

Karen Edwards

From: Audrey Cline
Sent: Tuesday, August 13, 2019 11:00 AM
To: Karen Edwards
Subject: FW: Great Bay parking

Please print the below for the zba package

Audrey Cline CBO
Code Official
Zoning Administrator
Health Officer

From: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Sent: Tuesday, August 13, 2019 10:54 AM
To: Audrey Cline <acline@ci.durham.nh.us>
Subject: Great Bay parking

Audrey,

Note also that the site plan approval required that the parking be for use only by the business. The approval includes this language which thus incorporates the language highlighted in the applicant's letter of intent below.

10. Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the Town.



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Phone: (603) 659-4979
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Letter of Intent – Site Plan Review Application for Great Bay
Animal Hospital
Located at 31 Newmarket Rd., Tax Map 6 / Lot 11-8

November 8, 2017

1.0 Project Purpose

The intent of this project is to permit the construction of an addition to the Kennel building and a new parking lot. The new addition will provide expanded office space, storage, and reconfigure kennels. The total area of the addition is approximately 555 SF. The addition is proposed on the southeasterly corner of the Kennel building and will require the relocation of a small shed.

The proposed parking lot is approximately 60' x 65' and will accommodate 14 vehicles.

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. The parcel does have frontage on the Oyster River to the north. The property is served by onsite well and septic 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 inadequate in both configuration with respect to access aisle width, parking space size and number of spaces for each use in addition to employees.

3.0 Redevelopment Proposal

The proposal is to construct the new addition to the existing kennel building to provide more office space and better function for the business operation. The addition will improve the daily operations for customer service and provide a more convenient layout to access kennels and the enclosed run area.

In addition, the new parking lot will improve the parking on the site. The decision was made to construct a new parking lot rather than reconstruct the existing parking configuration to minimize disruption to the daily operations. This parking lot will provide separate employee parking to better utilize the existing parking near each respective building for customers.

Michael Behrendt
Durham Town Planner
Town of Durham
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