



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

NOTICE OF DECISION

Project Name: Great Bay Veterinary Clinic Expansion
Action Taken: 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. **Signature.** The applicant must sign this notice at the bottom acknowledging all terms and conditions of this approval herein.
2. **Site work.** 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. **Recording.** This notice of decision must be recorded at the Registry of Deeds prior to commencing any significant site work (above).
4. **Conditional use.** 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 *documents*, and plans for the project; **B)** The Planning Board accepted the application as *complete*; **C)** The application was presented to the *Technical Review Group on May 31, 2022 and no significant concerns were expressed*; **D)** The Planning Board held a *public hearing* 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 *meets all requirements*; **F)** the Planning Board found that the eight

criteria for *conditional uses* 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 *Minor Site Review* because the use is allowed by conditional use requiring Planning Board review; and **H)** The Planning Board duly *approved the application* 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.

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

Signature of applicant

date

Printed name of applicant

Signature of Planning Board Chair

date

Printed name of Planning Board Chair