



Cummings School of  
Veterinary Medicine

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MAR 30 2016

**PLANNING BOARD  
GRAFTON, MA**

March 30, 2016

Mr. Sargon Hanna, Chairman  
Grafton Planning Board  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

**Re: Project Plan Submission**  
Hospital for Large Animals (HLA) Equine Sports Medicine Center  
53 Willard Street

Dear Mr. Hanna:

The Cummings School of Veterinary Medicine at Tufts University (“Tufts”) submits herewith the enclosed Project Plan along with the following narrative pursuant to Sections 9.6.1.2.A and 9.6.1.2.B of the Grafton Zoning By-Law (“By-law”) as an application to the Grafton Planning Board (Board) to obtain Project Plan Approval for the construction an approximately 14,400 gross square foot Equine Sports Medicine Center adjacent to the entrance to the Hospital for Large Animals, 53 Willard Street, North Grafton (“Proposed Facility” or “Proposed Building”).

The Cummings School has been gradually building the core teaching, research, and clinical facilities necessary to deliver a competitive and excellent veterinary educational program on its Grafton campus. However, the need to update and “right-size” the Hospital for Large Animals must be addressed. As part of our 2013 veterinary master planning process, we envisioned the new HLA as a complex of four separate buildings that would eventually replace much of the HLA’s current program area. The most needed facility identified then – the Proposed Facility that is the subject of this application - was a covered arena and support space for lameness evaluations, diagnostic procedures, and teaching, given that lameness cases are the highest percentage of cases seen in equine medical practices nationwide.

As designed, the Proposed Facility would contain an approximately 9,600 square foot enclosed, unconditioned arena with a heated addition of approximately 4,800 square feet for lameness,

other diagnostic evaluations and teaching. The latter will include a conference room, tack room, holding stalls and other equine support spaces.

Integration of the site plans for both the large animal and small animal hospital entrances will be another important project element. Additional parking - up to 20 (12 additional new) client parking spaces and additional room for trucks with trailers - and improved HLA vehicular circulation will also be included.

This project narrative is submitted pursuant to the Tufts Amended Grafton Campus Master Plan Decision, dated April 29, 2014 (“Master Plan Approval”). Since this project is an educational use, Project Plan Review is limited to Condition 2 of the Master Plan Approval, verification of compliance with bulk and height of structures, yard size, lot area, setbacks, open space, parking and building coverage requirements. However, for the Board’s information, we have also included details for the project pertaining to accessibility, buffers/landscaping, drainage, loading and signs. Section references below are to the Campus Development Overlay (“CDO”) Special Regulations contained in Section 9.6 of the By-law.

#### **Section 9.6.1.2 B**

The building permit sought complies with the Master Plan Approval as follows:

- (a) The Board approved the programmatic inclusion of this type of facility as part of the Master Plan Approval, illustrated as the 6,970 sf (Equine Diagnostic Building)EDB and 11,250 Equine Sports Medicine Arena (EMA).
- (b) The proposed use is permitted within the CDO district. The uses permitted within the CDO district include:
  - “9.4.A All educational uses by non-profit educational institutions, including classrooms, *hospital facilities*, clinics, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, fraternities and sororities, campus centers, book stores, athletic facilities, farming facilities, animal husbandry facilities, executive and administrative offices, staff offices, maintenance and service facilities, and all other elements and features associated with educational institutions;
  - 9.4.B *Research*, development and manufacturing *in the fields of*: biotechnology, medical, pharmaceutical, physical, biological, and behavioral sciences and technology; environmental science, toxicology, wildlife medicine, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition, and *veterinary medicine...and including offices, administrative and support facilities related to any of the foregoing activities* (italics added).
- (c) The proposed project conforms to the requirements of Sections 9.6.2, 9.6.3, 9.6.4, and 9.6.5 of the By-law as follows:

#### **Section 9.6.2 - Dimensional and Design Regulations**

##### **Section 9.6.2.1 - Lot Dimensions:**

- *Sections 9.6.2.1.A.-B.* - These Sections do not apply to Tufts (refer to Section 9.2 B

of the By-law, which is specific to the Tufts campus).

- *Sections 9.6.2.1.C.* - The setback of the Proposed Facility from the nearest public way, Willard Street, is 40.6 feet, complying with the 40 foot minimum requirement of Section 9.6.2.1.C.
- *Section 9.6.2.1.D.* - With this Proposed Facility, open space will comprise approximately 75.6% of the portion of the area within a circle, the center of which is located at the center of the footprint of the proposed structure and the radius of which is one thousand (1,000) feet, that is located within the Campus Development Overlay District. Thus, the open space provided exceeds the 25% minimum requirement set forth in Section 9.6.2.1.D (see also Section 9.6.2.4). Refer to the Site Plans prepared by Waterman Design Associates, Inc., dated March 29, 2016 and Gorman Richardson Lewis Associates, dated January 22, 2016, included as Attachment A.
- *Section 9.6.2.1.E.* – The ratio of the floor area of all existing and proposed buildings to the area of the tract (FAR) is .0701<sup>1</sup>, which is below the limit of .35 as required in this Section.

#### **Section 9.6.2.2 – Height**

- The Proposed Addition will be 36' – 4" high measured from finished floor to the top of the ridge, which is below the 60-foot height limit set forth in this Section.

#### **Section 9.6.2.3 – Setback; Separation; Access**

- *Section 9.6.2.3A.* – *Setbacks* - The proposed building meets all setback requirements set forth in Section 9.6.2.3A of the By-law. The setback of the Proposed Facility from the nearest public way, Willard Street, is 40.6 feet, complying with the 40 foot minimum requirement of Section 9.6.2.1.C. From the easternmost corner of the Proposed Facility, the setback from the closest CDO boundary is approximately 736 feet east to the Grafton/Westborough town line, well in excess of the zero foot setback requirement of Section 9.6.2.3A.2.
- *Section 9.6.2.3B.* – *Building Separation* - The distance to the nearest freestanding building - the existing Sand Storage Building to the east of Equine Housing I and to the north of Jumbo's Path - will be 67.8 feet, complying with the minimum building separation requirement of 20 feet set forth in this Section. As part of the project, Equine Housing II, Building #42 at 19 Jumbo's Path, which houses the teaching herd for the Hospital for Large Animals (HLA), Building #42, will be removed.
- *Section 9.6.2.3C.* – *Accessibility* - Much of the Proposed Facility will be sited within the existing paddocks located adjacent and to the southeast of the current HLA entrance and within the shared parking lot currently under construction as part of the FHSA improvements. A 30-foot wide, one-way paved vehicular access loop, with two points of access from Willard Street, will extend from an entry point located near the existing shared parking lot entrance counter clockwise to an egress point just north of the proposed facility, providing access for fire/safety vehicles (refer to the Turning Movement Exhibit provided in the Site Plan set). The looped roadway will also serve as the main HLA entrance access drive. In addition, a 12-

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<sup>1</sup> from Table 4.3 Floor Area Ratios, Tufts University-Amended Grafton Campus Master Plan 2014, pg. 90.  
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foot wide gravel driveway along the south and west sides of the Proposed Facility, will provide additional access for maintenance vehicles only. The shared parking lot to the north of the proposed trailer parking lot will be reconfigured for passenger vehicles only and will be accessed via a two-way drive connecting to the existing driveway serving the FHSA entrance. This driveway will also connect to the new vehicular drop off and parking associated with the FHSA expansion project currently under construction.

#### **Section 9.6.2.4 – Ground Coverage**

- As illustrated in the “Overview Plan” (See Attachment A), the maximum coverage of all existing and proposed buildings, structures, streets, paved parking areas, walks and other impervious areas, within the portion of the area within 1000' of the Proposed Facility that is located in the Campus Development Overlay District, is approximately 24.4%, which is below the maximum of 60% allowed in this Section.

#### **Section 9.6.2.5 – Buffers/Landscaping**

- Landscaping within 1,000 feet of the proposed addition will be modified within the areas bordered by Willard Street to the east, Jumbo’s Path to the south, the existing driveway to the FHSA entrance to the north and the existing Large/Small Animal Hospital and Isolation Facilities to the west. Landscaping within the FHSA construction area will be modified as necessary to ensure both developments tie in to one another. A variety of newly configured paddocks, located to the south and west of the Proposed Facility, are included as part of the proposed program. Other landscaping elements, such as lawn areas, will be located in front of the new sports medicine center’s main (arena) entrance. Within the new vehicular drop-off loop, an equine assessment “lollipop” – with holding stalls and fence screening (Willard Street side) - is also proposed. As stated above, approximately 75.6% of the portion of the area within 1000' of the Proposed Facility that is located within the Campus Development Overlay District will be open space, which is greater than the minimum of 30% required in this Section. Disturbed areas around the construction area of the Proposed Facility will be loamed and seeded per the Site Plans. In addition, the existing paddock fencing along Willard Street will be reinstalled where possible to preserve the existing rural views along Willard Street.

### **Section 9.6.3 Ways/Parking/Loading/Drainage**

#### **Section 9.6.3.1 – Ways**

- *Vehicular Access Ways* - The Proposed Facility, like the existing HLA entrance, will be accessed from the East, West, and South via Westboro Road (Route 30) and Willard Street, both of which are existing public ways. From Willard Street, a new 30-foot one-way, looped drive will provide improved horse trailer access – as well as new and convenient horse trailer parking spaces – to the main HLA entrance, the Proposed Facility, main HLA corridor and Isolation Facility if such access is necessary. The shared parking lot to the north of the proposed trailer parking lot will be reconfigured for passenger vehicles only and will be accessed via a two-way drive connecting to the existing driveway serving the FHSA entrance. This driveway will also connect to the new vehicular drop off and parking

associated with the FHSA expansion project currently under construction.

- *Pedestrian Access Ways* – At the Proposed Facility’s entrance, a new accessible parking space along with new sidewalks will provide dedicated, accessible areas for pedestrians that are physically separated from adjacent vehicular ways [Accessible parking spaces and sidewalks are also being provided at the shared parking lot to the north of the Proposed Facility. The accessible parking spaces provided as part of the FHSA renovation and addition project now underway will be relocated as part of the reconfiguration of the shared parking lot as shown on the Site Plans]. As part of the reconfiguration, a sidewalk will also be provided to connect the shared parking lot to the new trailer parking lot for the proposed facility for staff and visitor access.

#### **Section 9.6.3.2 – Parking**

- With the construction of the Proposed Facility, the current Tufts parking space inventory will be increased by one new trailer space and 12 net new parking spaces. Upon project completion, we also expect to experience a 20% increase in equine client caseload; however, we do not anticipate adding additional staff.
- Attachment B summarizes current Core Campus Parking Supply and Demand. By applying the Parking Factors in Section 9.6.3.2.A, only one new parking space will be required for the Facility. Twelve of these spaces will be created by relocating the existing HLA lunge ring toward Jumbo’s Path and expanding the existing east parking lot, while the other twenty (20) replacement parking spaces will be located in an expansion to Parking Lot GG.

#### **Section 9.6.3.3 – Loading**

- No loading areas are needed, because delivery of materials in trucks of gross vehicle weight of 60,000 pounds or more will not occur at the Proposed Facility. Existing loading areas for the FHSA and the HLA shall be maintained.

#### **Section 9.6.3.4 – Drainage**

- The project will add approximately 64,395 square feet of new impervious surface to the area, representing an increase of approximately 116% over existing conditions. As a result, a new stormwater drainage system is proposed so that there is no increase in offsite runoff from existing conditions. Stormwater runoff from the proposed project will be collected in deep-sump, hooded catch basins and conveyed to either an infiltration system located under the northern parking area (that is presently under construction) or directly to the existing site stormwater system. Runoff from the rooftops will be collected and directed to one of two infiltration systems adjacent to the proposed buildings. Details are provided in the attached Stormwater Management Report, dated 3/30/16.

#### **Section 9.6.4 – Signs**

- Any new sign planned for the Addition and Renovation will not exceed 300 square feet in size as set forth in Section 9.6.4.3.

**Section 9.6.5 – Regulations**

- We understand that no regulations have been promulgated by the Planning Board.

As noted above, this request for Project Plan Approval is made pursuant to the Master Plan Approval.

The Proposed Building will allow the Cummings School to better serve its caseload of equine sports patients, while meeting its goals of providing the highest quality teaching and veterinary care. We thank you for your attention to this request. We are available to answer any questions that you or other members of the Board might have.

Very truly yours,



Deborah T. Kochevar, DVM, PhD, DACVCP  
Dean and Henry and Lois Foster Professor

cc: Joseph Laydon, Town Planner  
Akiyo Fujii, Esq.  
Windsor Bigelow III  
Jack McDonald  
Jean Poteete  
Joseph. McManus  
Robert Sudmyer, Esq. Bowditch & Dewey  
Virginia Rentko  
Richard Harding

Attachments

## **Attachments**

### **Attachment A: Site Plans (enclosed separately)**

Site Plans (set of 15 sheets) – Waterman Design Associates, Inc., dated 3/29/16 and Gorman Richardson Lewis Associates, dated 1/22/16

### **Attachment B: Core Campus Parking Demand and Supply, dated 6/30/15, revised November 2015**

### **Attachment C: Stormwater Management Report (enclosed separately)**

Stormwater Management Report – Waterman Design Associates, Inc., dated 3/29/16

**Attachment B: Grafton Campus Parking, June 30, 2015, revised November 2015**

**Attachment B: Core Campus Parking Supply and Demand**

**30-Jun-15**

|                                      | Number | Parking Factors | Total |
|--------------------------------------|--------|-----------------|-------|
| <b>Full-Time Faculty and Staff:</b>  | 441    | 1.0             | 441.0 |
| <b>Part-Time Faculty and Staff:</b>  | 66     | 0.5             | 33.0  |
| <b>Students:</b>                     | 444    | 0.8             | 355.2 |
| <b>Permitted Visitors (a. + b.):</b> | 140.0  | 0.5             | 70.0  |
| a. Average Daily Clients             | 90.0   |                 |       |
| b. Other Visitors                    | 50     |                 |       |

**TOTAL REQUIRED PARKING: 899**

**TOTAL AVAILABLE PARKING\*: 909**

\*Includes spaces on core campus, RBL and Swine II only

| Lots                                    | Paved Spaces |                         |
|---|--------------|-------------------------|
| LOT A                                   | 90           |                         |
| LOT B                                   | 4            |                         |
| LOT C                                   | 53           |                         |
| LOT D                                   | 38           |                         |
| LOT E                                   | 46           |                         |
| LOT F                                   | 3            |                         |
| LOT G                                   | 12           |                         |
| LOT H                                   | 4            |                         |
| LOT EE (Wildlife)                       | 53           |                         |
| LOT J                                   | 33           |                         |
| LOT K                                   | 39           |                         |
| LOT L                                   | 55           |                         |
| LOT M                                   | 58           |                         |
| LOT N                                   | 7            |                         |
| LOT O (also labeled/part of new lot BB) | 6            |                         |
| LOT P                                   | 44           |                         |
| LOT Q                                   | 19           |                         |
| LOT R                                   | 42           | includes rear Bldg. #17 |
| LOT S                                   | 8            |                         |
| LOT T                                   | 6            |                         |
| LOT U                                   | 19           |                         |
| LOT V                                   | 41           |                         |
| LOT X (also labeled new lot HH)         | 8            |                         |
| LOT Y & Z                               | 45           | now combined lot        |
| LOT OA                                  | 15           | added 3 from FY14       |
| LOT OD                                  | 0            |                         |
| LOT AA                                  | 19           |                         |
| LOT OE                                  | 8            |                         |
| LOT GG                                  | 98           | added 22 from FY14      |
| LOT OO                                  | 19           |                         |

**TOTAL EXISTING PARKING 892**

Reserve spaces\*\*: 17

**GRAND TOTAL EXISTING PARKING 909**

\*\*includes 12 on Capt. O'Brien and 3 in Wildlife Clinic driveway and 2 in RBL generator area

