

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

LETTER OF TRANSMITTAL

To:	Durham Planning Dept. Durham Town Hall 8 Newmarket Road Durham, NH 03824	Date:	May 25, 2022
		From:	Mike Sievert
		Project Name:	Great Bay Animal Hospital
RE:	Site Plan & CUP Applications	Project Number:	220690

We are sending you the following items enclosed:

- Plans
- Reports
- Permit Application
- Copy of Letter
- Specifications
- Change Order
- Samples
- Prints
- Bid Documents
- Shop Drawings
- Other: _____

Copies	Description
15	Site Plan Application w/attachments
15	Conditional Use Application w/attachments
1	Abutter labels (3 each)
15	11 x 17 Plan (2 pgs)
3	Full-Size Plan (2 pgs)
1	Town fee for SP & CUP Submittals

These are transmitted as checked below:

- For approval
- For your use
- As requested
- For review and comment
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit
- Submit
- Return
- Copies for approval
- Copies for distribution
- Corrected Prints

Comments:

CC:

Horizons Engineering, Inc.

MAINE • NEW HAMPSHIRE • VERMONT



TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Site Plan Application

Property Information

Property address/location: 27 & 31 Newmarket Road

Tax map #: 108; Lot #'(s): 81; Size of site: 7.34 acres;

Zoning Districts

Zoning District: RC; Wetland Overlay District? Yes: X; No: ;

Shoreland Overlay District? Yes: X; No: ; Flood Overlay District? Yes: X; No: ;

Aquifer Overlay District? Yes: ; No: X; Historic District? Yes: X; No: ;

Proposed Project

Name of project (if applicable): Great Bay Animal Hospital expansion

Describe proposal – uses, square footage, parking spaces, floors, number of units, beds, etc.

The proposal is to construct a 12.5' x 46' addition to the easterly side of the existing animal hospital for additional veterinarian uses.

Utility Information

Town water? yes no X; How far is Town water from the site? Too far

Town sewer? yes no X; How far is Town sewer from the site? Too far

Property Owner

Name (include name of individual): Great Bay Animal Hospital, LLC (James McKiernan, DVM)

Mailing address: 31 Newmarket Road, Durham, NH 03824

Telephone #: 603-868-7387 Email: drjim@greatbayah.com

Applicant/Developer (if different from property owner)

Name (include name of individual): Horizons Engineering, Inc. (Michael Sievert, P.E.)

Mailing address: 5 Railroad Street, Newmarket, NH 03857

Telephone #: 603-659-4979 Email: msievert@horizonsengineering.com

(over)

Engineer/Surveyor

Name (include name of individual): Horizons Engineering, Inc. (Michael Sievert, P.E.)

Telephone #: 603-659-4979 Email: msievert@horizonsengineering.com

Architect/Building Designer

Name (include name of individual): _____

Telephone #: _____ Email: _____

Other Professional/Designer/Agent

Provide name(s) and contact information: McEneaney Survey Assoc., Inc.

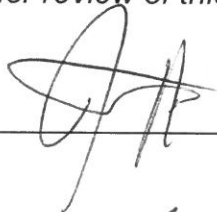
Kevin McEneaney, L.L.S. 24 Chestnut Street, Dover, NH 03820

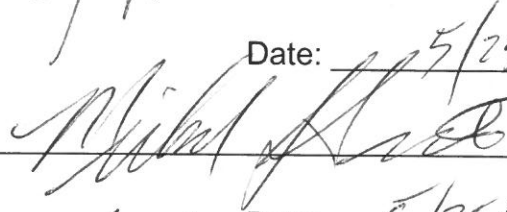
603-742-0911 kevin@surveynh.com

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (below) is required.

I (we) hereby submit this Site Plan application to the Town of Durham Planning Board and attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. I (we) understand that any additional costs for review of this application will be borne by the owner/applicant.

Signature of property owner:  Date: 5/25/22

Signature of applicant/developer:  Date: 5/25/22

Signature of agent:  Date: 5/25/22

(over)

Authorization to enter property

I(we) hereby authorize members of the Durham Planning Board, Planning Department, and other pertinent Town departments, boards and agencies to enter my/our property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those people legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these people must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____  _____
Date: 5/25/22

Signature of property owner: _____
Date: _____

May 24, 2022

Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of Horizons Engineering, Inc. to represent me at the Durham Planning Board and technical review committee meetings for Site Plan review and Conditional Use approval. The subject parcel is shown on Tax Map 108 as Lot 81 located at 27 & 31 Newmarket Road.

Sincerely;

A handwritten signature in black ink, appearing to be 'M. Sievert', written over a horizontal line.

Owner

LIST OF OWNERS OF ABUTTING PROPERTY

(This includes property directly across the street or streams from the land under consideration. **List must also include any and all preparers of plans, studies, etc...**)

PLEASE PROVIDE NAME & MAILING ADDRESS

✓	MAP 114/LOT 1	35 Newmarket Rd	
	CHRISTINA H. FELIX 35 NEWMARKET ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 2	1 Durham Point Rd	
	118 DOVER ROAD REALTY TRUST ANTHONY DIBERTO, TRUSTEE 101 MILL ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 3	3 Durham Point Rd	
	WHITNEY SWAFFIELD ALEXANDER K. WALKER 3 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 4	7 Durham Point Rd	
	JAN A. RICE CATHERINE N. FITZGERALD-RICE 7 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 5	17 Durham Point Rd	
	PER BERGLUND JULIA G. BRYCE 17 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 41	9 Tavern Way	
	THOMAS A. TOYE IV REV TRUST ARTHUR THOMAS PROPERTIES, LLC 10 DURHAM ROAD DOVER, NH 03820		

Site Plan Checklist

For formal applications – for both residential and nonresidential plans

Town of Durham Planning Department

***To be filled out by the applicant/agent**

Project Name: Great Bay Animal Hospital Expansion Map: 108 Lot: 81 Date: 05-24-22

Applicant/agent: Horizons Engineering, Inc. Signature: 

Please see the Durham Site Plan Regulations for more information, in particular, Section 2.2 Formal Application Content. Note that various items may be submitted later.

<u>General items</u>	Yes	No	N/A	Waiver Requested	Comments
Application fee including fee for notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 copies of completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 copies of letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 sets of 11 X 17 reductions, including one sheet of site plan in color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electronic version of materials via email	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list (See Karen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Plan Information</u>					
Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Title sheet and index, when applicable					
• Title block					
• Name of Project					
• Date of preparation					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Acreage and square footage of site					
• Vicinity sketch/location plan - not less than 1" = 1,000'					
• Aerial photo showing the site and proposed building footprint					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of surveyor, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Street(s) and street name(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Deed information and references to related plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none"> • existing and proposed bearings • existing and proposed distances • pins, stakes, bounds • monuments • benchmarks 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none"> • owner name • owner address • tax map and lot # • approximate building footprints • use 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations, widths, and types of easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Zoning</u>					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none"> • frontage • lot size and dimensions • all setbacks • lot coverage 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts, including Wetland, Shoreland, Aquifer, and Historic districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Existing Topographic Features:</u>					
Contour lines (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands, including name of certified wetlands scientist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails, paths, fences, and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (significant trees, farmland, habitats, rock outcrops, historic structures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed buildings/structures including <ul style="list-style-type: none"> • square footage • grades at foundation • first floor elevation • use • # bedrooms and beds per unit if residential 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Architectural renderings of proposed buildings and structures: <ul style="list-style-type: none"> • Showing all four sides • Drawn to scale with dimensions • Showing height • Showing exterior materials • Showing exterior colors • Name of architect/designer 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
<u>Circulation and Parking Plan</u>					
Existing and proposed driveways and access points including: <ul style="list-style-type: none"> • Width of opening • Turning radii • Cross section of driveway 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pavement, curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Number of parking spaces <ul style="list-style-type: none"> • required by ordinance • proposed 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handicap spaces and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Loading area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bicycle racks, locations and design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Snow storage areas and plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed porous pavement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pump stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant location(s) and details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire alarm connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Treatment of solid waste/dumpsters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Stormwater Management</u>					
Stormwater Checklist, unless deemed unnecessary by Town Engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stormwater management system: pipes, culverts,, catch basins detention/retention basins, swales, rip rap, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, impact analysis, and mitigation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Grading (existing and proposed grades)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Landscaping Plan</u>					
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 					
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation plan and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Specification of all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Signage</u>					
On-site traffic-control signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	Waiver		Comments
			N/A	Requested	
Location and type of advertising signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
• Attached to building					
• Freestanding					
• Directional, if appropriate					
Dimensions of signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
• Height					
• Area					
• Setback					
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Outdoor Lighting</u>					
Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Other Elements</u>					
Construction management plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Energy checklist (may be submitted later)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, and deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
System for addressing buildings and units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

017107

2000 OCT -6 PM 3:38

REGISTER OF DEEDS
STRAFFORD COUNTY

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.

BK 2239 PG 0510

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.

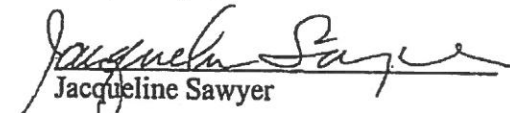
Meaning and intending to describe and convey a portion of the premises conveyed to Geoff Sawyer by deed dated June 30, 1993 and recorded in the Strafford County Registry of Deeds at Book 1685, Page 641.

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

Executed this October 6, 2000.



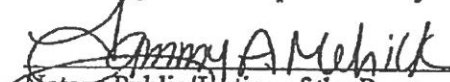
Geoff Sawyer



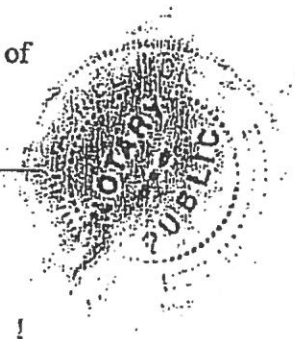
Jacqueline Sawyer

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.



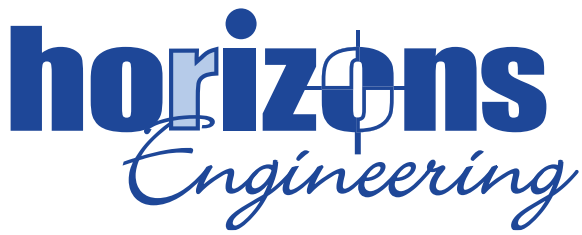
Notary Public/Justice of the Peace



BK2239PG0511

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XXX1 THOUSAND	XXX HUNDRED AND	x50 DOLLARS
MO. DAY YEAR 10-06-00	447925	\$ 1050.00
VOID IF ALTERED		

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



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

Letter of Intent – Conditional Use Application for
Great Bay Animal Hospital
Located at 27 & 31 Newmarket Rd., Tax Map 108 / Lot 81

May 25, 2022

1.0 Project Purpose

The intent of this project is to permit the construction of an addition to the Animal Hospital building. The new addition will provide two new exam rooms, a surgery room, and an expansion of the pharmacy. The addition is 12.5' x 46' for a total area of 575 SF. The addition is proposed on the easterly side of the Veterinary building and faces the back of the property. It will not be visible from Newmarket Road as the existing building is set back into the lot. The existing parking on site is adequate for the expansion.

2.0 Existing Conditions

The subject property is located in the Residence Costal 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. A recent lot line revision between the subject parcel and the Osborn property reduced the Great Bay Animal Hospital parcel by 3.75 acres. The remaining parcel is still 7.34 acres. The property is served by onsite well and septic's 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 adequate for this small expansion.

3.0 Redevelopment Proposal

The proposal is to permit the construction of an addition to the Animal Hospital building. The new addition will provide two new exam rooms, a surgery room, and an expansion of the

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pharmacy. The addition is 12.5' x 46' for a total area of 575 SF. The addition is proposed on the easterly side of the Veterinary building and faces the back of the property. The additional will not have any negative impact to the property. The small increase in impervious surface will not change the drainage on the site that will not negatively impact the adjacent property or water ways. The increase in impervious surface ratio is insignificant and is only 12.7%, well below the allowable area.

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.VII Commercial and Industrial uses, which requires a conditional use permit approval for Veterinary clinic/grooming or expansions thereto.

A. Site Plan Approval

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

1. Lot Line Adjustment/Existing Conditions Plan
2. Site Plan
3. Floor Plan sketch

B. Conditional Use Permit

In accordance with the Zoning Ordinance this submission includes the conditional use application. 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.

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175-23.C1. *Site Suitability:*

The property is suitable for the proposed expansion because the use currently exists on the site and this is a small addition for expansion of the clinic. The current layout of the access, parking and circulation is in place and adequate for the site and this small expansion.

(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 systems; 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, and a pond on the adjacent parcel to the east. However, the development proposal is minimal and greater than 240' from the nearest surface water. The project will incorporate temporary erosion controls to contain sediment transport from the construction area. There are minimal grading changes, and the construction will have no impact on the surface waters.

(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.

2. *External Impacts:*

The external impacts of the proposed use on 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 existing veterinary hospital, kennel and dog daycare facility already exists. The existing traffic generated by the use does not have a negative impact and this small expansion will not be a significant increase in traffic to and from the site. 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,

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fumes, and lighting because the addition will be off the back of the building away from abutting uses. The addition to the building is very small and fits into the existing architecture and cannot be seen from the public way.

- *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 is an extension of the current building design, is small and oriented to the rear of the property. 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 grading is minimal just around the new addition and there is no change to the existing vegetation which screens the property from the public way.
- The addition will not impact any natural, cultural historic or scenic resources.

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- 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 onsite septic systems and wells.
- Solid Waste will be stored in the onsite dumpster and collected and disposed via a private waste disposal company.
- Stormwater management exists on the site and will not be impacted by this addition.
- Electric, telephone, and data utilities are existing.
- 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;



Michael J. Sievert PE
VP Structural Engineering

Horizons Engineering, Inc.

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PLANNING DEPARTMENT
Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

CONDITIONAL USE APPLICATION

Date: 05-24-22

Property information

Property address/location: 27 & 31 Newmarket Road

Tax map #: 108; lot #'(s): 81; Zoning District: RC

Property owner

Name (include name of individual): Great Bay Animal Hospital, LLC

Mailing address: 31 Newmarket Road, Durham, NH 03824

Telephone #: 603-868-7387 Email: drjim@greatbayah.com

Engineer, Surveyor, or Other Professional

Name (include name of individual): Horizons Engineering, Inc. Michael Sievert, P.E.

Mailing address: 5 Railroad Street, Newmarket, NH 03857

Telephone #: 603-659-4979 Email address: msievert@horizonsengineering.com

Proposed project

Activity within the WCOD ; Activity within the SPOD ; Other proposal or activity X

What is the proposed project? Building addition to existing Great Bay Animal Hospital
12.5' x 46'

Which provision in the zoning ordinance calls for this conditional use? 175-53

Table of Land Uses VII Commercial & Industry Uses – Veterinary Clinic, Grooming requires

Conditional Use

Justification for granting the conditional use: Established Existing Use

Have you completed the conditional use checklist? Yes

(over)

Other Information

Please note the following:

- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or mbehrendt@ci.durham.nh.us about the process and other information that may be needed.
- Coordinate with Karen Edwards, Planning Department Administrative Assistant, at 868-8064 or kedwards@ci.durham.nh about fees and preparing the abutters list. All property owners within 300 feet of the site will be notified about the application and public hearing.
- Please be sure to attend all meetings of the Planning Board and the Conservation Commission, if the latter will be making a recommendation.
- The Planning Board may schedule a site walk after the first meeting.
- A public hearing will be held on the application. A sign must be placed on the property by the applicant at least 10 days prior to the hearing.
- The applicant will need to address the eight general conditional use criteria. For conditional uses within the Wetland or Shoreland Overlay Districts four additional specific criteria must be addressed by the applicant.
- For conditional uses within the Wetland or Shoreland Overlay Districts, the application will be presented to the Conservation Commission for a recommendation.
- See Article VII in the Zoning Ordinance for additional information about conditional uses.
- We encourage you to check with the New Hampshire Division of Environmental Services to see if any state permits are needed prior to spending money on any Town applications.

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I (we) attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____



Date: _____

5/25/22

Signature of agent: _____



Date: _____

5/25/22

May 24, 2022

Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of Horizons Engineering, Inc. to represent me at the Durham Planning Board and technical review committee meetings for Site Plan review and Conditional Use approval. The subject parcel is shown on Tax Map 108 as Lot 81 located at 27 & 31 Newmarket Road.

Sincerely;

A handwritten signature in black ink, appearing to be 'M. Sievert', written over a horizontal line.

Owner

LIST OF OWNERS OF ABUTTING PROPERTY

(This includes property directly across the street or streams from the land under consideration. **List must also include any and all preparers of plans, studies, etc...**)

PLEASE PROVIDE NAME & MAILING ADDRESS

<p><u>PROPERTY OWNER:</u> 27 & 31 Newmarket Rd MAP 108/LOT 81</p> <p>GREAT BAY ANIMAL HOSPITAL, LLC 31 NEWMARKET ROAD DURHAM, NH 03824</p>	<p><u>AGENT:</u></p> <p>HORIZONS ENGINEERING, INC. P. O. BOX 359 NEWMARKET, NH 03857</p>
<p>MAP 108/LOT 76 Newmarket Rd MAP 114/LOT 44 Newmarket Rd</p> <p>TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824</p>	<p><u>LAND SURVEYOR:</u></p> <p>McENEANEY SURVEY ASSOCIATES, INC. 24 CHESTNUT STREET DOVER, NH 03820</p>
<p>MAP 108/LOTS 77 & 78 21 & 23 Newmarket Rd</p> <p>JEFFREY S. & JOAN B. OSBORN 21 NEWMARKET ROAD DURHAM, NH 03824</p>	
<p>MAP 115/LOT 3 31 Durham Point Rd.</p> <p>GEOFFREY N. & MARY T. CLARK 31 DURHAM POINT ROAD DURHAM, NH 03824</p>	<p>MAP 108/LOT 86 20-22 Newmarket Rd</p> <p>STEPHEN K. BURNS ANDREA F. BODO 20 NEWMARKET ROAD DURHAM, NH 03824</p>
<p></p>	<p>MAP 108/LOT 85 24 Newmarket Rd</p> <p>GELD REALTY TRUST DAVID M. SCHWARTZ, TRUSTEE P.O. BOX 799 DURHAM, NH 03824</p>
<p>MAP 108/LOT 79 25 Newmarket Rd</p> <p>SCOTT M. & LORIE ANN JENKINS 49 OLD COUNTRY ROAD NORTH FRANCESTOWN, NH 03043</p>	<p>MAP 108/LOT 82 28 Newmarket Rd</p> <p>CHRISTOPHER J. & DAPHNE S. GOWLAND 28 NEWMARKET ROAD DURHAM, NH 03824</p>
<p>MAP 108/LOT 84 26 Newmarket Rd</p> <p>SCOTT L. & KAREN B. LETOURNEAU 26 NEWMARKET ROAD DURHAM, NH 03824</p>	<p>MAP 214/LOT 15 13 Durham Point Rd</p> <p>GREGORY E. SANCOFF P.O. BOX 902 DURHAM, NH 03824</p>

LIST OF OWNERS OF ABUTTING PROPERTY

(This includes property directly across the street or streams from the land under consideration. **List must also include any and all preparers of plans, studies, etc...**)

PLEASE PROVIDE NAME & MAILING ADDRESS

✓	MAP 114/LOT 1	35 Newmarket Rd	
	CHRISTINA H. FELIX 35 NEWMARKET ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 2	1 Durham Point Rd	
	118 DOVER ROAD REALTY TRUST ANTHONY DIBERTO, TRUSTEE 101 MILL ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 3	3 Durham Point Rd	
	WHITNEY SWAFFIELD ALEXANDER K. WALKER 3 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 4	7 Durham Point Rd	
	JAN A. RICE CATHERINE N. FITZGERALD-RICE 7 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 5	17 Durham Point Rd	
	PER BERGLUND JULIA G. BRYCE 17 DURHAM POINT ROAD DURHAM, NH 03824		
✓	MAP 114/LOT 41	9 Tavern Way	
	THOMAS A. TOYE IV REV TRUST ARTHUR THOMAS PROPERTIES, LLC 10 DURHAM ROAD DOVER, NH 03820		

Conditional Use Checklist
for WCOD and SPOD applications

**To be filled out by the applicant/agent*

Address or location of property: 27 & 31 Newmarket Road

Applicant/agent: Horizons Engineering, Inc. Michael Sievert, P.E.

Owner, if different from applicant: Great Bay Animal Hospital, LLC James McKiernan, DVM

Map: 108 Lot: 81 Date: 05-24-22

The following items must be included in a conditional use application for activity within the Wetland Conservation Overlay District (WCOD) and the Shoreland Protection Overlay District (SPOD). Please mark the items below and return this form to the Planning Department.

General items and documentation:

- Conditional use application
- This conditional use checklist
- A letter of intent/narrative describing the project
- A narrative addressing the 8 general conditional use criteria
- N/A A narrative addressing the 4 specific criteria for activity within the WCOD and SPOD
- An electronic/pdf version of the plan (below)
- Application and notice fees. Please coordinate with Karen Edwards, Admin. Assistant.
- Abutters list including properties within 300 feet of the subject lot. Please coordinate with Karen Edwards.
- Letter or email from property owner authorizing agent to submit the application or represent them, if applicable
- Photograph(s) of the site showing where the proposed activity will occur
- Confirmation that the applicant will install a sign on the property about the public hearing once the hearing date with the Planning Board is set
- Confirmation that the applicant has seen the documents *Considerations for Potential Impacts on Wetlands* and *Wetland and Shoreland Resources for Applicants*. No action is required in regard to these documents; rather applicants are simply encouraged to review and consider information contained in the documents.
- Confirmation that the applicant has discussed their project with the Town Planner

(over)

Information to be included on the plan:

The function of the plan is to convey very clearly the nature and pertinent details of the project. Some of these items may not be needed depending on the character and scope of the proposal. Please check with the Town Planner with any questions. The Town Planner can advise the applicant about which items he believes may not be needed in order to save the applicant expense. However, the Conservation Commission and Planning Board make their own determination about particular items that are necessary to conduct their review. If the timeframe for the project is tight, the applicant is encouraged to provide more information up front to reduce the chances of the review being continued to an additional meeting allow for additional information to be submitted.

- A plan drawing to scale prepared by a surveyor, engineer, or other qualified professional
- A title block with title, owner's name, address of the property, date, and name, address and seal of the person preparing the plan
- A north arrow and a bar scale. A legend if applicable
- A locus plan showing the location of the subject lot at an appropriate scale (such as 1" = 500 feet or 1" = 1,000 feet)
- Names of owners of abutting lots
- Property lines and location of the proposed activity within the lot. Where the proposed activity is close to a property line and on larger, more significant projects inclusion of surveyed property lines may be needed.
- Existing buildings, structures, driveways, parking areas, utilities, drainage structures, water bodies, and other salient features in the vicinity of the proposed activity
- The wetland and edge of wetlands in the WCOD and the waterbody and reference line in the SPOD delineated by a qualified professional
- The buffer/setback line from the edge of wetlands or reference line
- All proposed activity within the buffer/setback area and in the vicinity of the buffer/setback area clearly delineated
- On larger or more significant projects existing and proposed contours in the vicinity of the proposed activity
- Erosion and sedimentation control measures, if applicable
- Restoration plan, if applicable
- Landscaping plan, if applicable