

**DECISION
GRAFTON PLANNING BOARD**

**PROJECT PLAN REVIEW (PPR 2015-1)
(Pursuant to Section 9.6.1.2 of the Grafton Zoning By-law)**

RECEIVED TOWN CLERK
GRAFTON, MA

ll

2015 MAR 24 PM 2 56

**Foster Hospital for Small Animals – Renovation and Addition, Remote Parking
55 Willard Street, North Grafton**

**Tufts University/Cummings School of Veterinary Medicine (Applicant)
200 Westboro Road, North Grafton, MA 01536**

Decision of the Grafton Planning Board (hereinafter the BOARD) on the petition of Tufts University / Cummings School of Veterinary Medicine, 200 Westboro Road, North Grafton, MA (hereinafter the APPLICANT), for Project Plan Review, pursuant to Section 9.6.1.2 of the Grafton Zoning By-law, for the renovation and addition to the Foster Hospital for Small Animals. The project is located at 55 Willard Street, North Grafton, MA (hereinafter the SITE). Said property is owned by the Trustees of Tufts College.

I. BACKGROUND

The petition for the above referenced Project Plan Review (hereinafter Application) was submitted on January 20, 2015. The Planning Board considered the Application at a properly posted meeting of said Board on March 9, 2015. Notice of the public meeting and the subject matter thereof was published in the Grafton News on February 25, 2015 (in accordance with the requirements of Section 9.6.1.3 of the Zoning By-law), and posted with the Town Clerk's Office. At the public meeting, all those wishing to speak to the petition were heard.

The following Board members were present during the entire public review process: Chairman David Robbins, Vice Chairman Michael Scully, Clerk Sargon Hanna; Members Robert Hassinger and Linda Hassinger. At the meeting the Applicant was represented by Dean Deborah Kochevar, Jean Poteete, Senior Campus Planner for Cummings, Paula Thompson of Waterman Design Associates, Inc., and Jennifer Heikkinen of Tocci Building Companies. The record of the proceedings and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or in the Office of the Planning Board.

II. SUBMITTALS

The following items were submitted to the Board for its consideration of this application:

EXHIBIT 1. Unbound Application packet submitted by Jean Poteete, Senior Campus Planner, Tufts University / Cummings School of Veterinary Medicine on January 20, 2015; including the following:

- Correspondence from Tufts University, Project Plan Submission – The Henry and Lois Foster Hospital for Small Animals (FHSA) Addition and Renovation, 55 Willard Street; dated January 20, 2015; 8 pages.
- Stormwater Management Report for Cummings School of Veterinary Medicine at Tufts University, Small Animal Hospital Addition & Renovation – Remote Parking, Grafton, Massachusetts; prepared by Waterman Design Associates, Inc.; dated January 15, 2015; 29 pages.
- Plan Set: Tufts University / Cummings School of Veterinary Medicine – Small Animal Hospital Renovation; prepared by Payette Associates, Inc.; 24" x 36" and 11" x 17", color; dated December 18, 2014; six sheets as follows:

- C1.00 Overview Plan
 - C1.01 Site Demolition Plan
 - C1.02 Grading & Drainage Plan
 - C1.03 Site Construction Details
 - C1.04 Remote Parking Area: Layout, Grading and Drainage Plan
 - L3.00 Planting Plan
- Plan Set: The Cummings School of Veterinary Medicine at Tufts University – Remote Parking Area for Small Animal Addition, North Grafton; prepared by Waterman Design Associates, Inc.; 11” x 17”, black & white; dated January 15, 2015; two sheets as follows:
- Existing Hydrologic Area Plan
 - Proposed Hydrologic Area Plan

- EXHIBIT 2.** Project Review Memorandum, Conservation Commission, received January 28, 2015; 1 page.
- EXHIBIT 3.** Project Review Memorandum, Treasurer / Collector’s Office, received January 28, 2015; 1 page.
- EXHIBIT 4.** Project Review Memorandum, Police Department, received February 3, 2015; 1 page.
- EXHIBIT 5.** Project Review Memorandum, Fire Department, received February 3, 2015; 1 page.
- EXHIBIT 6.** Project Review Memorandum, Board of Health, received February 5, 2015; 1 page.
- EXHIBIT 7.** Project Review Memorandum, DPW / Highway Superintendent, received February 5, 2015; 1 page.
- EXHIBIT 8.** Correspondence from Graves Engineering, Tufts University – Foster Hospital for Small Animals Addition and Renovation – Project Plan Review; dated February 3, 2015; received February 12, 2015; 2 pages.
- EXHIBIT 9.** Public Meeting Sign In Sheet for March 9, 2015; 1 page.
- EXHIBIT 10.** Project Slide Presentation; Foster Hospital for Small Animals – Addition and Renovation 2015-2016; presented at the Public Meeting on March 9, 2015; color; 18 pages.

III. FINDINGS

At their meeting of March 23, 2015 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Sargon Hanna, seconded by Linda Hassinger) voted 5-0 to make the following Findings:

- F1. That determinations regarding the following findings are based upon the plans identified in this Decision, as well as the information and materials submitted and presented in association with the Application.
- F2. That determinations regarding the following findings are also predicated upon satisfactory completion of the work and site improvements shown on the Plans and maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.

- F3. That the subject Site is located in an Office/Light Industrial (OLI) Zoning District and the Campus Development Overlay (CDO) District.
- F4. That the subject Site is located on property included as part of, and subject to, a Master Plan Approval granted by the Grafton Planning Board for the Tufts Campus pursuant to Section 9.6 of the Grafton Zoning By-law (hereinafter ZBL).
- F5. That this Application is for Project Plan Review, pursuant to Section 9.6.1.2 of the ZBL, for the renovation and addition to the Foster Small Animal Hospital and remote parking as shown on the plans and materials identified within the Exhibits of this Decision.
- F6. That Project Plan Review submissions are required for individual projects within the CDO District provided that: such project is located on property previously approved as part of a Master Plan pursuant to Section 9.6 of the ZBL; said Master Plan Approval is still in effect under Section 9.6.1.4 of the ZBL; and, that such project is for a use permitted under Section 9.4 of the ZBL.
- F7. That Section 9.6.1.3 of the ZBL requires, for the purposes of Project Plan Review, that the Planning Board make a determination as to whether or not the submission meets the requirements of Section 9 of the ZBL. The Board further finds that Section 9.6.1.3 sets forth the procedure for review of Project Plan submissions by the Planning Board.

At their meeting of March 15, 2015 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Sargon Hanna, seconded by Linda Hassinger) voted 5-0 to make the following Findings:

- F8. That during the public meeting the Applicant reviewed the project which includes the renovation and relocation of current hospital entrance, construction of an addition to accommodate the new layout of interior and exterior space and remote parking (see EXHIBIT 31 and #10) as follows:

Renovation & Addition Square Footages: The current gross square footage of the existing facility is 52,113 square feet. The proposed square footage of the new two story addition is 4,552 square feet which represents an 8% increase in the total existing square footage. The renovation of existing space and restructuring of the internal functional adjacencies will consist of 18,172 square feet which is approximately 35% of the existing gross square footage of the existing facility. The total estimated cost is 9.5 million dollars.

Exterior: adding a two story addition and moving the existing main and emergency entrances to the new addition, redesign the main drive entry to the hospital for better traffic flow, landscaping and reconfiguration of the parking area in front of the building.

Interior: reorganize interior work spaces for better work flow efficiencies; construct new spaces for reception, waiting area, exam rooms; reorganize existing space to increase treatment and teaching areas; repurpose and share some space in the Hospital for Large Animals (HLA) for use in the Foster Hospital for Small Animals (FHSA); relocate space for back office and other administrative activities away from the client area; upgrade outdated mechanical, electrical and plumbing systems.

Parking: the proposed addition and renovation plan will eliminate 20 spaces that are part of the parking plan for the existing facility which will need to be replaced. The development of the new and renovated facilities will require an additional 12 parking spaces in addition to the 20 replacement spaces for a total of 32 parking spaces to be provided to meet the core campus parking supply and demand under the Campus Development Overlay District requirements. An existing horse lunge ring

beside the HLA (and nearby the new FHSA entrance) will be relocated to another location on campus and that site will be used to develop twelve new parking spaces. Twenty new parking spaces will be developed via expansion of the existing parking lot (GG) at the Bernice Barbour Wildlife Medicine Center across Willard Street.

- F9. That during the public meeting the Board and the Applicant discussed need for the project. The Applicant cited a number of variables including: changes in workflow and operations since the facility was first constructed; the need to provide better client reception and waiting space based on the increased use of the facility; create better teaching and clinical facilities to better serve the community while at the same time optimizing clinical and teaching functionality; to remain competitive with other veterinary schools in attracting the best students and faculty; and to increase client capacity thereby helping to decrease the school's operating deficit via increased hospital revenue.
- F10. That during the public meeting the Board and the Applicant discussed project time line. Dean Kochevar stated that the Board of Trustees had voted to approve the project and the fundraising was complete. Jennifer Heikkinen, project executive for Tocci Building Companies, stated that, if possible, they would like to complete permitting for an April start date for interior work to begin. Exterior work and new construction will be dependent on the weather and transition into spring, hopefully by June. They estimate a one year construction period.
- F11. That during the public meeting the Board and the Applicant discussed peer review comments. It was noted that Graves Engineering had submitted a project review letter (see EXHIBIT #8) which noted that:
- the project was consistent with the campus master plan as updated through 2014;
 - was in compliance with Section 9 of the Grafton Zoning By Law (Campus Development Overlay District);
 - the hydrology computations for the proposed remote parking area were in order;
 - there were no outstanding issues relative to the Stormwater Management report; and
 - there were no engineering-related issues with the plans and supporting documentation.
- F12. That during the public meeting the Board and the Applicant discussed remote parking. Paula Thompson of Waterman Design Associates Inc. reviewed the details of the remote parking plan to replace the 20 parking spaces lost under the renovation and addition project and to add twelve additional spaces per the requirements of the Zoning By-law (see EXHIBIT #1, #10). She provided and overview of the stormwater design for both of the proposed new parking locations noting that the plans were compliant with State and local requirements. She noted that review of the plan by Graves Engineering supported these conclusions (see EXHIBIT #8 and FINDING #10).
- F13. That during the public meeting the Board and the Applicant discussed the impacts of this project as it relates to Campus Master Plan and the Campus Development Overlay District requirements. The Applicant reviewed the proposed project against the following requirements: setbacks, minimum open space, maximum ground coverage, minimum landscaping, and impervious surface (see EXHIBIT #1 and #10). The Applicant stated that all the requirements had been met. In addition, it was noted that this project concept had been presented as part of the 2014 Campus Master Plan update and approval in 2014.

- F14. That during the public meeting the Board and the Applicant discussed signage. The Board noted that the renderings show some exterior signage to direct people to the main and emergency entrances. The Applicant stated that any signage would be compliant with the Grafton Zoning By-Law.
- F15. That during the public meeting the Board and the Applicant discussed stormwater management with regards to roof run off. The Applicant stated that the run off will be piped into the existing system. A rain garden is proposed in the front of the building to help accommodate roof run off as part of the existing stormwater management system.
- F16. That the Board acknowledges the receipt of comments from the Conservation Commission (see EXHIBIT #2). It was noted that, upon initial review, the proposed project does not appear to be within 100 feet of a wetland resource area or within 200 feet of a stream. A Stormwater Management Permit will be required if there is any excavating, grading, or other activity which disturbs an area of 40,000 or more square feet or a volume of earth resulting in a total quantity equal to or greater than 1,000 cubic yards.

At their meeting of March 25, 2015 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Sargon Hanna, seconded by Linda Hassinger) voted 5-0 to make the following Findings:

- F17. That the Application **meets** the requirements of Section 9.6.1.2 (A) through (D) with regard to project plan submittal requirements.
- F18. That the Application **meets** the requirements of Section 9.6.2.1 with regard to lot dimensions. (See EXHIBIT #1)
- F19. That the Application **meets** the requirements of Section 9.6.2.2 with regard to building and/or structure height. (See EXHIBIT #1)
- F20. That the Application **meets** the requirements of Section 9.6.2.3 with regard to setbacks, separation of buildings, and accessibility. (See EXHIBIT #1)
- F21. That the Application **meets** the requirements of Section 9.6.2.4 with regard to requirements for maximum ground coverage. (See EXHIBIT #1)
- F22. That the Application **meets** the requirements of Section 9.6.2.5 with regard to landscape buffer zones/landscaping. (See EXHIBIT #1)
- F23. That the Application **meets** the requirements of Section 9.6.3.1 with regard to the layout of streets and vehicular ways and pedestrian walkways. (See EXHIBIT #1)
- F24. That the Application **meets** the requirements of Section 9.6.3.2 with regard to parking. (See EXHIBIT #1 and FINDING F#11)
- F25. That the Application **meets** the requirements of Section 9.6.3.3 with regard to loading areas. (See EXHIBIT #1)
- F26. That the Application **meets** the requirements of Section 9.6.3.4 with regard to drainage. (See

EXHIBIT #1)

- F27. That the Application **meets** the requirements of Section 9.6.4 with regard to signs. (See EXHIBIT #1 and FINDING #F13)

V. DECISION

At their meeting of March 23, 2015 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Sargon Hanna, seconded by Linda Hassinger) voted 5-0 to **APPROVE** the Project Plan Review with the following conditions:

- C1.** This Approval is specifically for the construction of the renovation and new construction to the Foster Hospital for Small Animals and associated parking to be located on the Site as depicted on the plans identified in EXHIBIT #1 of this Decision. Unless modified by the Conditions of this Project Plan Review Approval, the Site with respect to the project/use authorized under this Decision shall be constructed and maintained as shown on the Plans identified in the EXHIBITS of this Decision and in accordance with the Grafton Zoning By-law.
- C2.** Signage for, and associated with, the project authorized by this Decision shall be installed in accordance with, and conform to, the Town of Grafton Zoning By-law. This Decision shall not be construed as approving or authorizing any such signage. (See FINDING #F13 and #F25)
- C3.** This Approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utilities installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approvals/permits.
- C4.** Any modification to the project/use authorized by this Decision and/or site improvements as described within this Decision and as presented to the Board during the public meeting and in the above referenced EXHIBITS shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than presented in the materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require a modification of this Decision (or other approvals if deemed necessary) if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any Modification of this Decision shall be made pursuant to Section 9.6.1.2 of the Zoning By-law, and any other applicable regulations.
- C5.** The Planning Board reserves the right, pursuant to Section 9.6.1.2.D of the ZBL, to utilize the services of a professional engineer in reviewing any materials required to be submitted as conditions of this Decision, or conducting any inspections or other work associated with the construction of the project. In accordance with Section 9.6.1.2.D, any fees or expenses associated with such reviews shall be the responsibility of the Applicant. Such inspections or reviews will not be conducted if a zero or negative balance exists in any account established by the Planning Board for the purposes stated in this Condition.

- C6. Any Order of Conditions, Stormwater Management Permit or other permits issued / required by the by the Grafton Conservation Commission with respect to this application are hereby incorporated by reference and constitute a condition to this Special Permit decision. (See EXHIBIT #2 and FINDING #F14)

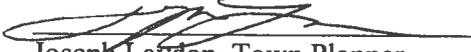
VI. RECORD OF VOTE

Constituting a majority of the Planning Board, the following members voted to approve the Applicant's application for a Project Plan Review based on the information received at the public meeting and the aforementioned findings, and subject to the aforementioned conditions.

<u>David Robbins, Chairman</u>	<u>AYE</u>	<u>Robert Hassinger</u>	<u>AYE</u>
<u>Michael Scully, Vice Chairman</u>	<u>AYE</u>	<u>Linda Hassinger</u>	<u>AYE</u>
<u>Sargon Hanna, Clerk</u>	<u>AYE</u>		

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD

3-24-2015



Joseph Laydon, Town Planner

cc: Applicant / Owner
Building Inspector
Assessor
Graves Engineering

