



October 17, 2022

Ref: 42838.00

Analee Wulfkuhle, Chair
Planning Board
8 Conway Street
South Deerfield, MA 01373

Re: Veterinary Emergency and Specialty Hospital
141 Greenfield Street, South Deerfield, MA 01373
Parking Area Expansion Site Plan Approval and Stormwater permit

Dear Ms. Wulfkuhle:

On behalf of our Client and Applicant, Veterinary Emergency and Specialty Hospital (VESH), VHB submits for your use and review the following information in support of our request for a Site Plan Approval and Stormwater Permit for the above referenced project:

The following information has been submitted to the Building Inspections Office:

- (10)-copies of signed Application for Site Plan Approval
- (9)-copies of 24x36 site plans prepared by VHB dated July 15, 2022
- (9)-copies of Traffic Impact Study prepared by VHB dated July 2022
- (1)-copy Stormwater Management Report prepared by VHB dated July 2022
- Site Plan Review Application Fee check in the amount of \$2,845.40, based on a disturbed area of 25,954 SF.
- Certified Abutter List
- USB drive with electronic copies of the above documents

The following has been submitted to the Town Clerk for the Stormwater Permit

- (7)-copies of completed Stormwater Permit Application
- (7)-copies of completed Engineering Consultant Acknowledgement Form
- (1)-copy of 24x36 site plans prepared by VHB dated July 15, 2022.
- (7)-copies of Stormwater Management Report prepared by VHB dated July 2022
- Check for \$100 payable to the Town of Deerfield for Application Fee
- Certified Abutter List
- USB drive with electronic copies of the above documents

Because both permits are actions by the Planning Board, we have attempted to combine the submittal requirements to avoid over-printing. Should any additional documents be required for either application, please let us know and we will provide additional copies.



VESH is an established veterinary services hospital located at 141 Greenfield Street in South Deerfield. VHB is the Engineer of Record for the initial project when it was initially proposed in 2005. Since that time, the hospital has grown in both clientele and footprint. The operations during the Pandemic have stressed the need for expanded parking areas, as patients were required to wait outside. Visiting the site on any operating day will show the parking lot to be full of patients waiting for services. With the parking area full, patients are parking on the landscape planters and on the grass surrounding the current parking field of 48 spaces.

The project focuses on an expansion of the current parking field. The existing 48-space parking lot will be expanded to accommodate a total of 105 parking spaces. The new parking area expansion will be primarily located along the east side of the existing entrance drive, and will operate as a self-contained parking lot, with its own stormwater management system. Parking area lighting will be improved for the entire parking lot with a new LED Lighting system. The following narrative was submitted as part of the Special Permit Evaluation Criteria and provides an excellent summary of the project.

Social economic, or community needs which are served by the proposal.

The VESH Center is an established business providing health care for family pets. Since its establishment, the Center has been steadily growing to keep up with the public demand for health care services. This project will provide a much-needed expansion in the parking area which supports the main hospital.

Traffic flow and safety, including parking and loading.

An existing conditions analysis of Traffic prepared by VHB accompanies this application. The analysis provides a review of existing conditions which supports the expansion of the parking lot. A future building expansion is planned and will be the subject of a future Special Permit request. The parking area expansion will increase the available parking from 48-spaces to 105-spaces. The number of spaces required by Zoning By law is 50-spaces. Given the need for parking that currently exists, the additional spaces are necessary to support future additional growth. No new curbcuts are planned or requested as part of this project.

Adequacy of utilities and other public services.

A new stormwater management system is proposed for the parking area expansion. Additionally, the existing stormwater management basin will be re-excavated as part of this project to restore the capacity and design parameters intended.

Neighborhood character and social structures.

As an existing business, the parking expansion does not negatively impact the neighborhood or character of the businesses along Route 5. The expansion is well suited for the surrounding area and allows the existing parking area to be utilized during the construction phase.

Impacts on the natural environment.

The project site does contain several resource areas regulated by the Wetlands Protection Act and the Massachusetts Rivers Protection Act. The parking expansion areas have been designed to have minimal impact on the resource areas. Through careful planning, no direct wetland or resource area impact is anticipated for this project. All work is planned to occur within the buffer zones of resource areas.



Additionally, all planned expansion work will be surrounded by appropriately size erosion control barriers aimed to protect these resource areas from impact. A filing with the Deerfield Conservation Commission will be made in the immediate future to present this project and the minor impacts associated with it.

Potential fiscal impact, including impact on town services, tax base, and employment

There are no impacts anticipated on town services, as no additional or expanded services are planned for this project. There are no new hires anticipated for this phase of the project, but as time progresses, long range plans would include new employees to provide support in servicing our clients.

We trust this information will be sufficient for your use and review. We look forward to meeting the Planning Board to present our project and answers questions you may have. Please do not hesitate to call or email should you have questions or need additional information.

Sincerely,

VHB

A handwritten signature in blue ink that reads "John J. Furman". The signature is written in a cursive, flowing style.

John J. Furman, PE
Director, Land Development

cc: VESH