

ZONING BOARD OF ADJUSTMENT  
TOWN OF GRANTHAM, NH  
300 ROUTE 10 SOUTH  
GRANTHAM, NH 03753  
(603) 863-6021  
www.granthamnh.net

APPLICATION FOR A VARIANCE

Name of Applicant Dr. Catherine A. Maclean  
Name of Property Owner Wow/Mac Holdings LLC  
Mailing Address P.O. Box 1487 Grantham, NH 03753  
Property Address 15 Yankee barn Rd Grantham, NH 03753  
Tax Map and Lot Number 233-020-002 Zone BD

A Variance is requested from Article IV-A Section 2 of the Grantham Zoning Ordinance to permit:  
A Small animal Veterinary hospital

Facts supporting this request: (Please use a separate sheet of paper if more space is required)

1. The variance will not be contrary to the public interest;  
See attached document

2. The Spirit of the ordinance is observed;  
See attached document

3. Substantial justice is done; See attached document

4. The values of surrounding properties are not diminished;

See attached document

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5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. *See attached document*

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

(iii) no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

(iv) the proposed use is a reasonable one.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Please attach additional sheets of information if necessary.

**Wohlmac Holdings, LLC**  
**PO Box 1487**  
**Grantham, NH 03753**  
**(603) 359-1715**  
**matthew.maclean1983@gmail.com**  
**catherine.a.maclean@gmail.com**

**August 3, 2020**

**Re: Sugar River Animal Hospital/Wohlmac Holdings, LLC**  
**15 Yankee Barn Rd., Grantham, NH 03753**

Dear Zoning Board:

My name is Catherine Maclean and I am the owner/operator of Sugar River Animal Hospital. Due to the overwhelming support of the Grantham community and surrounding areas, the business has expanded to the point where we have outgrown our current location. In order to accommodate my growing business, we need a new location. We purchased 15 Yankee Barn Road, with the intent of building a new location for Sugar River Animal Hospital. Article IV-A, Section (a) of the Grantham Zoning Ordinance does not list small animal veterinary clinics as a permitted use, I am applying for a variance from that Section.

I have enclosed the following materials in support of this application:

- Variance application form;
- Abutters list (with 7 names and addresses);
- Three sets of mailing labels for the abutters
- Check for \$130.60, which represents \$75.00 for the application fee and \$55.60 to notify the abutter (7 x \$6.95/abutter); and

I opened Sugar River Animal Hospital in Grantham in 2013. It has grown beyond my wildest dreams.

Sugar River Animal Hospital is a fully functional small animal veterinary hospital that provides routine preventative care, soft tissue surgery, dental procedures, daytime emergency services, and acupuncture. The mission of Sugar River Animal Hospital is to provide high quality medicine with compassion and to treat our clients' pets as our own. We have accomplished this through good communication and building strong relationships with our clients and the community.

Everyone at the Sugar River Animal Hospital has been committed to providing caring, professional, and personalized services. To help accomplish these things, the hospital provides cutting edge medicine and technology. We also achieved accreditation with the American Animal Hospital Association (AAHA) in 2015. We have met over 900 standards of care to get this accreditation. Only 10-15% of all veterinary practices in North America are accredited by AAHA and we undergo reaccreditation every three years. We also became a cat friendly

practice and are certified through American Association of Feline Practitioners. Again, we had to meet standards to achieve this and get reaccredited every three years. After opening, we added acupuncture and laser therapy treatment to the practice. We also have both a boarded surgeon that performs orthopedic surgeries and a boarded internist that does ultrasounds and echocardiograms that travel to the practice when needed.

By offering not only general veterinary services in Grantham, but also unique veterinary services to the area, it has not only help meet the needs of Grantham residents, but has also helped draw in clients from other areas. For instance, I have a client that travels from Montreal, Quebec just for acupuncture. We have also had clients that have moved out of the area and travel from as far away as Virginia to keep using us as their primary veterinarian.

Sugar River Animal Hospital is open every Monday thru Wednesday and Friday 8am to 5pm, Thursdays from 8am to 6:30pm, and two Saturdays per month 9 am to 12 pm. Currently, the hospital employs 13 people. All from the Grantham and surrounding areas.

In response to the statutory requirements requested in the Application, I am providing the following information:

- *The variance will not be contrary to the public interest.*

The variance will not be contrary to public interest. Sugar River Animal Hospital will provide services to local small animals to help ensure their good health and their continued relationships with their owners. The public will benefit from healthier animals, fewer diseases related to sick pets, and happier owners. Additionally, there will be no odor, noise, vibrations, etc. coming from the building that might disturb other people or businesses.

- *The Spirit of the ordinance is observed.*

Sugar River Animal Hospital will be consistent with the spirit of the Grantham Zoning Ordinance. Article II, Section 2 states that the purposes of the Ordinance includes protecting the general welfare of the residents. Sugar River Animal Hospital will promote the general welfare of Grantham residents by helping to keep pets healthy and owners happy. Additionally, under Article IV-A, the purpose of the Business District is to provide medium-density business and professional enterprises with good access to town and state roads and to interstate highways. Sugar River Animal Hospital represents a business and professional enterprise that will benefit from its location on 15 Yankee Barn Road, nearby Route 10 and I-89, consistent with the purpose of the district.

- *Substantial justice is done.*

I think substantial justice should be measured by balancing the benefit of Sugar River Animal Hospital against its costs to other Grantham residents and businesses. Sugar

River Animal Hospital provides convenient small animal healthcare services to pet owners in and around Grantham. Many of those pet owners will also spend money at nearby businesses while having their animals examined and treated. At the same time, there will be no serious negative impacts. Sugar River Animal Hospital will not create odor, noise, vibrations, etc. that will bother other people or businesses.

- *The values of surrounding properties are not diminished.*

Because Sugar River Animal Hospital will not cause objectionable disturbances, it will blend into the existing commercial activities near the property and have no effect on the values of the surrounding properties.

- *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because, owing to special conditions of the property that distinguish it from other properties in the area, (i) no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and (ii) the proposed use is a reasonable one.*

15 Yankee Barn Road is situated near Route 10 and I-89, making it ideal for a veterinary clinic seeking to appeal to both Grantham pet owners as well as pet owners from other nearby communities. It is in close proximity to our current location so the move should not make things difficult for current and future clients. At the same time, the property is unique along this stretch of Route 10 because of the number of businesses and buildings surrounding it. Sugar River Animal Hospital will blend into the commercial activity there, ensuring that its commercial activities will not disrupt other properties or businesses in the area. As a result, there is no fair and substantial relationship between preventing the Sugar River Animal Hospital and the purpose of Article IV-A, to provide for medium-density business and professional enterprises in areas with good access to town and state roads and interstate highways. Additionally, veterinary hospitals are a reasonable use of business district property. There are tens of thousands of veterinarians in the United States, and many of them operate in similar surroundings.

Thank you for your time and consideration. If you have any further questions or concerns, please feel free to contact me at the above address, phone numbers, or email.

Sincerely,



Dr. Catherine MacLean, DVM & Matthew MacLean

ZONING BOARD OF ADJUSTMENT  
LIST OF ABUTTERS

Property Owner Name and Address

Applicant/Agent Name and Address

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Please list map and lot reference number in addition to name and mailing address of all abutters.

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# 200 foot Abutters List Report

Grantham, NH  
August 04, 2020

## Subject Property:

Parcel Number: 233-020-002  
CAMA Number: 233-020-002  
Property Address: 15 YANKEE BARN ROAD

Mailing Address: WOHLMAC HOLDINGS LLC  
PO BOX 1487  
GRANTHAM, NH 03753

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## Abutters:

Parcel Number: 233-020-001  
CAMA Number: 233-020-001  
Property Address: 25 YANKEE BARN ROAD

Mailing Address: RENEY, AARON RENEY, JEREMY  
24 SUGARWOOD LN  
GRANTHAM, NH 03753

Parcel Number: 233-020-003  
CAMA Number: 233-020-003  
Property Address: 136 PILLSBURY ROAD

Mailing Address: BENOIT, KATJA H. C/O MICHAEL  
BENOIT  
272 PILLSBURY ROAD  
GRANTHAM, NH 03753

Parcel Number: 233-021-000  
CAMA Number: 233-021-000  
Property Address: 90 PILLSBURY ROAD

Mailing Address: BABCOCK, JAMES S. BABCOCK, EVE M.  
90 PILLSBURY ROAD  
GRANTHAM, NH 03753

Parcel Number: 233-024-000  
CAMA Number: 233-024-000  
Property Address: 40 PILLSBURY ROAD

Mailing Address: WALTHOUR, JOHN D. WALTHOUR, ERIN  
V.  
40 PILLSBURY ROAD  
GRANTHAM, NH 03753

Parcel Number: 233-026-000  
CAMA Number: 233-026-000  
Property Address: 120 ROUTE 10 SOUTH

Mailing Address: NORTHWIND SECURITY PRODUCTS,  
LLC  
PO BOX 184  
NEW LONDON, NH 03257

Parcel Number: 233-027-000  
CAMA Number: 233-027-000  
Property Address: 84 ROUTE 10 SOUTH

Mailing Address: SPIRIT SPE IM PORTFOLIO 2013-9, LLC  
C/O CORP REAL ESTATE  
PO BOX 868  
CALAIS, ME 04619-0868

Parcel Number: 233-029-000  
CAMA Number: 233-029-000  
Property Address: YANKEE BARN ROAD

Mailing Address: REMIZADOM, LLC  
131 YANKEE BARN ROAD  
GRANTHAM, NH 03753



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