


Pursuant to RSA 676:4, and Appendix-A Subdivisions, Appendix-B Site Plans, and §32-236 Affordable elderly housing of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing shall be held for an application filed by DR Lemieux Builders LLC requesting Minor Subdivision, Major Site Plan, and Special Use Permit approval for a proposed development seeking to create a split lot subdivision with the original lot (0.54 acres) retaining the existing single-family housing unit and the new lot (7.22 acres) constructing a 32-unit, age-restricted, multi-family development with associated utilities, parking, landscaping and stormwater mitigation infrastructure located on real property with an address of 242 South Main Street, Tax Map U4 – Lot 69 within the R2 zoning district



Pros of affordable housing

 NH Journal

Housing Affordability in NH Hits Record Low

The chickens have come home to roost for New Hampshire's housing market. In May 2023, the state's affordability index – a measure of housing...

Jun 13, 2023



 WMUR

[Projects underway across New Hampshire to help address affordable housing need](#)

New Hampshire has made \$100 million available to support projects to add more affordable housing to the state, and some of the projects are...

Apr 4, 2023



 WMUR

Newly passed New Hampshire budget includes incentives for affordable housing

The newly passed New Hampshire state budget includes what's being called an historic investment in affordable housing, but will it be enough...

Jun 12, 2023



Potential Issues to Consider:

Depreciation of property values

Deterioration of neighborhood

Increases in vacancy rates

Increases in incidences of criminal activity

Increases in litter, noise, and the interference with residential property owner's enjoyment of their property in the vicinity of the building

Sec 32 – 236 – E – 2 “That the public interest will be served generally if the proposal were to establish affordable elderly housing on the site and the establishment of an affordable elderly housing complex on the site would not cause a diminution in the property values of surrounding parcels”.



Introducing affordable housing units in our neighborhood could have potential repercussions on property values. Our properties are valuable investments for the future. A decrease in property values could mean a reduced return on investment, affecting financial stability and long-term plans. The Neighborhood residents have worked hard to acquire and maintain our homes.



Not only is just our neighborhood associated with affordable housing, but the elementary school will also be affected. Potential buyers might favor other areas that have a more upscale reputation. It is not hard to find elementary schools throughout the state that do not have affordable housing across the street.

Sec 32 – 236 – E – 2 continued

- The property value of the current house on the lot to be subdivided will decrease.
- “When the value of one lot decreases, it can have ripple effects on neighboring lots and the broader real estate market in the area. This phenomenon is often referred to as the spillover effect or the contagion effect”. *The DeVoe L. Moore Center's economic research and policy* This is based on the following criteria:

1. Comparable Sales

2. Perceived Desirability

3. Aesthetic and Maintenance Impact

4. Investor Sentiment



Sec 32 – 236 – E – 3 “That any conflicts with the character of the adjacent properties will be minimal in terms of the size and bulk of the visible buildings, through the use of buffers, landscaping or location of the buildings on site. This provision is meant to assure that facilities are reasonably consistent either with residential style buildings or sufficiently secluded so as to minimize negative impacts to abutting property.



The proposed plan presents a clash in architectural styles that could lead to a perception of neglect or disregard for the neighborhood's unique character. This could impact property values not solely due to the introduction of affordable housing, but because of the resulting imbalance and loss of visual coherence.



Rather than opposing affordable housing outright, the call here is for thoughtful affordable housing to be put in place. The planning board should recognize the importance of balance, ensuring that all residents, regardless of their housing, can continue to cherish the aesthetic richness our neighborhood offers.



8-foot trees will not provide a secluded building as the above code states. 8-foot trees only offer 22% coverage of the building (Math: $8/35 = .228$). Leaving 78% of the building exposed. This 78% of building will be viewed by the abutting properties and elementary school.

Example from
Rochester, NH buidling

Trees not
providing
sufficient
seclusion:



Sec 32 – 236 – E – 5 “The design and site layout of the development shall emphasize the rural character of the town, maximize the privacy of the dwelling units, preserve the natural character of land, provide for the separation of parking and neighboring residential uses, and consider such factors as orientation, energy usage, views, etc.”

Dictionary

Definitions from [Oxford Languages](#) · [Learn more](#)



ru·ral

adjective

in, relating to, or characteristic of the countryside rather than the town.
"remote rural areas"

Similar:

country

countryside

pastoral

rustic

bucolic

agricultural

farming



Rural: Yes or
No?





Conclusion

- NH has an affordable housing issue.
- This is not an argument against affordable housing.
- Property values could decrease.
- The building does not fit in with the aesthetic of the neighborhood and will not be properly secluded.
- The building does not emphasize the rural character of the town.
- SEC 32-236-E (2,3,5) are not met by the current plans.
- The planning board needs to be held responsible for this decision. The developer is simply doing their job. The planning board needs to do theirs.