



5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • www.horizonsengineering.com

Letter of Intent – Site Plan Review

For

Condor Capital, LLC.

Mixed-Use Development

Tax Map U3 / Lot 138A

Tax Map U4 / Lot 16

November 13, 2023

The Subject Property

The subject property is located at 3 Railroad Street and is comprised of two parcels being Tax Map U3, Lot 138A, and Tax Map U4, Lot 16. The subject property is accessed from Railroad Street and is bordered by S. Main Street to the north, the railroad to the east, and mixed use residential and commercial to the south and west. Lot 138A is 0.18 acres and Lot 16 is 0.94 acres, resulting in a total project area of 1.12 acres. The subject property contains one existing historical brick building, one office building, historical railroad tracks, gravel area, and native vegetation. The property is serviced by municipal water, sewer and there is a closed drainage system within the Railroad St., but this lot does not drain to that system. Overhead utilities are also currently provided to the site from Railroad Street. The subject property has a gentle downgradient slope from west to east, and contains steeper slopes on the northern portion up to South Main Street.

The Site Development Proposal

The proposal is to construct a 3-story mixed used building with a 11,100+/- SF footprint comprised of 41 residential apartment units including a 2,276 SF office space on the first floor. The improvements also include the construction of a parking area containing 62 parking spaces including. The proposed building will connect to municipal water and sewer mains located on Railroad Street via a new 6" water service and 8" sewer service. The site will be accessed by a new 24' wide drive approach onto Railroad Street. Other improvements include green space and sidewalks, both internally and along the Railroad Street frontage. The site development details and architectural building plans are included herein. Additionally, a stormwater narrative and analysis has been provided, to demonstrate adequate stormwater management. All existing structures within the subject property will be demolished and removed as part of this development. It should be noted that a previously approved zoning variance allows the proposed uses and parking spaces. A copy of the approved variance is enclosed.

Approvals Being Requested from the Planning Board

The Site Plan Review Regulations (S.P.R.R.) will require the following approvals based on the current proposed development scope of work.

1. Planning Board Approvals:
 - a. Site Plan Approval per Site Plan Review Regulations pursuant to Section 1.05 C and RSA 674:43.
 - b. Special Use Permits per the Zoning Ordinance pursuant to Section 32-46A (b) (2).

Department Approvals

- a. Public Works & Water and Wastewater Department relative to water and sewer connections, drainage, and other design considerations.
- b. Fire & Police Departments relative to safety, fire protection, and other design considerations.
- c. Building department relative to building codes and ADA requirements.

Pursuant to the special use permit under section 32-46A (b)(2), we believe the permit should be granted for the multifamily residential units because the project meets the purpose of the district, and is a suitable location because the project is providing residential apartments within walking distance of the downtown area. The parcel is on the edge of the M2A and R2 district, so the proposal fits with the neighborhood. The approval of the special use permit will not cause any adverse impact because the parcel is setback from the road, and is adjacent to a residential neighborhood, including a multi-unit apartment building at the end of Railroad Street. In addition, the application meets the requirements of section (b)(2)a through f, as described below:

(a) The Planning Board shall require a Fiscal Impact Study be completed by a consultant selected by the town, paid for by the applicant, that shows the multifamily residential or mixed use project with 3 units or more residential units will not have a negative fiscal impact on the town.

A Fiscal Impact Study has been included herein, which demonstrates that the project will have a positive fiscal impact on the town.

(b) The Planning Board shall require a Market Analysis be completed by a consultant selected by the town, paid for by the applicant, that demonstrates the or mixed use project with three units or more residential units will not have a negative impact on the town's housing market.

A Market Analysis has been included herein, which demonstrates that the project will have a positive fiscal impact on the town's housing market.

(c) The project shall have at least two (2) on-site parking spaces per residential unit.

As outlined in the approved variance from August 2023, relief has been granted from Section 32-46A(b)(2)c M2A Permitted Uses of the Municipal Code of the Town of Newmarket to permit 62 on-site parking spaces instead of the required 2 on-site parking spaces per residential unit.

(d) Multifamily residential use, with no commercial use within the building, shall be limited to no greater than four residential units within a single building.

As outlined in the approved variance from August 2023, relief has been granted from Section 32-89 Dimensions Table of the Municipal Code of the Town of Newmarket to permit a total of 41 residential units with 35 residential units in the M2A Zoning District and 6 residential units in the R2 Zoning District.

(e) No residential units shall be located in the street level space if the building has frontage on North Main Street, Main Street, South Main Street, or Exeter Road. (from Section 5.08 (C) (1) and (2).)

No residential units are located on street level space that fronts the above-listed roads.

f. Multifamily residential condominium unit in this zone shall not exceed 1,200 square feet and not have more than two bedrooms. Residential apartments in this zone shall not exceed 1,000 square feet and not have more than two bedrooms.

As shown on the architectural plans, the residential apartments are all one-bedroom units with a maximum floor area of 679 square feet.

Request for Site Plan Approval

In accordance with the site plan review regulations, this submission package includes the site plan application and supporting documentation, site plan review regulations checklist for major review, and the following plans:

1. Cover Sheet
2. Existing Conditions Plan
3. Site & Utility Plan
4. Site Grading & Erosion Control Plan
5. Civil Details
6. Landscape Plan
7. Architectural Plans
8. Photometric Lighting Plan

HE Project No. 230750
CC Capital – Newmarket, NH
November 13, 2023

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If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Michael J. Sievert".

Michael J. Sievert PE
VP Structural Engineering