



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

file
 17-043

APPLICATION FOR CONDITIONAL USE PERMIT

This form and all required information per Durham's Zoning Ordinance (Article VII, Section 175-23(C) attached) must be filed at least 20 days before the meeting of the Planning Board with the Planning Staff in person or by mail.

Property Location:

Street Address 31 Newmarket Road
 Tax Map # 6 Lot # 11-8 Zone RC

Owner(s):

Name Great Bay Animal Hospital, LLC
 Mailing Address 31 Newmarket Road
Durham, NH 03824
 Daytime Phone 603-868-7387 Fax _____

If another person or firm will represent this application to the Town, please complete the following (letter of authorization should be included):

Name MJS Engineering, P.C.
 Mailing Address P.O. Box 359
Newmarket, NH 03857
 Daytime Phone 603-659-4979 Fax 603-659-4627

Abutters:

Attach a separate sheet listing by Map & Lot number, each owner's name, and mailing address of all abutters within **300 feet** of the property. The list of abutters must include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d).

Name & Address of Licensed Professionals (as applicable):

Engineer Michael Sievert MJS Engineering, PC, P.O. Box 359, Newmarket, NH 03857
 Land Surveyor Kevin McEaney-McEaney Survey Assoc., Inc. P.O. Box 681, Dover, NH
 Architect Bill Schoonmaker, Schoonmaker Architects, 10 Mathes Terrace, Durham, NH 03824
 Soil Scientist _____

Proposed Use: Kennel expansion for additional office space

**Please prepare and attach a written description of the proposal.
 Length should not exceed three pages.**

I certify that all information provided is, to the best of my knowledge true:

Owner's Signature: [Signature] Date 11/21/17



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CONDITIONAL USE PERMIT APPLICATION CHECKLIST

Date: 11/21/17

Name of Applicant: GREAT BAY ANIMAL HOSPITAL, LLC

Location of Property: 27 & 31 NEWMARKET ROAD

Tax Map and Lot Number: MAP 6/LOT 11-8

Name of Plan: Kennel expansion for additional office space

- a Conditional Use Permit application
- a letter of intent detailing the proposal
- a letter of authorization (if applicable)
- all applicable fees
- a list of the names and addresses of all the abutters within 300' feet of the subject property, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

The Plan shall show (only if applicant is not submitting a Site Plan Review or Subdivision Application):

- Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- names of owners of abutting properties
- North Arrow and bar scale
- locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- Surveyed property lines of the parcel showing their bearings;
- Location and layout of existing and proposed structures and buildings;

- Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
 - Area of entire parcel in acres and square feet;
 - Zoning and special district boundaries;
 - Deed reference and tax map number;
 - Location width, curbing and paving of access ways, egress ways and streets within the site;
 - Location and layout of all on-site parking and loading facilities;
 - Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
 - Type and location of solid waste disposal facilities;
 - Location, elevation and layout of catch basin and other surface drainage features;
 - Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
 - Dimensions and area of all property to be dedicated for public use of common ownership;
 - Location of 100 year flood hazard boundaries;
 - Date and permit numbers of all required state and federal permits.
 - Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
 - Dimensions, area and minimum setback requirements on all existing and proposed lots;
 - Proposed landscaping plan including size and type of plant material;
 - Pedestrian walks providing circulation through the site;
 - Location and size of proposed and existing signs, walls and fences;
 - Location and type of lighting for outdoor activities; and
 - Location, widths and purposes of any easements or rights-of-way.
 - Total on-site square footage of impervious surfaces.
- Letter to Planning Board detailing how application meets the criteria for approval set out in Section 175-23(C)
- N/A* Applicant has met with neighbors to discuss project and concerns.

Written waivers from these requirements may be requested with specific justification to the requirements of Section 12.02 of the Site Plan Review Regulations for the Town of Durham.

The applicant is reminded that they need to place a sign on the property measuring 2'x3' at least ten (10) calendar days prior to the time of the public hearing by the Planning Board. The sign shall remain on the property until the conclusion of the public hearing. The sign shall be visible from the most heavily traveled street right-of-way adjacent to the property. The sign shall state the date of the public hearing, the time, the location and the action to be considered.

WARRANTY DEED

GEOFF SAWYER, a married man, with a mailing address of P. O. Box 14, Durham, County of Strafford and State of New Hampshire, for consideration paid grants to GREAT BAY ANIMAL HOSPITAL, LLC, a New Hampshire limited liability company, with a mailing address of 10 Cushing Road, Newmarket, County of Rockingham and State of New Hampshire, WITH WARRANTY COVENANTS:

A certain tract or parcel of land situated off N.H. Route 108 a/k/a Newmarket Road, Durham, County of Strafford, State of New Hampshire, being shown as Lot 2B on Plan entitled "Limited Subdivision of Land Prepared for Geoff Sawyer, Newmarket Road – N.H. Route 108, Durham, New Hampshire", dated October 21, 1998 and recorded in the Strafford County Registry of Deeds as Plan 59-63 and further described as follows:

Beginning at a point on the easterly sideline of N.H. Route 108 at land now or formerly of Rev. Gordon G. Congdon Trust;

thence South 69° 38' 11" East, along a stone wall a distance of 13.59 feet to a point;

thence South 83° 33' 17" East, along a stone wall a distance of 142.49 feet to a point;

thence South 23° 03' 27" East, a distance of 248.22 feet to a point;

thence South 49° 36' 02" East, a distance of 113.33 feet to a point;

thence North 60° 42' 00" East, a distance of 228.80 feet to a point;

thence South 29° 18' 00" East, a distance of 200.00 feet to a point;

thence South 60° 42' 00" West, a distance of 253.18 feet to a point;

thence North 69° 55' 25" West, a distance of 160.92 feet to a point;

thence North 23° 03' 27" West, a distance of 155.53 feet to a point;

thence North 63° 43' 27" West, a distance of 252.13 feet to a point;

thence North 07° 29' 06" East, a distance of 110.09' feet along the easterly sideline of N.H. Route 108 to a point;

thence North 05° 55' 32" East, a distance of 90.27 feet to the point of beginning.

Also conveying a utility easement for the construction, maintenance and use of electrical, telephone and cable, extending from the utility box located near the kennel on Lot 2A for the benefit of Lot 2B. Said easement shall be in the location of the utility lines as actually constructed.

Subject to a driveway easement for the benefit of Lot 2A as shown on Plan entitled "Limited Subdivision of Land Prepared for Geoff Sawyer, Newmarket Road - N.H. Route 108, Durham, New Hampshire", dated October 21, 1998 and recorded in the Strafford County Registry of Deeds as Plan 59-63.

Subject to a Right of First Refusal as set forth in an agreement between Geoff Sawyer and Great Bay Animal Hospital, LLC dated of near or even date and recorded in the Strafford County Registry of Deeds herewith.

Subject to the access rights of others with respect to Paul Cemetery as set forth in deed to Geoff Sawyer recorded in the Strafford County Registry of Deeds at Book 1685, Page 641.

Containing 2.93 acres, more or less, according to said Plan.


Meaning and intending to describe and convey a portion of the premises conveyed to Geoff Sawyer by deed dated June 30, 1993 and recorded in the Strafford County Registry of Deeds at Book 1685, Page 641.

I, Jacqueline Sawyer, wife of the within grantor, release all rights of homestead.

Executed this October 6, 2000.



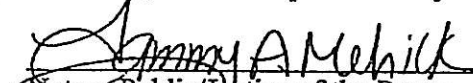
Geoff Sawyer



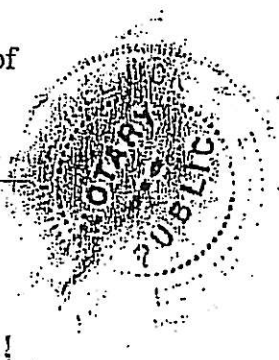
Jacqueline Sawyer

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford


The foregoing instrument was acknowledged before me this 6th day of October, 2000 by Geoff Sawyer and Jacqueline Sawyer.



Notary Public/Justice of the Peace



BK2239PG0511

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XXX1 THOUSAND	XXX HUNDRED AND	x50 DOLLARS
MO: 10 DAY: 06 YEAR: 00	4 47 9 2 5	\$ 1050.00
VOID IF ALTERED		

TAMMY A. MELNICK, Notary Public
My Commission Expires August 12, 2003



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

November 3, 2017

Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of MJS Engineering, P.C. to represent me at the Durham Planning Board and technical review committee meetings for site plan review approval. The subject parcel is shown on Tax Map 6 as Lot 11-8, located at 31 Newmarket Road and is the site of Great Bay Animal Hospital, Kennel, and Doggie Day Care.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Jim McKiernan', written over a horizontal line.




Dr. Jim McKiernan
Owner

11/3/17

Map 6



PROPERTY MAP
DURHAM
NEW HAMPSHIRE

- Legend**
-  Adjacent Map Sheets
 -  Current Map Sheet
 -  Cemetery

