

HUDSON VETERINARY CLINIC

SP# 14-21

STAFF REPORT

November 17, 2021

SITE: 257 Lowell Road; Tax Map 228 Lot 002-000

ZONING: G-1, B*

* No development or new use proposed within the (B) Business District, which covers a minor portion of the lot.

PURPOSE OF PLAN: A change-of-use of an existing structure within the G-1 district from a bank (permitted use) to a veterinary clinic (permitted use) with [no]^ changes to the exterior or site.

^ Based on the submitted project narrative, staff believes the applicant left out the word “no”

REFERENCE PLAN/EXISTING PLAN OF RECORD: Site Plan for a Digital Credit Union Layout Sheet; prepared by Howe Surveying Associates, Inc., 73 Princeton St, No. Chelmsford, MA, 01863 & 43 Buena Vista St, Devens, MA 01432; prepared for Ryan Development LLC, 2 Lan Drive, Westford, MA 01886; consisting of a single sheet (original packet submitted in 2000 contain 7 sheets) with notes 1-13; dated August 23, 2000, and last revised December 14, 2000; HCRD #30944.

ATTACHMENTS:

A. Department Comments

APPLICATION TRACKING:

- October 25, 2021 – Application received.
- November 17, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDS:

BACKGROUND

The application proposes a change-of-use to an existing bank building located at the corner of Lowell Road and Walmart Boulevard, which will be converted into a veterinary clinic.

The lot has street access off of the driveway to Friends Lumber, which comes off from Walmart Boulevard. The lot has 24 parking spaces and a drive-thru teller with stacking space for 5 cars.

The Planning Board approved the site plan for the bank back in the Fall of 2000.

STAFF COMMENTS

1. **Use (§ 334-21):** The proposed use, categorized under “Animal clinic or hospital; kennel” (D.2 on the table of permitted principal uses), is allowed in the G-1 district.

No portion of the building and parking lot under the proposed use falls within the Business (B) district. If the use was proposed in the B zone, this would require a special exception from the Planning Board.

2. **Dimensional Requirements (§ 334-27):** The G-1 zone has a minimum lot size of 2 acres (87,120 sf) where this lot is slightly larger than an acre at (45,651 S.F. total and 45,278 S.F. dry area). This is considered a pre-existing nonconformity therefore not subject to this application.

The 36’ front setback was allowed via a variance dated August 10, 2000. Since a portion of the lot is located within the Wetland Conservation Overlay District (50’ wetland setback area), the 2000 application also sought and received a wetland special exception at the same ZBA meeting.

3. **Signage:** Any changes made to the sign are subject to approval by the Zoning Administrator prior to installation.
4. **Industrial Discharge Agreement Checklist:** The Town Engineer will require the applicant to submit an IDA checklist prior to the Certification of Occupancy.

DEPARTMENTAL COMMENTS

See **Attachment A**. The Zoning Administrator notes that the zones shown on the plan are incorrect. The plan provided is the existing site plan of record as a reference plan since no exterior work is being proposed. The site plan will remain as approved in 2000.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for Hudson Veterinary Clinic at 257 Lowell Road; Tax Map 228 Lot 002-000.

Motion by: _____ Second: _____ Carried/Failed: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application for Hudson Veterinary Clinic at 257 Lowell Road; Tax Map 228 Lot 002-000 to date certain, _____.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the site plan application:

I move to approve the Hudson Veterinary Clinic site plan application for the change-of-use from a bank to veterinary clinic at 257 Lowell Road; Tax Map 228 Lot 002-000; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision which shall be recorded at the HCRD.
2. The onsite drainage system shall be maintained in compliance with NHDES requirements for such systems. Usual erosion protection measures shall be taken to protect the basins from sediments.
3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
4. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Motion by: _____ Second: _____ Carried/Failed: _____

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, October 28, 2021 11:42 AM
To: Dubowik, Brooke; Bianchi, Dave; Buttrick, Bruce; Buxton, Robert; Caleb Chang; Kirkland, Donald; Forrence, Jess; Groth, Brian; Michaud, Jim
Cc: Stickney, Doreena
Subject: RE: SP# 14-21 Hudson Veterinary Clinic Change of Use (DCU Building)

I only have one comment

1. Applicant shall submit a IDA checklist to ENG prior to CO

Thank you

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, October 28, 2021 10:38 AM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Caleb Chang <calebc@nashuarpc.org>; Dhima, Elvis <edhima@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: SP# 14-21 Hudson Veterinary Clinic Change of Use (DCU Building)

Good morning,
Attached is a department sign-off for a change of use at the old DCU building.
Please return no later than next Friday, November 5, 2021.
Thank you,

Brooke Dubowik
Planning Administrative Aide II

Town of Hudson 
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)
603-594-1142 (Fax)

SITE PLAN APPLICATION

Date of Application: Oct. 18, 2018 Tax Map #: 228 Lot #: 002

Site Address: 257 Lowell Road

Name of Project: Hudson Veterinary Clinic

Zoning District: G-1 General SP#: 14-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Anton's Realty Trust

Address: 500 Clark Road

Address: Tewksbury, MA 01876

Telephone # (978) 851-3721

Email: christine@antons.com

DEVELOPER:

Hudson Veterinary Clinic

257 Lowell Road

Hudson, NH 03501

PROJECT ENGINEER:

Name: Michael Petrovick Architects, PLLC

Address: 51 Railroad Street Suite 140

Address: Keene, NH 03431

Telephone # (603) 636-7056

Email: mpetrovick@mjparchitect.com

SURVEYOR:

PURPOSE OF PLAN:

This application is for a Change-of-Use of an existing structure within the G-1 district from a Bank (permitted use) to a veterinary clinic (permitted use) with changes to the exterior or site.

(For Town Use Only)

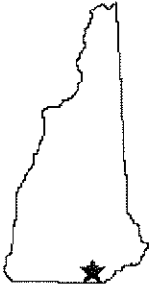
Routing Date: 10/28/21 Deadline Date: 11/4/21 Meeting Date: 11/17/21

I have no comments I have comments (attach to form)

FMB Title: Fire CHIEF Date: 11/1/21
(Initials)

Department: Building Plans will need a full review when Building Permit application is submitted FMB

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: DPW: ___ Consultant: ___



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Site Plan Application SP# 14-21 Zoning Review/Comments

October 29, 2021

Re: **Map 228 Lot 002**
Address: 257 Lowell Rd
Zoning district: (G-1) General One and (B) Business

Submitted site plan: Sheet 2 of 7 rev date 12/14/00

The plan submitted shows incorrect zoning districts, as the vast majority is in the (G-1) General One, and vary small amount is in (B) Business district.

Sincerely,

Bruce Buttrick,
Zoning Administrator/Code Enforcement Officer

cc: B. Groth - Town Planner
file

Town of Hudson Site Plan Application
Proposed Change-of-Use

Map#: 228 Lot#: 002
257 Lowell Road
Hudson, NH 03501

The scope of the Application is for a Change-of-Use for the existing 4,000 SF structure located at 257 Lowell Road and was the former location of DCU. The property is located in the G-1 zone. The proposed use of the facility is for a Veterinary Clinic which is a permitted use in the G-1 zone.

The project will require minor interior alterations to the building. There will be no exterior alterations to the building or the site which was previously approved by the Town of Hudson Planning Board.

SITE PLAN APPLICATION

Date of Application: Oct. 18, 2018 Tax Map #: 228 Lot #: 002

Site Address: 257 Lowell Road

Name of Project: Hudson Veterinary Clinic

Zoning District: G-1 General SP#: 14-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Anton's Realty Trust

Address: 500 Clark Road

Address: Tewksbury, MA 01876

Telephone # (978) 851-3721

Email: christine@antons.com

DEVELOPER:

Hudson Veterinary Clinic

257 Lowell Road

Hudson, NH 03501

PROJECT ENGINEER:

Name: Michael Petrovick Architects, PLLC

Address: 51 Railroad Street Suite 140

Address: Keene, NH 03431

Telephone # (603) 636-7056

Email: mpetrovick@mjparchitect.com

SURVEYOR:

PURPOSE OF PLAN:

This application is for a Change-of-Use of an existing structure within the G-1 district from a Bank (permitted use) to a veterinary clinic (permitted use) with changes to the exterior or site.

(For Town Use Only)

Routing Date: 10/28/21 Deadline Date: 11/4/21 Meeting Date: 11/17/21

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: Hudson Veterinary Clinic (Site Plan for Digital Credit Union)

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 228 LOT 002

DATE: August 20, 2000

Location by Street: 257 Lowell Road at Walmart Boulevard

Zoning: G-1

Proposed Land Use: Business

Existing Use: Business

Surrounding Land Use(s): Business

Number of Lots Occupied: 1

Existing Area Covered by Building: 4,000 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 9%

Open Space Proposed: 60%

Open Space Required: 40%

Total Area: S.F.: 46,651 Acres: 1.07Acres

Area in Wetland: 1,373 SF Area Steep Slopes: None

Required Lot Size: 87,120

Existing Frontage: 262'

Required Frontage: 200'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>36'</u>
Side:	<u>15'</u>	<u>35'</u>
Rear:	<u>15'</u>	<u>86'</u>

SITE DATA SHEET
(Continued)

Flood Zone Reference: _____

Width of Driveways: 24' _____

Number of Curb Cuts: 1 _____

Proposed Parking Spaces: 26 _____

Required Parking Spaces: 14 _____

Basis of Required Parking (Use): Medical Office/Clinic _____

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____
(Attach stipulations on separate sheet) _____

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(For Town Use Only)
Data Sheets Checked By: _____ Date: _____

SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: _____ Date: _____

Print Name of Owner: _____

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 10/15/21

Print Name of Developer: Michael Petrovick, Architect

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

A. REVIEW FEES:

<u>1. Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ _____
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>\$392.50</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ _____
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

CONSULTANT REVIEW FEE: (Separate Check)

Total _____ acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ _____

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

(continued on next page)

SCHEDULE OF FEES
(Continued)

B. POSTAGE:

<u> 8 </u> Direct Abutters @\$4.33 (or Current Certified Mail Rate)	\$ <u> 34.64 </u>
<u> </u> Indirect Abutters (property owners within 200 feet) @\$0.58 (or Current First Class Rate)	\$ <u> </u>

C. ON SITE SIGNAGE: \$ 15.00

E. TAX MAP UPDATING FEE: (FLAT FEE) \$ 275.00

TOTAL \$ 717.14

(For Town Use)			
AMOUNT RECEIVED: \$	<u> 717.14 </u>	DATE RECEIVED:	<u> 10/25/21 </u>
RECEIPT NO.:	<u> 660,760 </u>	RECEIVED BY:	<u> BROOKE </u>

NOTE: fees below apply only upon plan approval, not collected at time of application.

F. RECORDING FEES:

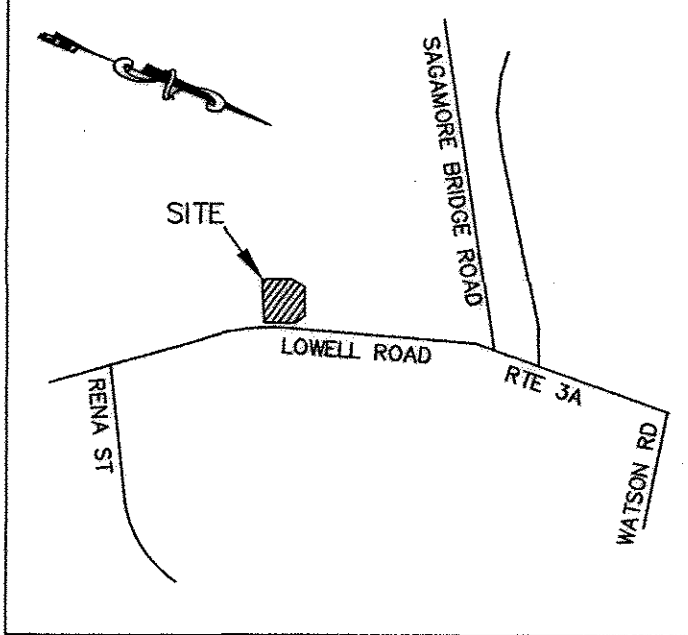
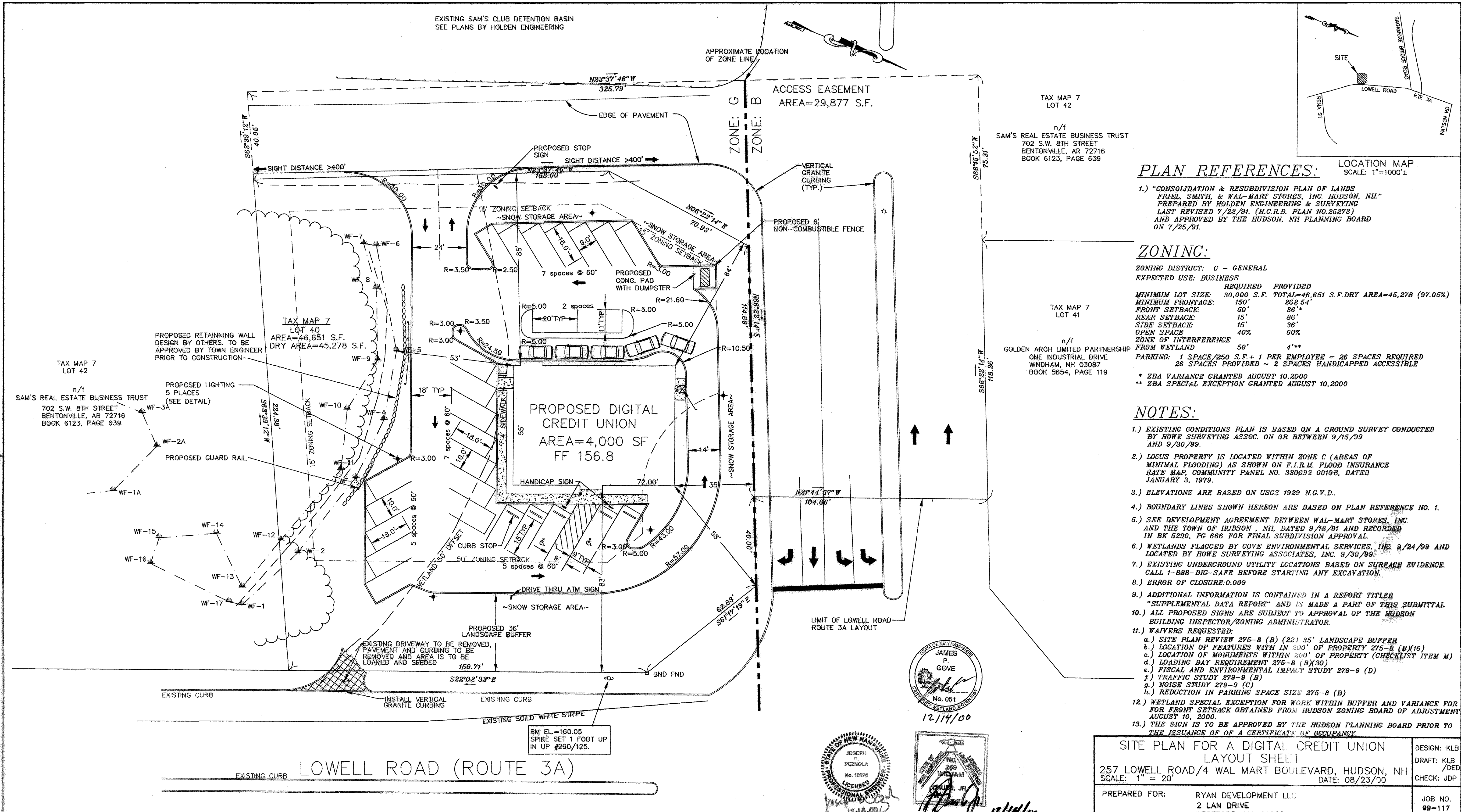
The applicant shall pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County. Recording fees must be paid prior to recording.

Recording of Plan @ \$24.00/sheet + \$2.00/surcharge plan
 Land & Community Heritage Investment Program (LCHIP) fee @ \$25.00
 Easements/Agreements @\$10.00/first sheet, \$4.00/each sheet thereafter +
 \$2.00/surcharge/doc. + First Class return postage rate

G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****



PLAN REFERENCES:

- 1.) "CONSOLIDATION & RESUBDIVISION PLAN OF LANDS FRIEL, SMITH, & WAL-MART STORES, INC. HUDSON, NH." PREPARED BY HOLDEN ENGINEERING & SURVEYING LAST REVISED 7/22/91. (H.C.R.D. PLAN NO. 25273) AND APPROVED BY THE HUDSON, NH PLANNING BOARD ON 7/25/91.

ZONING:

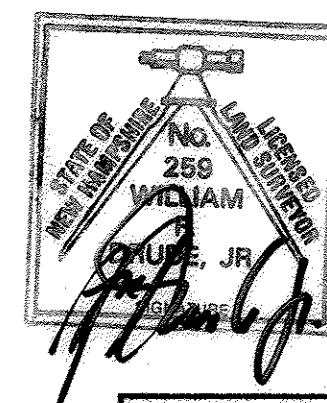
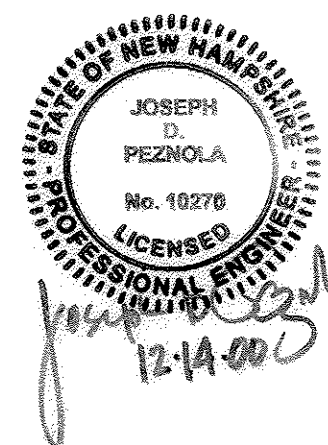
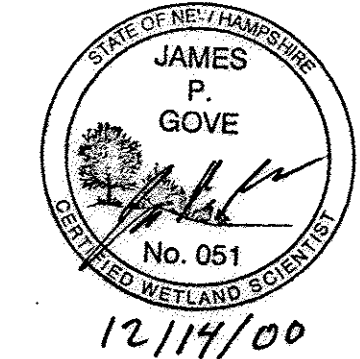
ZONING DISTRICT: G - GENERAL
 EXPECTED USE: BUSINESS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	30,000 S.F.	TOTAL=46,651 S.F. DRY AREA=45,278 (97.05%)
MINIMUM FRONTAGE:	150'	262.54'
FRONT SETBACK:	50'	36'*
REAR SETBACK:	15'	86'
SIDE SETBACK:	15'	36'
OPEN SPACE:	40%	60%
ZONE OF INTERFERENCE FROM WETLAND:	50'	4'***
PARKING:	1 SPACE/250 S.F. + 1 PER EMPLOYEE = 26 SPACES REQUIRED	26 SPACES PROVIDED ~ 2 SPACES HANDICAPPED ACCESSIBLE

* ZBA VARIANCE GRANTED AUGUST 10, 2000
 ** ZBA SPECIAL EXCEPTION GRANTED AUGUST 10, 2000

NOTES:

- 1.) EXISTING CONDITIONS PLAN IS BASED ON A GROUND SURVEY CONDUCTED BY HOWE SURVEYING ASSOC. ON OR BETWEEN 9/15/99 AND 9/30/99.
- 2.) LOCUS PROPERTY IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330092 0010B, DATED JANUARY 3, 1979.
- 3.) ELEVATIONS ARE BASED ON USGS 1929 N.G.V.D.
- 4.) BOUNDARY LINES SHOWN HEREBY ARE BASED ON PLAN REFERENCE NO. 1.
- 5.) SEE DEVELOPMENT AGREEMENT BETWEEN WAL-MART STORES, INC. AND THE TOWN OF HUDSON, NH, DATED 9/18/91 AND RECORDED IN BK 5290, PG 666 FOR FINAL SUBDIVISION APPROVAL.
- 6.) WETLANDS FLAGGED BY COVE ENVIRONMENTAL SERVICES, INC. 9/24/99 AND LOCATED BY HOWE SURVEYING ASSOCIATES, INC. 9/30/99.
- 7.) EXISTING UNDERGROUND UTILITY LOCATIONS BASED ON SURFACE EVIDENCE. CALL 1-888-DIG-SAFE BEFORE STARTING ANY EXCAVATION.
- 8.) ERROR OF CLOSURE: 0.009
- 9.) ADDITIONAL INFORMATION IS CONTAINED IN A REPORT TITLED "SUPPLEMENTAL DATA REPORT" AND IS MADE A PART OF THIS SUBMITTAL.
- 10.) ALL PROPOSED SIGNS ARE SUBJECT TO APPROVAL OF THE HUDSON BUILDING INSPECTOR/ZONING ADMINISTRATOR.
- 11.) WAIVERS REQUESTED:
 - a.) SITE PLAN REVIEW 275-8 (B) (22) 35' LANDSCAPE BUFFER
 - b.) LOCATION OF FEATURES WITHIN 200' OF PROPERTY 275-8 (B)(16)
 - c.) LOCATION OF MONUMENTS WITHIN 200' OF PROPERTY (CHECKLIST ITEM M)
 - d.) LOADING BAY REQUIREMENT 275-8 (B)(30)
 - e.) FISCAL AND ENVIRONMENTAL IMPACT STUDY 279-9 (D)
 - f.) TRAFFIC STUDY 279-9 (B)
 - g.) NOISE STUDY 279-9 (C)
 - h.) REDUCTION IN PARKING SPACE SIZE 275-8 (B)
- 12.) WETLAND SPECIAL EXCEPTION FOR WORK WITHIN BUFFER AND VARIANCE FOR FRONT SETBACK OBTAINED FROM HUDSON ZONING BOARD OF ADJUSTMENT AUGUST 10, 2000.
- 13.) THE SIGN IS TO BE APPROVED BY THE HUDSON PLANNING BOARD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



SITE PLAN FOR A DIGITAL CREDIT UNION LAYOUT SHEET		DESIGN: KLB
257 LOWELL ROAD/4 WAL MART BOULEVARD, HUDSON, NH		DRAFT: KLB /DED
SCALE: 1" = 20'		CHECK: JDP
PREPARED FOR:	RYAN DEVELOPMENT LLC 2 LAN DRIVE WESTFORD, MA 01886	JOB NO. 99-117

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: 10/25/00
 CHAIRMAN: [Signature] SIGNATURE DATE: 12/14/00
 SECRETARY: [Signature] SIGNATURE DATE: 12/14/00

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

OWNER OF RECORD: GEORGIANNE CLARK REVOCABLE TRUST
 5 COMPROMISE STREET
 ANNAPOLIS, MARYLAND 21401

[Signature] 12-14-00
 SIGNATURE DATE

REVISION:	DESCRIPTION:
DATE:	
1. 12/14/00	REVISE NOTE PER PL. BRD.
2. 11/7/00	REVISE PER PL. BRD.
3. 10/31/00	REVISE PER PL. BRD. MEET.
4. 10/16/00	REVISE PER REVIEW LTRS
5. 5/10/00	REVISE PARKING/NOTES

PREPARED BY:

HOWE SURVEYING ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 73 PRINCETON ST. NO. CHELMSFORD, MA. 01827
 43 BUENA VISTA ST. DEVENS, MA. 01432

SHEET 2 OF 7
 M 7, L 40

HCRD # 30944 (App'd plan)