

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

<b>PLANNING BOARD PROJECT APPLICATION</b>
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**Subdivision Type:** Conventional \_\_\_ Open Space \_\_\_ LLA \_\_\_

**Site Plan Review:** Conventional \_\_\_ Change of Use

**Concurrent- Subdivision/ Site Plan Review** \_\_\_

**Amendment to Approval of:** Subdivision \_\_\_ Site Plan \_\_\_ Other \_\_\_

Total Acreage: <u>1.84</u>	Current Use Acreage:	# of Proposed Lots:
Project Address: <u>255 Old Turnpike Rd, Nottingham, NH</u>		
Current Zoning Districts: <u>Commercial/Industrial</u>		
Overlay Districts:	Map(s): <u>000016 200A</u>	Lot (s): <u>000007</u>
Request: <u>Noahwood Veterinary Hospital would like to rent this property</u>		
<u>for 4 months and use it as a hospital for approximately 6 weeks while doing construction on the hospital in Noahwood.</u>		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the *Applicant* listed below.

- |  |
|--|
| <ul style="list-style-type: none"> <li>( ) Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)</li> <li>( ) Form B "Authorization to Enter upon Subject Property" has been filed with this application</li> <li>( ) Form C "Authorization to Represent" has been filed with this application</li> <li>( ) 6 sets of full size plans</li> <li>( ) 10 sets of 11"x17" plans</li> <li>( ) Waiver Form(s)</li> <li>( ) Completed Checklist</li> </ul> |
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Case#: <u>008-SPR</u>	Project Name: <u>Vet Hospital Temp.</u>	Date: <u>9/23/20</u>
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## Northwood Veterinary Hospital Temporary Move to 255 Old Turnpike Road, Nottingham, NH

Northwood Veterinary Hospital is undergoing an addition and renovation that requires us to move out of our current building for approximately 4-6 weeks. We need to continue our business and service to our customers and are proposing a move to the currently empty building at 255 Old Turnpike Road in Nottingham for use as a temporary hospital.

Northwood Veterinary Hospital has been in business for over 30 years and under the current ownership of Hugh Davis, DVM and Nancy Fantom for the last 5 years. We have been extremely fortunate to see excellent growth in our business and have simply outgrown our current space. We are a good "corporate citizen" in Northwood and have no history of violations; we actively participate in our community and its activities. We would continue this commitment in Nottingham and will follow all guidelines and regulations as directed by town agencies.

We have a design for the expansion and are currently working with Whitcher Builders to coordinate the project. They have said we will need to vacate the building for about 4 weeks; as we all know, construction does not always go as planned. Thus, our proposal would be to work out of the Nottingham building for 4-8 weeks. We are in negotiations for a 4 month lease, November 1 – March 1, so that we may have adequate time to move in and out to best serve our clients. Construction is planned for December 1 with completion in January.

Our veterinary hospital is an active general practice providing wellness care, surgical services and care for ill animals. We refer you to our website, [northwoodveterinary.com](http://northwoodveterinary.com) for information about our practice. We do not provide after hour emergency services, boarding or grooming. We are closed on Sundays and holidays. Our operating hours are 7:30 – 6 on Monday and Friday and 7:30 -7 on Tuesday, Wednesday and Thursday, and 8-2 on Saturday. Staff may be in on Saturday evening and twice on Sunday to care for animals if we have them over the weekend. There may be patients that spend the night; they are either ill or recovering from surgery and therefore are not active or noisy. We have 3 full time doctors and about 19 other staff members; however, there are only about 10 -12 people in the building at one time. The parking in the back of the building is adequate for the staff.

Clients will park in the front of the building. At this time, clients are not being allowed in the building due to Covid-19. There will be labeled parking spots so that each person who arrives will call and tell us where they are parked and what service they require. Our staff goes out to the car and gets the pet and brings it into the hospital for exam and treatment. Appointments are spaced 30 minutes apart and there may be other clients stopping by for food or medications. On an average, we have 3-6 cars at the hospital at one time. There is adequate space in front of the building for client parking and we would encourage a one-way circle around the building with temporary signage and directions from the technicians. There is adequate lighting outside the building for safety. The parking lot opens on to Cooper Hill Road giving a safe entrance to Route 4.

We currently use Waste Management for trash disposal, and we will have them move our dumpster for use at this property. It will be positioned as marked on the site plan. All animal waste is picked up and disposed of and the dumpster is emptied weekly. All medical waste is disposed of by a biomedical waste

disposal company and it is all stored in the building until pick up. All deceased animals are sent to Pet Passages in Lee for cremation. They are a professional company operating in conjunction with Purdy Funeral Home. Deceased animals are placed in cold storage until picked up for cremation.

The building will always be locked when unoccupied and all narcotics and money are locked in secure safes inside the building. We are investigating moving our security system with us. We have fire extinguishers that are professionally placed and inspected yearly; we would bring those with us to the Nottingham building. We have checked with the staff at the State Veterinary Licensing Board and we are permitted to move on a temporary basis.

There will be professional temporary paper signs in the windows facing Route and 4 and an additional professional banner hung between the 2 posts in the front below the restaurant banner. All signage will be removed when the building is vacated.

We sincerely appreciate the efforts that the Nottingham Planning Board Secretary has made to help us navigate this unusual project and we appreciate the opportunity to present it to the board for consideration. Many of our clients reside in Nottingham and we know that our entire clientele will be thankful that we can continue to provide services to their pets while we improve our building in Northwood.

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Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

Property location: 255 Old Turnpike, Nottingham NH

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: Nancy Fantom / Hugh Davis to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment     Site Plan Review     Backlot Subdivision
- Design Review     Other Change of Use

FOR: We would like to rent the property to use as a temporary hospital (Northwood Veterinary Hospital) while our building is under construction in Northwood

Name of Owner	Sandra Holl	
Address of Owner	2 Cooper Hill RD Nottingham, NH	
Signature of Owner	<i>Sandra Holl</i>	Date

dotloop verified  
09/22/20 3:33 PM EDT  
AMUZ-MRYV-JEU-SKET

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Case# \_\_\_\_\_ Project Name \_\_\_\_\_ Date \_\_\_\_\_



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## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

### Property Owner(s)

*Sandra Holl*  
dotloop verified  
09/22/20 3:32 PM EDT  
3SWO-0RYZ-9XCU-PWQH

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner(s)

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner(s)

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner(s)

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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### ABUTTER(S) LIST

\* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

**1. APPLICANT INFORMATION:**

Printed Name: Nancy Fantom Contact Telephone: 603-365-0617  
Address: 569 First NH Tpke, Northwood, NH 03261

**2. OWNER INFORMATION:**

Printed Name: Sandra Holt  
Address: 289 Stepping Stone Rd. Lee, NH 03861

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.		see attached.			
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Nancy Fantom, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application.

Nancy Fantom  
Applicant's Signature

9/23/20  
Date



# 100 foot Abutters List Report

Nottingham, NH  
September 17, 2020

## Subject Property:

Parcel Number: 016-0007-000  
CAMA Number: 016-0007-000  
Property Address: 255 OLD TURNPIKE ROAD

Mailing Address: HOLL, SANDRA  
289 STEPPING STONE ROAD  
LEE, NH 03861

## Abutters:

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-000  
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-00A  
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-00B  
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-00C  
Property Address: 24 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-00D  
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0005-000  
CAMA Number: 016-0005-00E  
Property Address: 18 COOPER HILL ROAD

Mailing Address: COTE, RICHARD R + MARY ELLEN CO-TRUSTEES OF THE COTE TRUST  
936 WAVERLY COMMON  
LIVERMORE, CA 94551

Parcel Number: 016-0006-001  
CAMA Number: 016-0006-001  
Property Address: 23 COOPER HILL ROAD

Mailing Address: ROBINSON, JACOB  
23 COOPER HILL RD  
NOTTINGHAM, NH 03290

Parcel Number: 016-0008-000  
CAMA Number: 016-0008-000  
Property Address: 253 OLD TURNPIKE ROAD

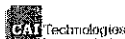
Mailing Address: STATE OF NEW HAMPSHIRE-DOT  
PO BOX 483 1 HAZEN DRIVE  
CONCORD, NH 03302

Parcel Number: 016-0033-000  
CAMA Number: 016-0033-000  
Property Address: 254 OLD TURNPIKE ROAD

Mailing Address: STATE OF NEW HAMPSHIRE-DOT  
PO BOX 483 1 HAZEN DRIVE  
CONCORD, NH 03302

234/31

234/29



www.cai-tech.com

9/17/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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TAX MAP 234

Lot 31-  
George Kriegbaum  
5 Nottingham Road  
Northwood, NH 03261

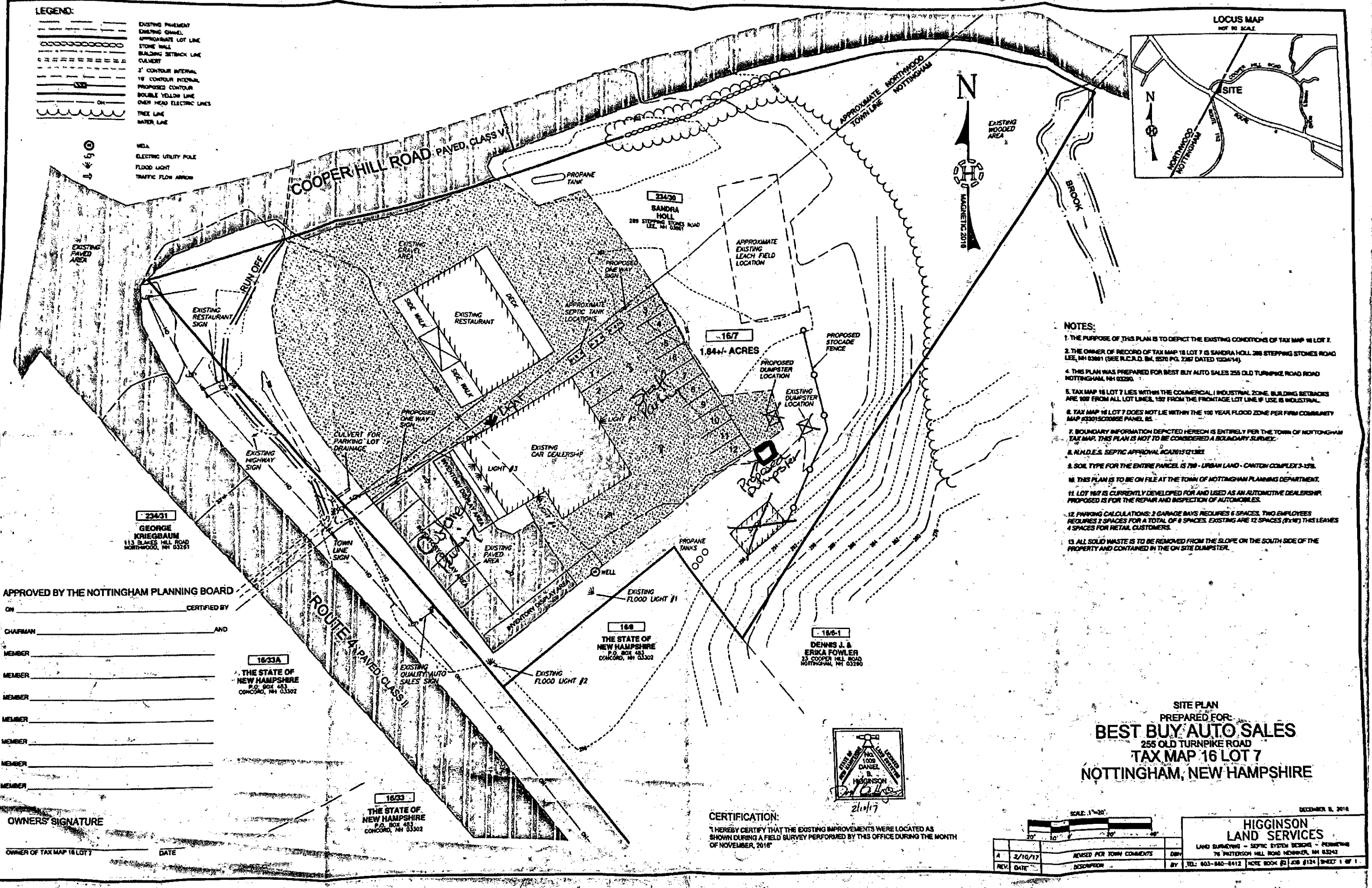
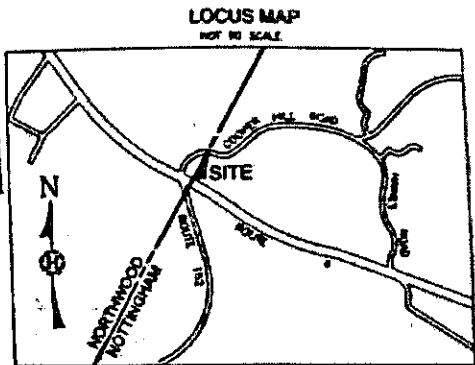
Lot 29 Sub 1  
Mark Chingas  
3 Cooper Hill Road  
Northwood, NH 03261

Lot 29  
Paul Longviel  
1 Cooper Hill Road  
Northwood, NH 03261

Lot 27  
James Fredette  
28 First NH Turnpike  
Northwood, NH 03261

- LEGEND:**
- EXISTING PAVEMENT
  - EXISTING GANSEL
  - APPROXIMATE LOT LINE
  - STONE WALL
  - BUILDING SETBACK LINE
  - CULVERT
  - 2' CONTOUR INTERNAL
  - 10' CONTOUR INTERNAL
  - PROPOSED CONTOUR
  - DOUBLE YELLOW LINE
  - OVER HEAD ELECTRIC LINES
  - TREE LINE
  - WATER LINE

- WELL
- ELECTRIC UTILITY POLE
- FLOOD LIGHT
- TRAFFIC FLOW ARROW



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP 16 LOT 7.
  2. THE OWNER OF RECORD OF TAX MAP 16 LOT 7 IS SANDRA HOLL 288 STEPPING STONES ROAD LEE, NH 03801 (SEE R.L.C.D. BK. 5270 PG. 2267 DATED 10/24/14).
  3. THIS PLAN WAS PREPARED FOR BEST BUY AUTO SALES 255 OLD TURNPIKE ROAD ROAD NOTTINGHAM, NH 03206.
  4. TAX MAP 16 LOT 7 LIES WITHIN THE COMMERCIAL/INDUSTRIAL ZONE. BUILDING SETBACKS ARE 100' FROM ALL LOT LINES, 150' FROM THE FRONTAGE LOT LINE IF USE IS INDUSTRIAL.
  5. TAX MAP 16 LOT 7 DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM COMMUNITY MAP #3301SC0005E PANEL B2.
  6. BOUNDARY INFORMATION DEPICTED HEREON IS ENTIRELY PER THE TOWN OF NOTTINGHAM TAX MAP. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
  7. N.H.D.E.S. SEPTIC APPROVAL #CA261512138E
  8. SOIL TYPE FOR THE ENTIRE PARCEL IS 780 - URBAN LAND - CANTON COMPLEX 3-15E.
  9. THIS PLAN IS TO BE ON FILE AT THE TOWN OF NOTTINGHAM PLANNING DEPARTMENT.
  10. LOT 167 IS CURRENTLY DEVELOPED FOR AND USED AS AN AUTOMOTIVE DEALERSHIP. PROPOSED IS FOR THE REPAIR AND INSPECTION OF AUTOMOBILES.
  11. PARKING CALCULATIONS: 2 GARAGE BAYS REQUIRES 6 SPACES. TWO EMPLOYEES REQUIRES 2 SPACES FOR A TOTAL OF 8 SPACES. EXISTING ARE 12 SPACES (6'x10') THIS LEAVES 4 SPACES FOR RETAIL CUSTOMERS.
  12. ALL SOLID WASTE IS TO BE REMOVED FROM THE SLOPE ON THE SOUTH SIDE OF THE PROPERTY AND CONTAINED IN THE ON SITE DUMPSTER.

APPROVED BY THE NOTTINGHAM PLANNING BOARD

ON \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ AND \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

16-33A  
THE STATE OF NEW HAMPSHIRE  
P.O. BOX 483  
CONCORD, NH 03302

16-33  
THE STATE OF NEW HAMPSHIRE  
P.O. BOX 483  
CONCORD, NH 03302

18-6  
THE STATE OF NEW HAMPSHIRE  
P.O. BOX 483  
CONCORD, NH 03302

18-6-1  
DENNIS J. & ERKA FOWLER  
23 COOPER HILL ROAD  
NOTTINGHAM, NH 03206



**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS WERE LOCATED AS SHOWN DURING A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF NOVEMBER, 2016

**SITE PLAN**  
PREPARED FOR:  
**BEST BUY AUTO SALES**  
255 OLD TURNPIKE ROAD  
**TAX MAP 16 LOT 7**  
**NOTTINGHAM, NEW HAMPSHIRE**

**OWNERS' SIGNATURE**  
OWNER OF TAX MAP 16 LOT 7 \_\_\_\_\_ DATE \_\_\_\_\_

SCALE: 1"=20'

REV.	DATE	DESCRIPTION	BY
A	2/10/17	REVISED PER TOWN COMMENTS	DJB

DECEMBER 8, 2016

**HIGGINSON LAND SERVICES**  
LAND SURVEYING - SEPTIC SYSTEM DESIGN - PLANNING  
76 PATTERSON HILL ROAD MEMPHIS, NH 03242  
TEL: 603-840-8412 FAX: 603-840-8412