

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

Town Planner's Review Wednesday, June 22, 2022

- VIII. Public Hearing Great Bay Animal Hospital Addition. 31 Newmarket Road. Site plan and conditional use application for 575 square foot addition behind existing animal hospital. James McKiernan, DVM, applicant and property owner. Mike Sievert, engineer. Map 108, Lot 81. Residence Coastal Zone. <u>Recommended action</u>: Final action
- ➢ I recommend approval as stated below.

Note that the Town staff, including Public Works, okayed the project as submitted. Public Works did not see the need for any stormwater management for this small addition. There is significant natural area behind the addition which will absorb the additional runoff.

All of the procedural requirements for the conditional use were met.

Draft <u>NOTICE OF DECISION</u>

| Project Name: Action Taken: | Great Bay Veterinary Clinic Expansion APPROVAL |
|--------------------------------|---|
| | |
| Project Description: | Site Plan and Conditional Use |
| Address: | 31 Newmarket Road |
| Property Owner: | Dr. James McKiernan |
| Applicant: | Dr. James McKiernan |
| Engineer: | Mike Sievert, Horizons Engineering |
| Map and Lot: | Map 108, Lot 81 |
| Zoning: | Residence Coastal |
| Date of approval: | June 22, 2022 |

The application as submitted is approved with the following terms and conditions.

1) <u>Signature</u>. The applicant must sign this notice at the bottom acknowledging all terms and conditions of this approval herein.

- 2) <u>Site work</u>. No significant site work (including any significant clearing of the site) or ground disturbance may be undertaken until the preconstruction meeting with Town staff has taken place (Contact Michael Behrendt, Town Planner, to arrange for the meeting).
- 3) <u>Recording</u>. This notice of decision must be recorded at the Registry of Deeds prior to commencing any significant site work (above).
- 4) <u>Conditional use</u>. The conditional use for expansion of a veterinary clinic (which is allowed by conditional use in the RC district) was approved as part of this site plan approval.

Findings of fact. As part of this review and approval the Durham Planning Board finds the following: **A**) The applicant submitted an application, supporting <u>documents</u>, and plans for the project; **B**) The Planning Board accepted the application as <u>complete</u>; **C**) The application was presented to the <u>Technical Review Group on May 31, 2022 and no</u> <u>significant concerns were expressed; **D**) The Planning Board held a <u>public hearing</u> on the application on June 22, 2022; **E**) The Planning Board and staff reviewed the application in accordance with the Durham Zoning Ordinance and the Durham Site Plan Regulations and found that the application <u>meets all requirements</u>; **F**) the Planning Board found that the eight criteria for <u>conditional uses</u> outlined in the Zoning Ordinance section 175-23 C. are adequately addressed in the applicant's application for a conditional use; **G**) This application was not eligible for <u>Minor Site Review</u> because the use is allowed by conditional use requiring Planning Board review; and **H**) The Planning Board duly <u>approved the application</u> as stated herein, including the conditional uses. Substantial records are maintained of the process and documentation submitted in the Planning Department. A record of documentation and a timeline of the project will be prepared as needed.</u>

<u>Signature(s)</u>. As the applicant and property owner, I accept and acknowledge all of the terms and conditions of this approval herein.

| Signature of applicant | date | |
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| Printed name of applicant | | |
| Signature of Planning Board Chair | date | |
| Printed name of Planning Board Chair | | |