

**APPLICATION FOR SITE PLAN REVIEW – CATCH Neighborhood Housing Village St
Concord, NH**

Project Narrative

The proposed 3.58-acre site consists of three parcels.

Map 143 Lots 29 and 30 are owned by the Penacook Community Center, consisted of single-family homes that were demolished, and are located in the CG District.

Map 143 Lot 31 is owned by the City of Concord and was the former site of a municipal water tower. The City is in the process of rezoning the parcel from RM to CG.

The scope of this project consists of building 42 units of workforce housing in 6 separate buildings. Each building will include 1, 2, and 3 bedroom units. Five of the six buildings are two story and one building is one story. The proposed project will include constructing the new buildings and associated site features including a new parking lot, sidewalks, drainage controls, and new utility services. Construction of the project will require a disturbance of approximately 120,000 square feet, with no impacts to wetlands.

Storm water will be collected in the closed drainage system, treated in a mechanical unit, then discharged to an infiltration pond. Overflow from the pond will be directed into the municipal system. The site is serviced by municipal water and sewer and natural gas.

From: [Bonenfant, Janice](#)
To: [Councilor Todd](#); [Fife, Rose](#); [Shank, Heather](#)
Subject: FW: 42 unit CATCH housing proposed for Penacook
Date: Wednesday, May 08, 2019 8:38:05 AM

Morning – I forward this communication to all of you as requested by Ms. Breault.

As you will see within her communication below she would like this communication to be shared with members of the Planning and Zoning Boards.

Have a great day.

Janice

Janice Bonenfant
City Clerk
City Clerk's Office
41 Green Street
Concord, New Hampshire 03301
(603) 225-8500 – phone
(603) 225-8592 - fax

From: Carol Breault [mailto:carolmbreault@gmail.com]
Sent: Tuesday, May 7, 2019 6:48 PM
To: Bonenfant, Janice
Subject: 42 unit CATCH housing proposed for Penacook

For the Record

Janice-can you email & send printed copies to those below?

To: The Concord City Council, Zoning Board, Planning, & Penacook Councilman, Brent Todd

Re: 42 Unit CATCH development proposed for Penacook

This is a very complex matter. All details and alternate plans should be on the table before a change in the zoning on the back lot owned by the city is changed, if ever in fact it is wise to do so.

A. Is it wiser to keep this for future cemetery use-one city official said, well if we run out of space, we could use the Concord cemetery-not acceptable for Penacook residents.

B. Would it be more in keeping with the past rural village nature of Penacook to keep it as green space or a walking path for a possible development on the front Community Center property.

C. Citizens need to be apprised of and have input in each step in every aspect of any plans, starting now.

D. Penacook is not responsible for the affordable housing shortage in New Hampshire

and the country.

E. To generalize, there are not enough higher paying jobs in the Penacook, NH, and beyond.

F. How to attract businesses, high tech and highly skilled better paying jobs is not by bringing in more affordable housing.

G. Bringing in more businesses such as 7-11, Dollar General, on and on, to accommodate the affordable housing is not the answer.

H. Penacook has lost much of its better tax base: tannery, Rivco, lowering of value on the incinerator, etc. and this problem should be first and foremost on the minds of the councilman such as extending Whitney Road, etc. etc.

I. In the case of the 42 unit proposed CATCH project, it would seem that trying to put in the maximum number of units on the site is only one possibility. Lesser dense plans should be considered also.

J. It might make more sense in this case to build affordable housing for seniors. Shortly, 50+ more general units in downtown Penacook will begin. There is already a 2 & 3 bedroom Catch project three houses down from the proposed project. The number of children from both developments will certainly not help the tax situation. The details of this must be explored.

This is not simply a NIMBY or YIMBY issue. This is more a quality of life for all issue. With that in mind, please hold off on the zoning change until all aspects of the proposed development have been examined with citizens having input all along the way. The plan thus far seems to be aimed at putting in the maximum number of units the properties will hold. There should not be a rush on such projects.

Affordable housing should be developed such that the folks there have pride in where they live. Put divided decks in so that folks can have private gatherings and cookouts. Looks like the folks at Willow Crossing want this and are making make-shift attempts at it. Make the structures look like housing fronts as in the Vineyard development. Encourage folks to put in little gardens in front of their units such as in Island Shores. Have more green space and less units. The litmus test of desirability for such a development would be the willingness for councilmen and city planners to live there.

Carol M Breault

603-753-4716

Penacook, NH