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Town Planner's Recommendation
Wednesday, August 13, 2014

XI. **Public Hearing – UNH Veterinary Diagnostics Lab – Main Street and North Drive.** Proposed new 6,500 square foot one-story building to house the lab which will be relocating from Kendall Hall at the University. It will be locating next to the greenhouses. There will be 4 new parking spaces. Less than 3,000 square feet of wetlands will be filled. The project is presented for nonbinding comments from the Planning Board in accordance with RSA 674:54 Governmental Use of Property. Map 9, Lot 23-1.

- I recommend the board hold the public hearing, share any nonbinding comments with UNH, and close the review.

Please note the following:

- 1) Per standard protocol, presentations by UNH typically involve only one meeting with the Planning Board.
- 2) See the description of the project by Doug Bencks, University Architect and Director of Campus Planning.
- 3) The project involves relocating the New Hampshire Veterinary Diagnostic Lab (NHVDL) from Kendall Hall to a new building. The design is for a new 6,500 sf one story building to be located near the intersection of Main Street and North Drive, adjacent to the MacFarlane Greenhouses.
- 4) The building design is very simple. It will have vinyl siding.
- 5) There will be only 4 new parking spaces. Doug said, “[T]he parking provided is for visitors and deliveries only. The workers will park in existing faculty/staff parking lots just like everyone else. There happen to be several of these around the greenhouse, Putnam Hall, and Barton Hall, as well as the huge parking lot A that is three minutes away. We are not increasing the number of worker, just relocating them.”
- 6) No bike rack is proposed. Doug said, “[T]here are existing ones in close proximity. As with parking we deal with bike parking on a campus basis and not on a building basis. As this is a very small facility we wouldn’t typically provide separate bike parking.”
- 7) Regarding landscaping, Doug said, “I expect the landscaping to be minimal, consisting of the few trees that are identified on the concept plan. A site plan

showing the details of paving and landscape won't be available for at least another month."

- 8) Regarding stormwater management, Doug should have information at the public hearing.
- 9) The question arose about handling of animal carcasses. Doug wrote: *"We've been handling animal remains for many years here on campus. There are strict University (EH&S) policies regarding waste disposal. Carcass waste is sent out for incineration by a private company. Pet owners also have the option of having their pet's remains picked up by a crematory service for private cremation with the ashes returned."*
- 10) I forwarded the information to the Technical Review Group but have not heard any concerns, other than any questions addressed here.
- 11) The pertinent RSA states:

674:54 Governmental Land Uses. –

I. In this section, "governmental use" means a use, construction, or development of land owned or occupied, or proposed to be owned or occupied, by the state, university system, the community college system of New Hampshire, or by a county, town, city, school district, or village district, or any of their agents, for any public purpose which is statutorily or traditionally governmental in nature.

II. The state, university system, community college system of New Hampshire, county, town, city, school district, or village district shall give written notification to the governing body and planning board, if such exists, of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. Any such hearing shall be held within 30 days after receipt of notice by the governing body or planning board. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

- 12) The RSA requires a public hearing but does not specify any notice requirements. We placed a public notice in Foster's Newspaper but did not mail any notices to abutters (since all legal abutters to this lot are UNH lands).