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Letter of Intent – Design Review Application for
Redevelopment and expansion of existing building
Located at 60 Main St., and 5-7 Jenkins Ct.
Tax Map 2 / Lot 14-4

October 4, 2017

1.0 Project Purpose

The intent of this project submission is to present a conceptual site plan layout for the redevelopment and expansion of an existing parcel located in the Central Business District. The southerly portion of the existing building fronting on Main Street will remain as is with some possible upgrades to the building façade, and the northerly portion of the existing building to the rear and fronting on Jenkins Court will be demolished and replaced with a new adjoining structure as shown. The proposed uses will include, parking, commercial and residential.

2.0 Existing Conditions

The subject property is located in the Central Business District (CBD). The parcel is bordered on the south by Main Street with approximately 93' of frontage, on the east by Jenkins Court with 152' of frontage, on the west by the University property originally the site of the ATO fraternity, and on the south by another commercial mixed-use building. The property is served by municipal water and sewer and has vehicle access off Jenkins Court which currently provides two parking spaces. Overhead utilities service the site from Pettee Brook Lane and the adjacent properties to the west and south.

The existing building has both commercial and residential uses. The south and westerly portion of the building is two stories and the easterly portion of the building is one story. The two-story section of the building is used for commercial and residential. The approximate total footprint is 7911 SF. This includes Town & Campus, Durham Flower shop, The Knot, in the basement, and 6 residential units on the second floor. The single-story building is commercial use only and is occupied by a Salon, Seamstress and tobacco shop. The approximate total footprint is 3321 SF. The total area of the existing building excluding the basement, is 18,453 SF.

3.0 Redevelopment Proposal

The proposal is to demolish the northerly portion of the building beginning about 50' off the front of the building facing Main Street, and reconstruct a three-story building directly adjacent to the existing two-story building section, which is to be saved. The existing building fronting on Main Street, will remain mostly unchanged. The new three-story addition fronting on Jenkins Court will be a mixed use of parking and commercial on the ground floor, commercial on the second floor and residential on the third floor. The total foot print of the new addition is approximately 8514 SF, and the total building area is approximately 25,542 SF. The third floor is proposed to have 6 residential units and will have access to a roof deck/greenhouse area on the roof of the

existing building. Another building amenity will be to provide the possibility of access to the second level commercial space from the property to the west.

Pedestrian access to the building will be from both Main Street, and Jenkins Court and vehicle access will be provided via Jenkins Court. The intent will be to provide additional store front units around the corner and down Jenkins Court to open this area to more accessible larger commercial space. The main access to the new addition will be from a new entrance on Jenkins Court. All utilities are available at the site mostly from the north and east. This proposal will include new upgraded and underground utility connections. The existing entire site is currently impervious and this new site will not increase the runoff to offsite properties.