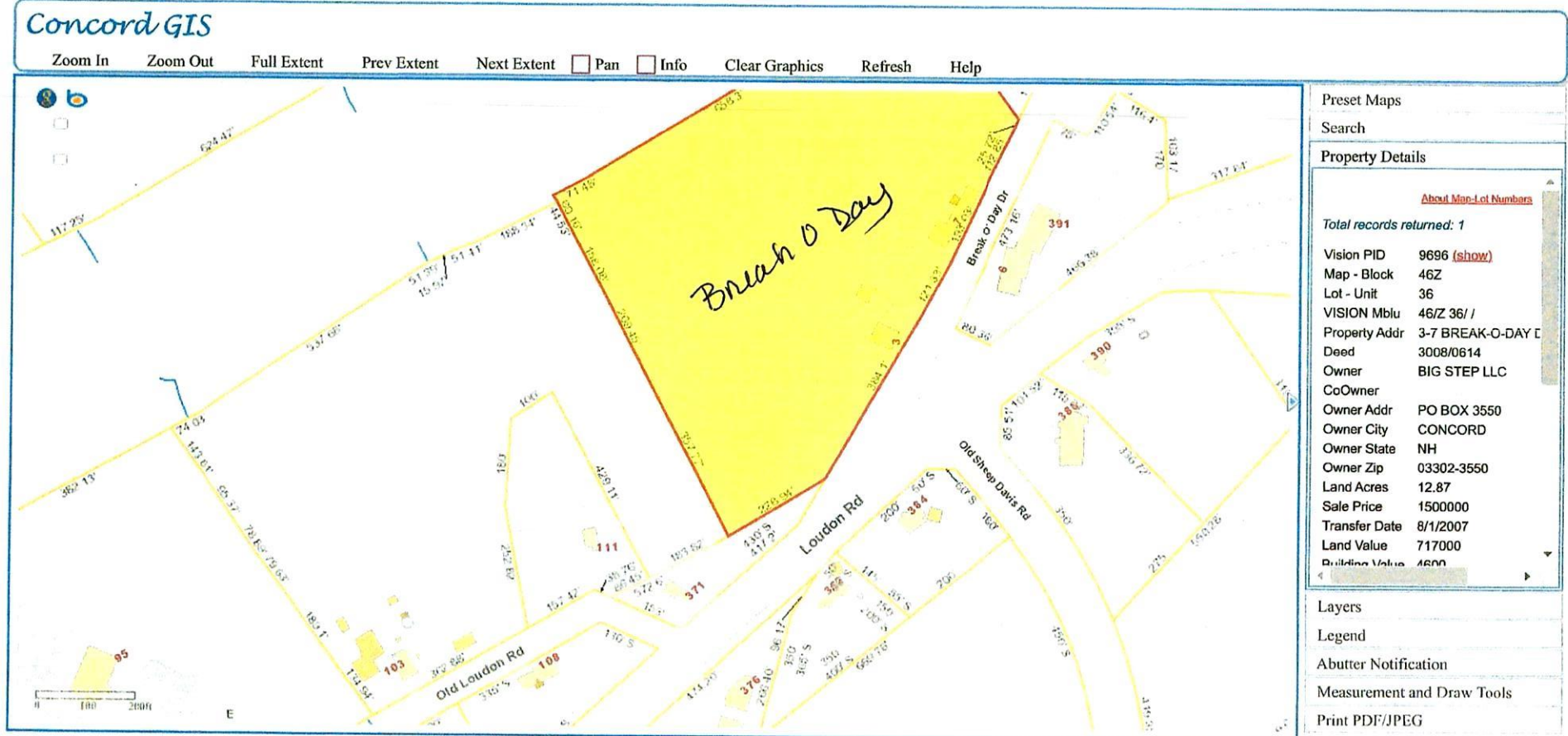
Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG



January 18, 2023
Heather Shank, City Planner
City of Concord, NH
41 Green Street 3rd Floor
Concord, NH 03301

Subject: 1. APPRECIATION and RESPECT for you personally, your Staff, and the Planning Board.
Subject: 2. REQUEST Regarding the Proposed Casino Gambling Complex on Break O' Day Drive.

1. APPRECIATION and RESPECT.

For several years I have been promising myself to make sure that I acknowledge the amazing and incredible dedication each of you have for your respective roles in taking GREAT CARE of our City of Concord, NH within the Planning Protection area for our GREAT City.

Unfortunately, I am just now getting around to actually sharing my heart felt appreciation for each of you.

I have been following your meetings via the T V broadcasting venue.

The entire Board impresses me as they "work together" in a professional manner so as to promote fairness and peace within the meetings.

Everyone is sensitive to making sure everything is done orderly and properly.

This is especially admirable over the past three years where it almost seems impossible to please anyone. This situation is probably due to the stress everyone is under as a result of Covid-19 along with the subsequent increase in difficulty and hardships.

Your continuous commitment to the City of Concord, NH is impressive and inspirational. Each of you remain calm and professional in your various commitments.

In the midst of major health issues, annoyance issues, as well as GREAT CONCERN as to what is going on regarding the challenges to "normal life", you continue to be faithful in your various roles.

I want you to know that I hold each of you in VERY HIGH HONOR and RESPECT.

2. REQUEST RE: Casino Gambling.

As you reflect on the issue of granting permission for Casino Gambling in the City of Concord, NH, I ask you to carefully consider the following thoughts regarding the change that might take place. Then, **I ask you to DENY the request for any form of Casino Gambling in NH.**

- A. Every time the State of New Hampshire** reviewed the potential of granting a license for Casino Gambling, the leaders **denied the request** as being WRONG for New Hampshire.
- B. False hope** to those who need more money in order to survive in this difficult economic life.
- C. Probable Greater cost** for Police to maintain order in an already aggressive and angry atmosphere.
- D. Demographic Change** from the existing family friendly area into a desperate need area that could attract criminals to break into homes .
- E. Potential for GREATER CRIME** due to people needing to get money to win their money back.

Please **SEE the enclosed Map and observe the Current Use of the "Neighborhood" on page 3 highlighted by the ORANGE dotted line.**

PLEASE NOTE that **DIRECTLY across the adjoining Highway of the proposed new Casino Complex is Josiah Bartlett Road** which is a **VERY POPULAR walking route for many people among the residential neighborhood.**

2. REQUEST RE: Casino Gambling. (Continued.)

E. Potential for GREATER CRIME (Continued.)

As you can see from the **YELLOW** dotted line on the enclosed map, Josiah Bartlett Road is easily accessible by crossing the highway on foot and / or a five minute drive to the upscale **FAMILY WALKING AREA**.

The temptation to break into homes in that area is INCREASED by the proposed Gambling Casino.

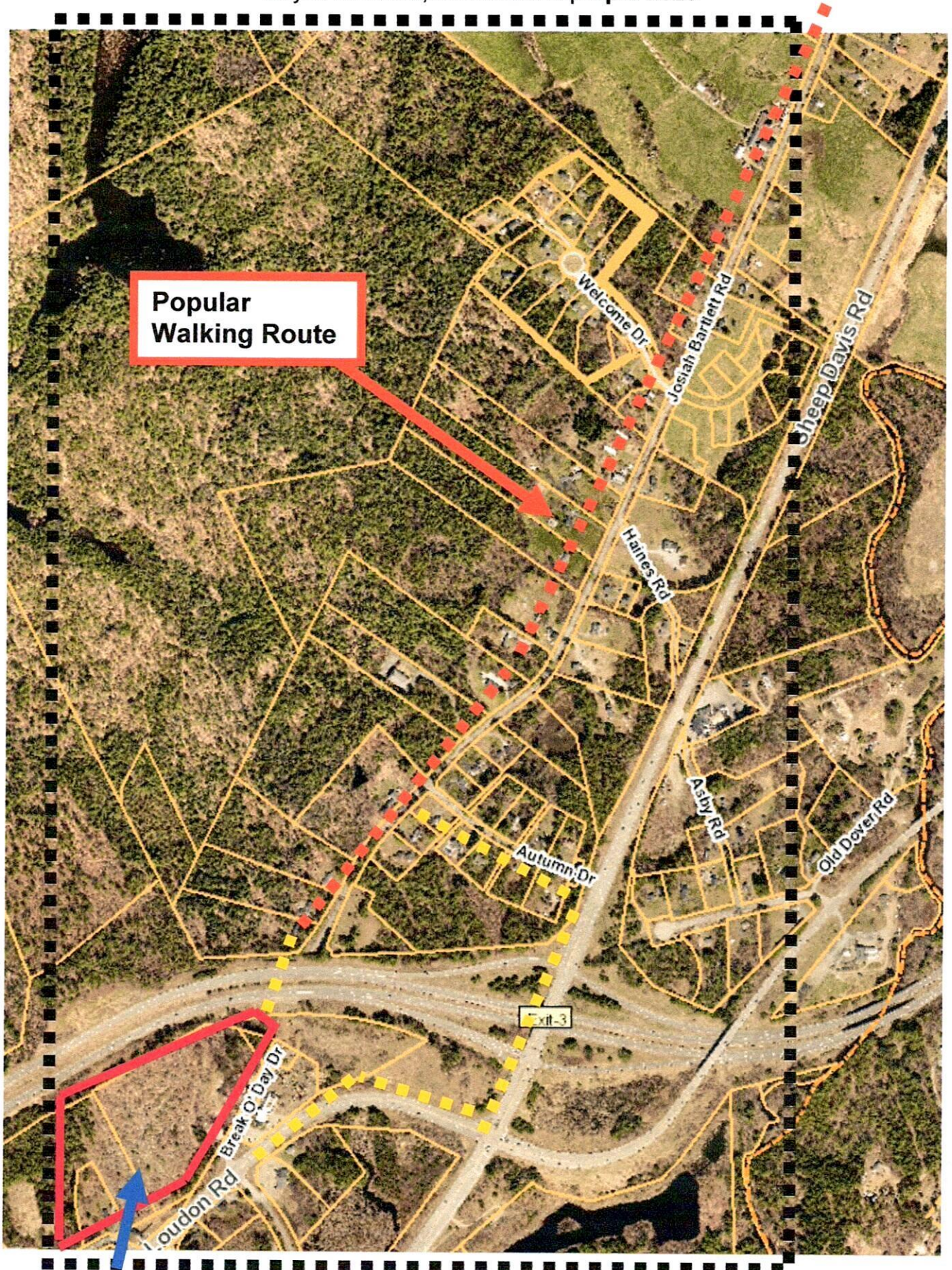
- F. **Please** consider a more **Family Friendly** use of the area in your decision process.
- G. **Increased Traffic** in an area that is already congested would be the result of the Casino.
- H. If allowable and possible, you might consider **polling the neighbors of the Casinos** in Connecticut in order to see if they sense a better atmosphere after the Casino in comparison to what life was like before the Casinos.
- I. I know you are already aware of the problems of wetland areas, the need for emergency concerns, greater fire protection, and the additional demand on the existing sewer system.

Please PROTECT and WATCH OVER our Family Focused Neighborhood and City.

Please follow the leading of the State of New Hampshire and REJECT the permission to have a new Gambling Casino into our City of Concord, NH.

Respectfully Submitted by
Jack Watts
29 Ked Drive
Concord, NH 03301.

**Proposed Casino Complex in Relationship to Expensive
Single FAMILY Homes With a Popular Walking Route.
City of Concord, NH Aerial Map April 2020**



PROPOSED Casino Complex.