

# **PARKING SURVEY**

**Central Business District  
Peterborough, NH**

Prepared by:

Office of Community Development

October 1997

## PREFACE

This survey was prepared by staff of the Office of Community Development. OCD gratefully acknowledges the numerous property owners who contributed to this survey. Special thanks is extended to David Sobe and the Chamber of Commerce for their assistance in delivering the surveys.

Please Note: The Office of Community Development has made a considerable effort to provide accurate figures in this report. Whenever possible we have asked for a review by the property owner, and have checked every Town record. However, it is probable that some errors have been made. OCD would appreciate corrections, so that we can continue to improve the accuracy of Town records.

## SURVEY AREA

The Downtown Commercial District is located entirely on Tax Map U-17 (see Exhibit A). The area of this district is defined as the properties on the north side of Main Street from the offices at 69/71 Main Street (north side), and the apartments at 80/82 Main Street (south side) easterly to the Contoocook River and southerly to the Peterborough Transcript and the Peterson's properties on Grove Street.

## PROCESS

Information from the Town tax cards was compared with information obtained from a report prepared by Karen M. Cullen entitled *Central Business District Inventory, 1994* (Exhibit B). Letters were drafted to property owners requesting updates on changes, the number of employees and any suggestions (Exhibit C). The Chamber of Commerce assisted in delivering the letters. A second mailing and telephone calls were conducted to obtain missing information. In addition to the information in the 1994 Inventory, an attempt was made to identify the number of employees or residents in each building to estimate parking demand.

## CHANGES

- A. The Office of Community Development (OCD) has identified 835 parking spaces of which 225 are public. The 1994 Inventory calculated 853 parking spaces of which 163 of them being public. OCD could not determine how the 1994 numbers were calculated. The Yankee lot was purchased by the Town resulting in a change from private spaces to public spaces.
- B. There have been some changes in building size and usage since the 1994 Inventory. This information was obtained via response from the property owners. In the case of lots 12, 13, 13.1, 14, 17, and 68 the final result after construction has been used. As a result of extensive renovations the square footage of the buildings and the potential parking demand may significantly increase.

## TYPES OF PARKING

- A. Static parking takes place when employees, owners, and downtown tenants occupy parking spaces for a good portion, if not the entire, working day. Much of the static parking is in the Town lot behind the Community Theater, the riverside portion of the old "Yankee" lot, and in private lots.
- B. Rapid turnover parking occurs when the patrons of the various retail and office uses in the downtown area come to town to conduct their business and leave. Much of the rapid turnover is taking place on Grove Street, Depot Street, and in the available spaces on private lots and in the "Yankee" lot. Patrons spend between 5 and 45 minutes in the downtown area.
- C. Slow turnover parking consists of people shopping and having lunch. These patrons spend between one and three hours in the downtown area.

## **PARKING SPACES**

Of the 835 downtown parking spaces, 225 are Town owned. The two town lots have 104 spaces<sup>1</sup> and there are 121 on-street spaces. The on-street spaces consist of 50 on Grove Street, 8 on School Street, 12 on Depot Street, and 51 on Main Street.

The majority of downtown parking is privately controlled (74% private, and 26% public). It is estimated that 654 people, either tenants or employees of downtown buildings, are using the majority of those spaces, leaving approximately 181 spaces for shoppers and patrons.

## **REGULATORY PARKING STANDARDS**

The Zoning Ordinance, §245-9.1 F (2), allows parking for additions in the Downtown Commercial District to be reduced to zero provided that public parking exists within 300 feet of the main entrance to the business. Several of the buildings currently being renovated have received such approval. An emerging concern with this policy is that several businesses are counting the same public parking. While this approach has succeeded in stimulating private sector investment, there are no more empty parking spaces.

The number of parking spaces required by the Zoning Ordinance is based upon square footage of the building. If each existing building provided all of the parking required by the Zoning Ordinance, there would be approximately 1240 spaces rather than the present 835. Only twelve lots have the required number of parking spaces (Lots numbered 10, 10.1, 13, 18, 27, 45, 51, 59, 48, 53, 55, and 115). Eight of these lots have more than is required.

## **FUTURE PARKING DEMAND**

- The "Byte" building has 88 parking spaces yet historically has housed more than 300 people. If this important downtown building is fully populated, there could be a demand for another 150 to 200 spaces, or more.
- The Primary Bank building has 98 parking spaces, but has a capacity for at least 120 employees, plus customer parking needs.
- The Granite Block has 2 parking spaces. There are many options for renovation and expanded use, each with different parking requirements. Between 20 and 50 spaces might be required for both tenants and customers.
- There are two warehouse buildings along the Nubanuset (behind 12 Pine) which have a total of 7 parking spaces. Renovation plans are not yet complete and a final tenant mix has not been identified. Assuming a mixture of ground floor retail and upper floor

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<sup>1</sup> The Theater lot presently holds 50 vehicles but is unstriped. If striped, at least 12 spaces would be lost.

office/gallery/residence, it would appear that there should be at least 40 and as many as 100 spaces for the two buildings combined.

If the Town wants to retain its existing downtown tax base, then some of the older buildings eventually need to be significantly renovated. If the Town desires an expansion of the downtown tax base, then considerable private sector investment will be required not only to repair and renovate, but also to redefine and perhaps expand some of the existing buildings. *Without adequate parking, it may be increasingly difficult to attract needed private investment.* Even if renovation takes place, it will be increasingly difficult to secure and retain tenants for whom parking is not available. And if residents and visitors cannot conveniently park downtown, they will not continue to come.

## CONCLUSIONS & CONCERNS

1. The good news is that there presently is enough parking to support a variety of short and long term parking needs. Additional good news is that the Town's strategy of in effect eliminating parking requirements downtown has to date stimulated approximately \$1 million of private sector renovation efforts. Although more by luck than planning, there is a good balance between daytime and nighttime uses, so that many of the parking spaces can reasonably be shared.
2. There does not appear to be any need or benefit from parking meters at this time. Their main function is to force frequent turnover of spaces, and at present that does not appear to be a significant problem. the cost and animosity involved with installing meters should be avoided if at all possible. However, the Police Chief has indicated that better signage is required wherever there is a two hour limit. Without clear signage, the Police Department is having increased difficulty in enforcing that limit in the courts. This should be addressed in 1998.
3. There is a lack of adequate parking by the Post Office. As the number of businesses and residents increases, even if only slowly, this problem will become more noticeable, and more serious. If this issue is not somehow addressed, it will create increasing pressure to move the Post Office out of the central downtown area, even though extensive renovations have just taken place. OCD is greatly concerned about this issue, because the Post Office is a critical component of the downtown. The Post Office is not just about mail. It is also a meeting place, and if it is relocated, it will turn downtown from being the heart of the community to being just another shopping area. Many communities have suffered a significant negative impact when their post office was moved outside of the downtown, and Peterborough should find a way to keep it where it is while providing adequate parking.
4. There is a clear problem at Depot Square that is about to get worse, as renovations continue. The problem is most noticeable between noon and 2 p.m. There are several elements contributing to this problem:
  - There is no clear circulation pattern.
  - The parking lots should be better drained, and spaces striped each year.

- There should be a sidewalk/island in front of 12 Pine, establishing clearly defined curb cuts and allowing safer pedestrian passage
- There should be better signage letting visitors know that there is additional public parking behind the diner (although the Yankee lot is now often full)

However, the largest problem is that there are not enough parking spaces to meet the demand of customers and tenants. This will be more than just a "problem" if the two riverside warehouses are fully renovated. Some important additional parking will result from improvements proposed by Willard Williams, but this will not be sufficient. Between existing and proposed renovations, there should be between 50 and 150 additional parking spaces to meet peak demand. If Bruce Hunter opens a new restaurant in the Community Theater building, the situation will be even more serious. /

It would appear that to fully support the Byte building, the Primary Bank building, the Granite Block and the Depot Square area that as many as 300 additional parking spaces will eventually be needed. The private sector is investing hundreds of thousands of dollars into necessary and attractive renovations, consistent with what the Town has said it wants. For that to continue, someone has to provide additional parking, parking that is within a block of the downtown area. If there is agreement that additional parking is needed, the next two issues to be resolved are:

Where should the parking be located?  
How will it be paid for?

The Office of Community Development concludes that the only location which would provide sufficient parking is between the Town House and the Byte building, with access to a lower area from Grove Street and access to a one-story deck from Main Street. Presently structured parking tends to cost between \$7,000 and \$10,000 per space, which means that the construction would have to be bonded. A tax increment finance district could pay for some or all of those costs.

Perhaps the most important issue is what will happen to the downtown, to the present momentum of renovation, and to the very important downtown tax base if additional parking is not provided?

OCD has been reminded by several helpful people that this issue has been discussed several times in the past, often with some heat, and with no agreement. The Town purchase of the Yankee lot was a critical step in ensuring private sector investment. However, that land is not sufficient. There appears to be a very important opportunity to capture additional private sector investment, but it will require more parking.

Central Business District

| Lot Number    | Identifier             | Lot Size  | Size: Office   | Size: Retail   | Size: Resid.  | Size: Storage | Size: Cultural | Off-street Parking | Employees/Residents | Required Parking |
|---------------|------------------------|-----------|----------------|----------------|---------------|---------------|----------------|--------------------|---------------------|------------------|
| 4             | Yankee Auto            | 0.20      | 2,600          | 4,200          | 0             | 0             | 0              | 5                  | 14                  | 27               |
| 5             | Special Addition       | 0.56      | 0              | 2,860          | 0             | 1,274         | 0              | 0                  | 4                   | 14               |
| 6             | Health Food store      | 0.10      | 0              | 2,880          | 0             | 0             | 0              | 0                  | 6                   | 14               |
| 7             | Roy's                  | 0.08      | 0              | 2,478          | 2,208         | 2,592         | 0              | 0                  | 12                  | 18               |
| 8             | Roy's parking lot      | 0.10      | 0              | 0              | 0             | 0             | 0              | 18                 | na                  | na               |
| 9             | Little Roy's           | 0.05      | 0              | 836            | 0             | 0             | 0              | 2                  | 4                   | 4                |
| 10            | Toadstool etc          | 1.26      | 3,801          | 8,651          | 0             | 1,943         | 0              | 54                 | 16                  | 56               |
| 10.1          | Peterborough Diner     | 0.12      | 0              | 1,162          | 0             | 0             | 0              | 7                  | 6                   | 6                |
| 10.2          | Parking Lot (Yankee)   | 1.21      | 0              | 0              | 0             | 0             | 0              | 54                 | na                  | na               |
| 11            | vacant lot, Peterson's | 0.37      | 0              | 0              | 0             | 0             | 0              | 0                  | na                  | na               |
| 12            | Mill Buildings         | 0.21      | 14,666         | 7,334          | 0             | 0             | 0              | 7                  | 50                  | 86               |
| 13            | 12 Pine                | 0.56      | 384            | 4,090          | 0             | 2,468         | 0              | 52                 | 15                  | 22               |
| 13.1          | Caroline's Bistro      | 0.15      | 1,200          | 3,928          | 0             | 4,800         | 0              | 0                  | 15                  | 26               |
| 14            | Cobblestone            | 0.27      | 7,731          | 3,045          | 0             | 0             | 0              | 0                  | 20                  | 46               |
| 15            | Winged Pig             | 0.09      | 0              | 3,120          | 1,200         | 2,160         | 0              | 1                  | 7                   | 20               |
| 16            | Nonie's                | 0.11      | 704            | 3,355          | 0             | 2,771         | 0              | 3                  | 17                  | 19               |
| 17            | Halls/Sharon Arts      | 0.12      | 4,080          | 12,340         | 0             | 0             | 0              | 21                 | 50                  | 80               |
| 18            | Art Gallery            | 0.03      | 0              | 936            | 0             | 0             | 0              | 3                  | 1                   | 5                |
| 19            | Sandhill               | 0.17      | 1,360          | 3,200          | 0             | 5,040         | 0              | 2                  | 5                   | 23               |
| 20            | Town Park              | 0.16      | 0              | 0              | 0             | 0             | 0              | 0                  | na                  | na               |
| 21            | G.A.R. Hall            | 0.63      | 0              | 0              | 0             | 0             | 2,320          | 0                  | na                  | na               |
| 22            | Peterson's Inc.        | 1.14      | 3,448          | 0              | 0             | 0             | 0              | 24                 | 11                  | 15               |
| 27            | Transcript             | 1.13      | 2,428          | 4,500          | 0             | 0             | 0              | 34                 | 11                  | 29               |
| 45            | Professional Bldg.     | 1.50      | 3,661          | 0              | 8,008         | 0             | 0              | 26                 | 6                   | 24               |
| 46            | Putnam Park            | 2.22      | 0              | 0              | 0             | 0             | 0              | 0                  | na                  | na               |
| 47            | Fernald Park           | 0.03      | 0              | 0              | 0             | 0             | 0              | 0                  | na                  | na               |
| 48            | Post Office            | 0.33      | 3,732          | 1,240          | 0             | 0             | 0              | 15                 | 23                  | 25               |
| 49            | Granite Bank           | 0.18      | 1,830          | 2,871          | 0             | 0             | 0              | 0                  | 13                  | 29               |
| 50            | Granite Bank parking   | 0.65      | 0              | 0              | 0             | 0             | 0              | 39                 | na                  | na               |
| 51            | Historical Society     | 0.79      | 3,058          | 0              | 0             | 0             | 10,111         | 12                 | 14                  | 15               |
| 52            | Town House             | 0.29      | 10,520         | 0              | 0             | 3,000         | 6,760          | 0                  | 16                  | 26               |
| 53            | Byte                   | 3.78      | 37,766         | 0              | 0             | 14,704        | 0              | 88                 | 62                  | 39               |
| 54            | Old Firehouse          | 0.12      | 1,720          | 0              | 1,376         | 744           | 0              | 3                  | 6                   | 13               |
| 55            | Apts, 80/82 Main St.   | 0.66      | 0              | 0              | 3,498         | 788           | 0              | 12                 | 6                   | 6                |
| 68            | Latacarta/theater      | 0.16      | 1,140          | 3,260          | 0             | 0             | 0              | 0                  | 20                  | 20               |
| 69            | European Esthetics     | 0.03      | 0              | 745            | 592           | 108           | 0              | 0                  | 3                   | 6                |
| 70            | Ryme's                 | 0.09      | 0              | 1,126          | 0             | 0             | 0              | 0                  | 0                   | 6                |
| 71            | Town Parking Lot       | 0.36      | 0              | 0              | 0             | 0             | 0              | 50                 | na                  | na               |
| 72            | Jo. Coat & Marrisonet  | 0.11      | 648            | 832            | 0             | 0             | 2,680          | 0                  | 4                   | 6                |
| 73            | Carr Building          | 0.11      | 0              | 2,440          | 2,440         | 2,440         | 0              | 1                  | 11                  | 14               |
| 74            | Anderson Building      | 0.11      | 0              | 4,074          | 0             | 8,694         | 0              | 0                  | 4                   | 20               |
| 75            | Granite Block          | 0.13      | 3,932          | 3,932          | 0             | 7,864         | 0              | 2                  | 34                  | 33               |
| 76            | BFT&H, etc             | 0.20      | 8,142          | 8,142          | 0             | 0             | 0              | 13                 | 24                  | 61               |
| 77            | 20 Grove Street        | 0.53      | 14,830         | 14,830         | 0             | 9,730         | 0              | 17                 | 54                  | 132              |
| 114           | Whitney Building       | 0.32      | 4,024          | 4,024          | 0             | 1,224         | 0              | 3                  | 10                  | 40               |
| 115           | Resid: 67 Main St.     | 0.27      | 0              | 0              | 2,024         | 0             | 0              | 3                  | 4                   | 4                |
| 121           | Primary Bank           | 3.02      | 24,925         | 24,925         | 0             | 12,316        | 0              | 96                 | 60                  | 163              |
| 122           | Unitarian Church       | 0.74      | 0              | 0              | 0             | 3,600         | 6,942          | 15                 | na                  | na               |
| 138           | Centertown, etc.       | 0.56      | 2,725          | 7,245          | 0             | 1,454         | 0              | 32                 | 16                  | 50               |
| <b>TOTALS</b> |                        | <b>26</b> | <b>165,055</b> | <b>148,601</b> | <b>21,346</b> | <b>89,714</b> | <b>28,813</b>  | <b>714</b>         | <b>654</b>          | <b>1242</b>      |

Table 1

Central Business District  
Private Parking

| Lot Number    | Identifier           | Lot Size  | Off-street Parking |
|---------------|----------------------|-----------|--------------------|
| 4             | Yankee Auto          | 0.20      | 5                  |
| 8             | Roy's parking lot    | 0.10      | 18                 |
| 9             | Little Roy's         | 0.05      | 2                  |
| 10            | Toadstool etc        | 1.26      | 54                 |
| 10.1          | Peterborough Diner   | 0.12      | 7                  |
| 12            | Mill Buildings       | 0.21      | 7                  |
| 13            | 12 Pine              | 0.56      | 52                 |
| 15            | Winged Pig           | 0.09      | 1                  |
| 16            | Nonie's              | 0.11      | 3                  |
| 17            | Halls/Cobblestone    | 0.12      | 21                 |
| 18            | Art Gallery          | 0.03      | 3                  |
| 19            | Sandhill             | 0.17      | 2                  |
| 22            | Peterson's Inc.      | 1.14      | 24                 |
| 27            | Transcript           | 1.13      | 34                 |
| 45            | Professional Bldg.   | 1.50      | 26                 |
| 48            | Post Office          | 0.33      | 15                 |
| 50            | Granite Bank parking | 0.65      | 39                 |
| 51            | Historical Society   | 0.79      | 12                 |
| 53            | Byte                 | 3.78      | 88                 |
| 54            | Old Firehouse        | 0.12      | 3                  |
| 55            | Apts, 80/82 Main St. | 0.66      | 12                 |
| 73            | Carr Building        | 0.11      | 1                  |
| 75            | Granite Block        | 0.13      | 2                  |
| 76            | BFT&H, etc           | 0.20      | 13                 |
| 77            | 20 Grove Street      | 0.53      | 17                 |
| 114           | Whitney Building     | 0.32      | 3                  |
| 115           | Resid: 67 Main St.   | 0.27      | 3                  |
| 121           | Primary Bank         | 3.02      | 96                 |
| 122           | Unitarian Church     | 0.74      | 15                 |
| 138           | Centertown, etc.     | 0.56      | 32                 |
| <b>TOTALS</b> |                      | <b>19</b> | <b>610</b>         |

Table 2

Central Business District  
Public Parking

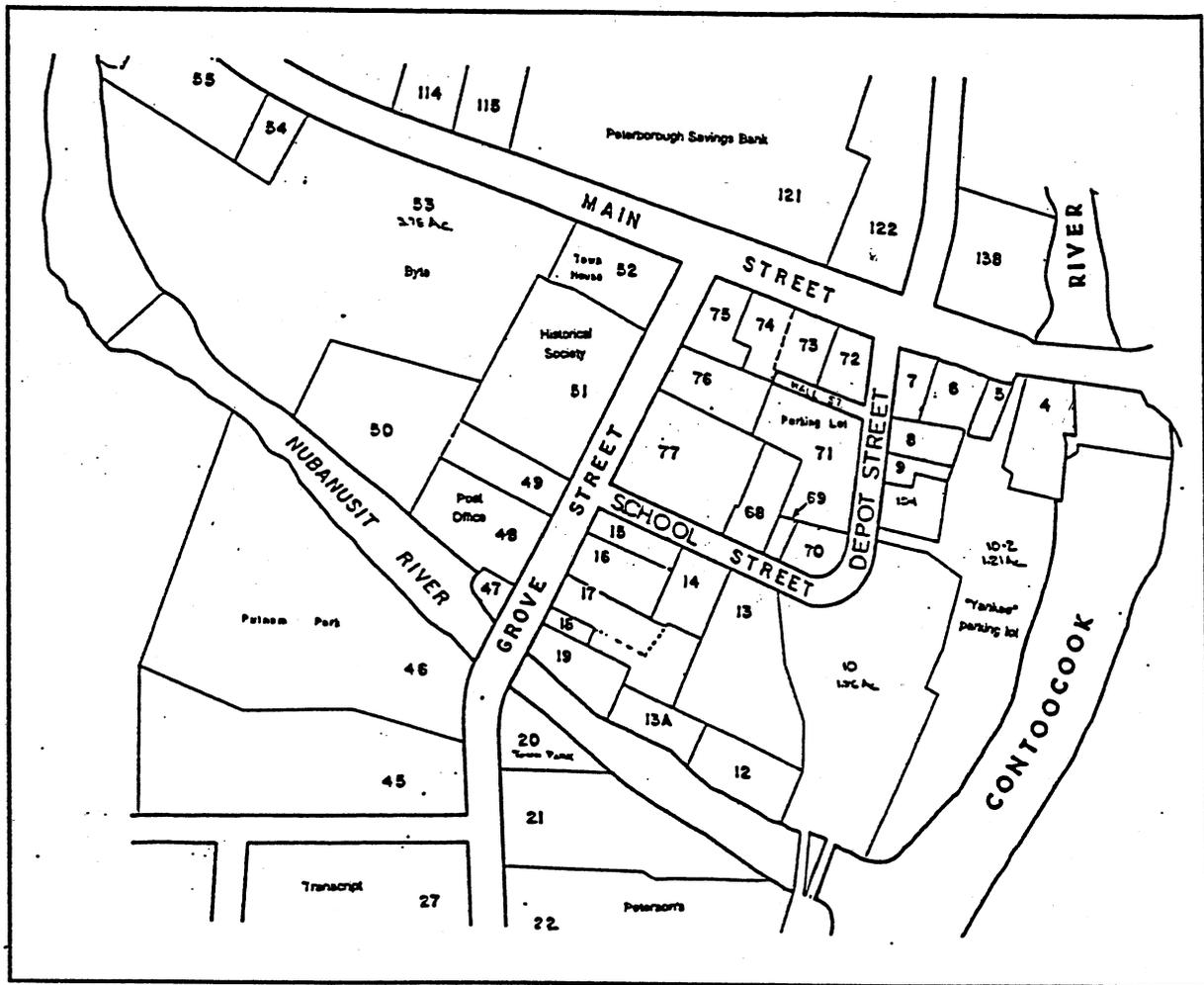
| Lot<br>Number | Identifier           | Lot<br>Size | Parking<br>Spaces |
|---------------|----------------------|-------------|-------------------|
| 10.2          | Parking Lot (Yankee) | 1.21        | 54                |
| 71            | Town Parking Lot     | 0.36        | 50                |
|               | On-Street Parking    |             | 121               |
|               | <b>TOTAL</b>         |             | <b>225</b>        |

Table 3

**Central Business District  
On-Street Parking**

| <b>Street</b>                   | <b>Observed<br/>Spaces</b> | <b>Notes</b>                                      |
|---------------------------------|----------------------------|---|
| Main St - South (East of Grove) | 26                         |   |
| Main St - South (West of Grove) | 22                         | Begins 55 feet west of Grove St                   |
| Main St - North                 | 3                          |   |
| Depot St - West                 | 7                          |   |
| Depot St - East                 | 5                          | Is prohibited per 193-27                          |
| School St - South               | 8                          |   |
| School St - North               | 0                          |   |
| Grove St - East                 | 26                         | Prohibited from GAR to south of Hall's (6 spaces) |
| Grove St - West                 | 24                         |   |
| <b>Total On-Street Parking</b>  | <b>121</b>                 |   |

Table 4



The Downtown Commercial District is located entirely on Tax Map U-17. The area of this district is defined as the properties on the north side of Main Street from the offices at 69/71 Main Street (north side), and the apartments at 80/82 Main Street (south side) easterly to the Contoocook River and southerly to the Peterborough Transcript and the Peterson's properties on Grove Street.

Central Business District Inventory

Map Number: U17

| Lot Number | Identifier            | Lot Size | Size: Office | Size: Retail | Size: Resid. | Size: Storage | Size: Cultural | Off-street Parking | Building Condition | Total # of Occupants | # Resid. Units | # Retail Businesses | # Office Businesses |
|------------|-----------------------|----------|--------------|--------------|--------------|---------------|----------------|--------------------|--------------------|----------------------|----------------|---------------------|---------------------|
| 4          | Yankee Auto           | .20      | 1,285        | 3,216        | 0            | 460           | 0              | 6                  | avg                | 2                    | 0              | 1                   | 1                   |
| 5          | Special Addition      | .56      | 0            | 2,860        | 0            | 1,274         | 0              | 0                  | avg                | 1                    | 0              | 1                   | 0                   |
| 6          | Health Food store     | .10      | 0            | 2,880        | 0            | 0             | 0              | 0                  | good               | 2                    | 0              | 2                   | 0                   |
| 7          | Roy's                 | .08      | 0            | 2,478        | 2,208        | 2,592         | 0              | 0                  | avg                | 4                    | 3              | 1                   | 0                   |
| 8          | Roy's parking lot     | .10      | 0            | 0            | 0            | 0             | 0              | 18                 | NA                 | 0                    | 0              | 0                   | 0                   |
| 9          | Little Roy's          | .05      | 0            | 836          | 0            | 0             | 0              | 2                  | avg                | 1                    | 0              | 1                   | 0                   |
| 10         | Toadstool etc         | 1.26     | 3,801        | 8,651        | 0            | 1,943         | 0              | 54                 | good               | 4                    | 0              | 4                   | 0                   |
| 10.1       | Pbo Diner             | .12      | 0            | 1,162        | 0            | 0             | 0              | 7                  | avg                | 1                    | 0              | 1                   | 0                   |
| 10.2       | Parking Lot (Yankee)  | 1.21     | 0            | 0            | 0            | 0             | 0              | 89                 | NA                 | 0                    | 0              | 0                   | 0                   |
| 11         | vcnt lot, Peterson's  | .37      | 0            | 0            | 0            | 0             | 0              | 0                  | NA                 | 0                    | 0              | 0                   | 0                   |
| 12         | Teate's, dry cleaner  | .21      | 0            | 3,910        | 0            | 2,668         | 0              | 7                  | avg                | 4                    | 0              | 4                   | 0                   |
| 13         | Pet store & warehouse | .56      | 0            | 1,426        | 0            | 5,516         | 0              | 52                 | avg                | 2                    | 0              | 2                   | 0                   |
| 13.1       | Caroline's Bistro     | .15      | 1,200        | 3,928        | 0            | 4,800         | 0              | 0                  | avg                | 4                    | 0              | 3                   | 1                   |
| 14         | Cobblestone           | .27      | 5,931        | 3,045        | 0            | 0             | 0              | 0                  | avg                | 1                    | 0              | 1                   | 0                   |
| 15         | Winged Pig            | .09      | 0            | 3,120        | 1,200        | 2,160         | 0              | 1                  | avg                | 5                    | 2              | 3                   | 0                   |
| 16         | Nonie's               | .11      | 0            | 3,355        | 704          | 2,771         | 0              | 3                  | avg                | 4                    | 2              | 2                   | 0                   |
| 17         | Pbo Furniture         | .12      | 2,400        | 12,340       | 0            | 0             | 0              | 21                 | avg                | 1                    | 0              | 1                   | 0                   |
| 18         | Art Gallery           | .03      | 0            | 936          | 0            | 0             | 0              | 1                  | good               | 1                    | 0              | 1                   | 0                   |
| 19         | Sandhill              | .17      | 1,360        | 3,200        | 0            | 5,040         | 0              | 2                  | avg                | 3                    | 0              | 2                   | 0                   |
| 20         | Town Park             | .16      | 0            | 0            | 0            | 0             | 0              | 0                  | NA                 | 0                    | 0              | 0                   | 0                   |
| 21         | G.A.R. Hall           | .63      | 0            | 0            | 0            | 0             | 2,320          | 0                  | avg                | 0                    | 0              | 0                   | 0                   |
| 22         | Peterson's Inc.       | 1.14     | 3,448        | 0            | 0            | 0             | 0              | 24                 | good               | 3                    | 0              | 0                   | 3                   |
| 27         | Transcript            | 1.13     | 6,928        | 0            | 0            | 0             | 0              | 34                 | good               | 1                    | 0              | 0                   | 1                   |
| 45         | Professional Bldg.    | 1.50     | 3,661        | 0            | 8,008        | 0             | 0              | 26                 | avg                | 15                   | 10             | 0                   | 5                   |
| 46         | Putnam Park           | 2.22     | 0            | 0            | 0            | 0             | 0              | 0                  | NA                 | 0                    | 0              | 0                   | 0                   |
| 47         | Fernald Park          | .03      | 0            | 0            | 0            | 0             | 0              | 0                  | NA                 | 0                    | 0              | 0                   | 0                   |
| 48         | Post Office           | .33      | 3,732        | 1,240        | 0            | 0             | 0              | 15                 | good               | 1                    | 0              | 1                   | 0                   |
| 49         | Granite Bank          | .18      | 1,830        | 2,871        | 0            | 0             | 0              | 0                  | good               | 1                    | 0              | 1                   | 0                   |
| 50         | Granite Bank parking  | .65      | 0            | 0            | 0            | 0             | 0              | 39                 | NA                 | 0                    | 0              | 0                   | 0                   |
| 51         | Historical Society    | .79      | 3,058        | 0            | 0            | 0             | 10,111         | 12                 | good               | 2                    | 0              | 0                   | 2                   |
| 52         | Town House            | .29      | 10,520       | 0            | 0            | 3,000         | 6,760          | 0                  | good               | 2                    | 0              | 0                   | 2                   |
| 53         | Byte                  | 3.78     | 37,766       | 0            | 0            | 14,704        | 0              | 87                 | good               | 1                    | 0              | 0                   | 1                   |
| 54         | Old Firehouse         | .12      | 1,720        | 0            | 1,376        | 744           | 0              | 3                  | good               | 3                    | 2              | 7                   | 1                   |
| 55         | Apts, 80/82 Main St.  | .66      | 0            | 0            | 3,498        | 788           | 0              | 7                  | avg                | 7                    | 0              | 0                   | 0                   |
| 68         | Latacarlia/theater    | .16      | 0            | 3,260        | 0            | 0             | 0              | 0                  | good               | 2                    | 0              | 2                   | 0                   |

**Central Business District Inventory**

Map Number: U17

Page 2

| Lot Number | Identifier           | Lot Size | Size: Office | Size: Retail | Size: Resid. | Size: Storage | Size: Cultural | Off-street Parking | Building Condition | Total # of Occupants | # Resid. Units | # Retail Businesses | # Office Businesses |
|------------|----------------------|----------|--------------|--------------|--------------|---------------|----------------|--------------------|--------------------|----------------------|----------------|---------------------|---------------------|
| 69         | European Esthetics   | .03      | 0            | 745          | 592          | 108           | 0              | 0                  | 0 avg              | 2                    | 1              | 1                   | 0                   |
| 70         | Ryme's               | .09      | 0            | 1,126        | 0            | 0             | 0              | 0                  | 0 avg              | 2                    | 0              | 2                   | 0                   |
| 71         | Town Parking Lot     | .36      | 0            | 0            | 0            | 0             | 0              | 50                 | NA                 | 0                    | 0              | 0                   | 0                   |
| 72         | Jo. Coat & Marrionet | .11      | 520          | 832          | 0            | 728           | 2,080          | 0                  | 0 avg              | 2                    | 0              | 2                   | 0                   |
| 73         | Clothes, Travel, etc | .11      | 0            | 2,440        | 2,440        | 2,440         | 0              | 1                  | 1 avg              | 6                    | 3              | 3                   | 0                   |
| 74         | Steele's building    | .11      | 0            | 4,074        | 0            | 8,694         | 0              | 0                  | 0 avg              | 2                    | 0              | 2                   | 0                   |
| 75         | Granite Block        | .13      | 3,932        | 3,932        | 0            | 7,864         | 0              | 2                  | fair               | 8                    | 0              | 4                   | 4                   |
| 76         | BFT&H, etc           | .20      | 8,142        | 0            | 0            | 0             | 0              | 13                 | good               | 3                    | 0              | 0                   | 3                   |
| 77         | 20 Grove Street      | .53      | 14,830       | 144          | 0            | 9,730         | 0              | 17                 | good               | 13                   | 0              | 1                   | 12                  |
| 114        | Runyon's office      | .32      | 4,024        | 0            | 0            | 1,224         | 0              | 3                  | good               | 3                    | 0              | 0                   | 3                   |
| 115        | Resid; 67 Main St.   | .27      | 0            | 0            | 2,024        | 0             | 0              | 3                  | avg                | 2                    | 2              | 0                   | 0                   |
| 121        | Pbo Savings Bank     | 3.02     | 24,925       | 7,713        | 0            | 12,316        | 0              | 94                 | good               | 2                    | 0              | 1                   | 1                   |
| 122        | Unitarian Church     | .74      | 0            | 0            | 0            | 3,600         | 6,942          | 15                 | good               | 1                    | 0              | 0                   | 0                   |
| 138        | Centerdown/12 Pine   | .56      | 2,725        | 7,245        | 0            | 1,454         | 0              | 32                 | good               | 4                    | 0              | 3                   | 1                   |

26.12 147,738 92,965 22,050 96,618 28,213 740 128 32 52 43



TOWN OF  
Peterborough, New Hampshire

OFFICE  
COMMUNITY DEVELOPMENT

1 Grove Street  
Peterborough, N.H. 03458  
Office: 924-8035

July 10, 1997

Donovan, Murdough, etal  
PO Box 1067  
Hillsborough, NH 03244

Re: Tax Map U17, Lot 16 "Nonie's"

The Office of Community Development is in the process of assessing parking needs in the Central Business District. Parking requirements within the Town's zoning regulations are based on square footage for particular uses (i.e.: 1 space per each 200 square feet of floor area). However, within the downtown, the zoning ordinance has effectively eliminated that requirement by allowing a waiver of parking requirements if there is public parking within 300 square feet of the building.

It appears that for revitalization of the downtown to continue, additional parking spaces will be required, and we are attempting to calculate just how many spaces might be needed, if each existing building was used to its maximum potential.

Information for your parcel was included in a 1994 report (*Central Business District Inventory*) prepared by Karen Cullen. Would you please review this information and make any necessary changes. Please return the form to the Office of Community Development by July 30<sup>th</sup>. Copies of the results will be available in mid-September.

| USE         | SQUARE FOOTAGE |
|-------------|----------------|
| Office      | 0              |
| Retail      | 3355           |
| Residential | 704            |
| Storage     | 2771           |
| Cultural    | 0              |

According to the *Central Business District Inventory* this parcel has 3 off-street parking spaces.

What number of employees work here? \_\_\_\_\_

We are also interested in any suggestions or comments you might have regarding parking: For example, if the Town were to construct a parking garage, would you, your employees or your

July 10, 1997

customers use it? If not, what do you think the solution is to encouraging increased downtown revitalization and also providing adequate parking?

Sincerely,

A handwritten signature in black ink, appearing to read "Peter C. Ryner". The signature is stylized and cursive.

Peter C. Ryner  
Director

tjb