



TOWN OF DURHAM
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Town Planner's Review
Wednesday, June 8, 2022

VIII. **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.

- I recommend that the board accept the application as complete and set the public hearing for June 22.

Please note the following:

Conditional use. The application is a conditional use. A veterinary clinic (and kennel) are allowed in the Residence Coastal zone by conditional use. Any expansion of an existing use requires another conditional use. The applicant has addressed the 8 criteria in the application.

Minor site. Earlier we thought of processing the application as a minor site but conditional uses must go to the Planning Board. The maximum size for a minor site review is 500 square feet but the board can allow a larger structure to be reviewed as a minor site at its discretion.

Application. The application is pretty straightforward. It is a 575 one-floor addition (12.5 feet by 46 feet) onto the rear of the existing veterinary clinic. The lot and businesses, all owned and operated by Dr. McKiernan, includes the veterinary clinic, a kennel, and a dog day care facility, all in close proximity. No changes to the site are planned except for the addition. The addition will accommodate two exam rooms, a surgery room, and expansion of the pharmacy. The clinic building is located outside of the Historic District. The lot is 7.34 acres.

Parking. The applicant meets the parking requirements based on the square footage they provide for each use. See the table on the site plan. However, the applicant will need to convert one parking space to a second accessible space. Two accessible spaces are required for up to 50 parking spaces.

Drainage. No new stormwater structure or changes are proposed. The water will drain down the relatively steep grassed area to the woods behind the building. Public Works is reviewing the proposal now.

Utilities. There is on site water and septic. There is no Town water or sewer south of the Oyster River. The applicant should confirm that the existing leach field is sufficient for the addition.

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TRG. The project was presented to the Technical Review Group on Wednesday.

Site walk. I don't think a site walk is necessary unless the board wants to see the site first hand.

Here are pictures of the front of the clinic, the rear where the addition will be built, and the rear slope where water will drain.

