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Letter of Intent – Conditional Use Application for
Great Bay Animal Hospital
Located at 31 Newmarket Rd., Tax Map 6 / Lot 11-8

November 21, 2017

1.0 Project Purpose

The intent of this project is to permit the construction of an addition to the Kennel building and a new parking lot. The new addition will provide expanded office space, storage, and reconfigure kennels. The total area of the addition is approximately 555 SF. The addition is proposed on the southeasterly corner of the Kennel building and will require the relocation of a small shed. The proposed parking lot is approximately 60' x 65' and will accommodate 14 vehicles.

2.0 Existing Conditions

The subject property is located in the Residence Coastal District (RC). The parcel is bordered on the west by Route 108 with approximately 286' of frontage, and on all other sides by residential properties. The parcel does have frontage on the Oyster River to the north. The property is served by onsite well and septic and has vehicle access off Route 108 (Newmarket Rd). Overhead utilities service the site from Route 108.

There are currently three buildings on the site. The uses include an animal hospital/veterinary clinic and kennel with dog daycare as part of the kennel operation. The parcel is accessed by the main entrance driveway with parking directly off the driveway near each building. The existing parking is inadequate in both configuration with respect to access aisle width, parking space size and number of spaces for each use in addition to employees.

3.0 Redevelopment Proposal

The proposal is to construct the new addition to the existing kennel building to provide more office space and better function for the business operation. The addition will improve the daily operations for customer service and provide a more convenient layout to access kennels and the enclosed run area.

In addition, the new parking lot will improve the parking on the site. The decision was made to construct a new parking lot rather than reconstruct the existing parking configuration to minimize disruption to the daily operations. This parking lot will provide separate employee parking to better utilize the existing parking near each respective building for customers.

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:

- Site Plan and Conditional Use approval per Zoning Regulations pursuant to Article V, Section 175-16.F & G. and RSA 674:43.
- Conditional Use Permit, pursuant to Article XII.1, Section 175-53.II which requires a conditional use permit approval for Kennels or expansions thereto.

A. Request for Site Plan Approval

In accordance with the site plan review regulations, this submission package includes the Site Plan Review Checklist, and the Energy Considerations Checklist. Also, the following plans are included:

1. Lot Line Adjustment/Existing Conditions Plan
2. Site Plan
3. Grading, Drainage & Erosion Control Plans
4. Detail Sheets
5. Architectural Plan
6. Drainage Report/Stormwater Management Plan (report)

B. Conditional Use Permit approval;

The following outlines how this project complies with the provisions of the general conditions for a Conditional Use Permit contained within Article VII, Section 175-23.C of the Town of Durham Zoning Ordinance. The numbering below coincides with the applicable section.

The statements below demonstrate how this development project complies with the CUP criterion. The plans incorporate best management practices for the construction and thereby satisfy the CUP criterion.

175-23.C

1. Site Suitability:

The property is suitable for the proposed expansion because the use currently exists on the site and this is a small expansion for improved office functionality. In addition, the expansion in parking will improve availability leaving the parking spaces near the businesses for the customers.

(a) This site provides adequate vehicle access as it is connected to a major state road and there is an existing driveway into the property that will be used. Pedestrian access is provided throughout the site for both the customers, and employees. The site is connected to the downtown via a sidewalk along Route 108 and down to the landing area. This access is used for dog walking frequently.

(b) Adequate, emergency services can be provided to the site by the police and fire departments with easy access from major roadway. Pedestrian access throughout the site and a connection into Town currently exists; The site is serviced by onsite water and septic and the septic system is newly constructed within the last 2 years; the schools will not be impacted by this development; Solid waste will be handled onsite with disposal by a private waste company via the dumpster and the owner has an existing recycling system in place;

(c) The environmental constraints on and adjacent to the property include the Oyster River, the floodplain, and wetlands. However, the development proposal incorporates a balanced environmental design approach by minimizing impervious areas, minimizing grading changes, avoiding construction on the steeper slopes and will have no impact on the flood zone, wetlands, or the Oyster River. The stormwater collection/treatment system is classified by the NHDES as a best management practice incorporating filtration and detention. The stormwater system will collect, treat, and improve the quality of the stormwater runoff and reduce the peak flow discharged from the site. The landscape plan will provide screening from the public ways;

(d) The site is suitable because of the availability of appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and other utilities exists and is more than adequate. The stormwater system will meet LID standards and provide collection, filtration, some infiltration, and detention.

2. *External Impacts:*

The external impacts of the proposed elderly care facility on the abutting properties and the neighborhood will be no greater than the impacts of adjacent existing uses or other uses permitted in the zone because:

- The traffic generated by the uses will not cause a negative impact to the surrounding properties or public ways as it currently exists without causing problems. The site is accessed from a State highway and there is an existing driveway into the site which will provide access to the buildings with adequate parking. Trash and recycling will be picked up from within the site via the existing driveway; the proposed expansion will have minimal impact to abutting properties with respect to noise, odors, vibrations, dust, fumes, and lighting because the parking area is screened, the lighting is LED and minimal to provide safety. The addition to the building is very small and fits into the existing architecture and cannot be seen from the public way. In addition, screening will be provided onsite, to minimize the visual impact from the public ways
- *The location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use will have no adverse effect on the surrounding environment and will not discourage the appropriate and orderly development and use of the land and buildings in the neighborhood because:*
 - The proposed development complies with all of the above requirements because it is being design within the constraints of the site plan regulations.
 - The building addition is being designed to fit with the existing structure.
 - The building architecture conforms with the existing structures on the site currently.

3. *Character of the site development:*

The proposed layout and design of the site is compatible with the established character of the neighborhood and mitigates any external impacts of the use on the neighborhood because:

- The building addition matches the current building design and is minimal. The shape, color, height, and roof line match the existing structure to which the addition is attached.
- The location of the addition on the Kennel is not visible from the public way or adjacent properties.
- Adequate vehicular and pedestrian access to and within the property is provided from Route 108.

4. *Character of the buildings and structures:*

The design of the new buildings is compatible with the established character of the neighborhood because:

- The scale, height, building massing, roof line, materials and colors of the building conforms to the development standards and existing structures on the site.

5. *Preservation of natural, cultural, historic, and scenic resources:*

The proposed use of the site, including all related development activities, preserves identified natural, cultural, historic, and scenic resources on the site and does not degrade such identified resources on abutting properties because:

- The orientation of the addition is not visible from public ways or adjacent properties. The site grading is designed to major grade changes, while preserving viewsheds and the existing vegetation which screens the kennel building from the public way.
- Site grading and fill activities will be outside of the flood plain associated with Oyster River and will conform to the existing conditions as close as possible.
- The existing property affords no significant wildlife habitat, or designated historic buildings. It does however, have an existing small grave yard which is being maintained and the proper setbacks are being maintained as required by statute.

6. *Impact on property values:*

- The proposed development will not cause or contribute to a significant decline in property values of adjacent properties.

7. *Availability of Public Services and Facilities:*

- The site is serviced by an onsite septic system and well. As discussed above, the septic system is new and is a state of the art aerated treatment system.
- Solid Waste will be stored in the onsite dumpster and collected and disposed via a private waste disposal company.
- Drainage will be controlled on site and released at a lesser rate than existing as documented in the included Drainage Analysis. The quality of the stormwater leaving the site will be equal to or improved from the existing condition.
- Electric, telephone, and data utilities will connect to the existing overhead public lines via underground conduit into the site.
- Police and Fire Department review and comment is conducted as part of the application. This site has a central and easy accessible location from the police and fire departments via Route 108. A well trained and professional staff will be at the facility during working hours.
- The intended use of the buildings as a veterinary clinic and kennel/dog day care facility will not cause a demand on the Durham Public School System. In fact, the facility can provide educational value and employment to school age children.

8. *Fiscal impacts:*

- The facility will not have a negative fiscal impact as there are no school age children living on the site, and no municipal facilities used at the site.

- Solid Waste/Recycling will be handled by a private contractor and paid for directly by the property owner.

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

Sincerely;

A handwritten signature in black ink that reads "Michael J. Sievert". The signature is written in a cursive style with a large, stylized initial "M".

Michael J. Sievert PE
MJS Engineering