



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, November 29, 2017

- XI. **Great Bay Animal Hospital.** 31 Newmarket Road. Conditional use and site plan for 555 square foot addition to the kennel, new parking lot, and relocation of shed. Great Bay Animal Hospital, LLC, c/o James McKiernan, property owner. Mike Sievert, MJS Engineering, design engineer. Bill Schoonmaker, architect. Map 6, Lot 11-8. Residence Coastal District. Recommended action: Accept as complete, set hearing for December 13 and set site walk.
- I recommend that the Planning Board accept the application as complete, set a public hearing for December 13, and set a site walk.

Please note the following:

- 1) Conditional use. The project is a conditional use as “kennel” is allowed in the Residence C zone as a conditional use and any expansion or alteration of the site requires a conditional use.
- 2) TRG review. The Technical Review Group reviewed the plans on November 21. I will send minutes of the meeting shortly.
- 3) Project. The project looks fairly straightforward. I do not see any significant concerns at this time.
- 4) Drawings. The applicant will probably modify the drawings for a few minor elements, either in advance of the November 29 meeting or for the following meeting.
- 5) Existing conditions. Note that existing conditions are shown on the plan labeled “Lot Line Adjustment.” Existing conditions are also rendered on the site plan.
- 6) Historic District. A small portion of the driveway for the parking lot is in the Historic District. The applicant may modify the drawing to pull the driveway out of the district.
- 7) Driveway width. The driveway for the parking lot is wider than the main road serving the site. A waiver might be needed depending on how wide the proposed driveway would be.

- 8) Accessible parking. Two accessible parking spaces are required for parking lots with more than 25 spaces. According to the applicant there is an additional space not shown on the plans. It will be added to the plans.
- 9) Stormwater. April Talon will review the stormwater management plan.
- 10) Permeable pavement. The applicant will speak to the suggestion to have permeable pavement in the parking lot. It is probably not needed since the drainage basin is directly adjacent to the parking lot on a large expanse of lawn.
- 11) NHDOT. Route 108 is a state road and beyond the Urban Compact. For expansion of use we ordinarily require an okay from NHDOT, unless the Planning Board considers the change so small as to not require one.
- 12) Trash and recycling. The applicant has a recycling plan already for the site. Information will be submitted.
- 13) Septic capacity. Mike Sievert will send a note about the septic capacity for the small addition.
- 14) Energy Checklist. The applicant will complete the energy checklist soon.
- 15) Bike rack. The applicant said he would be willing to add a bicycle rack, probably adjacent to the new parking lot on the right side as one enters.
- 16) Architecture. Architectural drawings are submitted for the addition. There is no architectural review in the Residence Coastal zone but the Town could offer any suggestions on the design if desired.
- 17) Shed. The side setback is 50 so the proposed shed will be moved over slightly.
- 18) Screening. We should be sure that the adjacent residences are adequately screened from the new parking lot.