



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2893 ZoningBoard@bellinghamma.org

RCV APR 23 '25 AM 11:36:5  
BELLINGHAM TOWN CLERK

## SPECIFY TYPE OF APPLICATION

(circle)

*Appeal*

Special Permit

*Variance*

### APPEAL OF BUILDING INSPECTORS DECISION:

- ☐ Please attach a copy of the Building Inspector's letter/decision.

### SPECIAL PERMIT: (check all that apply)

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Principal Use | <input type="checkbox"/> Non-Conforming Situation | <input type="checkbox"/> Flood Plain                                     |
| <input type="checkbox"/> Accessory Use            | <input type="checkbox"/> Home Occupation          | <input type="checkbox"/> Comprehensive Permit                            |
| <input type="checkbox"/> Multi-Family Housing     | <input type="checkbox"/> Earth Removal            | <input type="checkbox"/> Family Apartment <input type="checkbox"/> Other |

### VARIANCE: (check all that apply)

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Rear Yard Setback  | <input type="checkbox"/> Area         | <input type="checkbox"/> Lot Width             |
| <input type="checkbox"/> Side Yard Setback  | <input type="checkbox"/> Lot Frontage | <input type="checkbox"/> Percent Area Building |
| <input type="checkbox"/> Front Yard Setback |                                       |  |

**Petitioner:** (type/print) Paulley's Posh Paws  
Signature [Signature] (Working on LLC)  
Email fourpawsitivepaws@gmail.com  
Address 116 Mechanic St Suite 6 Phone 774 331 1322

**Property Owner:**  
Signature [Signature] P.T.  
Email MRI201REALTOR@GMAIL.COM  
Address Makepan Corp, 11 KESWYTH Phone 508 583 6574  
MILFORD MA

Address of Subject Premises \_\_\_\_\_

If no address, description of  
property \_\_\_\_\_



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**Dimensions of Lot:**

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_  
Area: \_\_\_\_\_ Lot Width: \_\_\_\_\_

**Zoning District(s) subject premises located:** \_\_\_\_\_

**Assessor's Map:** 5D **Lot:** 78

**Describe proposed activity:**

small scale boarding (4-6 dogs), grooming, training with potential  
small retail for treats, toys, and shampoos

**Are there any buildings on the premises (if so, please describe them including their dimension)?**

**Describe the subject premises (terrain, septic system, description of area, etc.)**

old vet office, consisting of two floors totalling 1440 sq. ft. (720 sq. ft. each floor)  
municipal water and sewer along with dumpsters

**How long have you owned the subject premises?** \_\_\_\_\_

**What is the present use of the subject premises?**

**State grounds for the Special Permit/Variance or Appeal: (please be specific)**

Special permit for kennel license under 15 dogs

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

**Owner:** MAKEPAR CORP  
**Signature:** [Signature] **Date:** 4/12/25  
**Applicant:** Lauren Sherry  
**Signature:** [Signature] **Date:** 4/22/25

Effective 8/2017

Please note: This application cannot be processed  
unless initialed by the Town Collector:  
**Town Collector:** [Signature] **Date:** 4/23/25

## Special Permit Application - Animal Kennel

Paisley's Posh Paws  
110 Mechanic st #6  
Bellingham MA, 02019

Applicant, Paisley's Post Paws is in process of filing for a Massachusetts limited liability company, created in 2025, to provide grooming, training, and boarding of dogs since 2018.

This business has been in operation being in a residential area, under the name of Guardian Angels Paws, providing board and train programs throughout New England and New York. The business is in good standing with the town as well as the neighbors (having zero complaints, and mild to no barking). Paisley's Posh Paws is excited to elevate its holistic approach to dog care by establishing a dedicated brick-and-mortar location in Bellingham, MA. This thoughtfully designed space will allow us to centralize our services, expand availability, and welcome more clients into our community. Rooted in our core values—gentle, relationship-based training, organic grooming solutions, and the comfort of boutique-style boarding—this next chapter ensures every dog receives the personalized, wellness-focused care they deserve.

Mission statement: At Paisley's Posh Paws, every service is designed to nurture the spirit, mind, and body of each dog in our care. We combine luxury, emotional wellness, and natural therapies to create a truly holistic experience.

### **Luxury Boarding**

Carefully curated to restore the body and soothe the spirit:

- Raised comfort cots for optimal rest
- Personalized concierge care and daily enrichment activities
- Treadmill fitness workouts and routine potty outings
- Mental stimulation through interactive toys and treat-stuffed puzzles
- All-inclusive packages or à la carte options to suit every pup's needs

### **Holistic Training**

Enriching the mind while supporting emotional balance:

- Small, intimate classes designed to feel like personalized sessions
- Emphasis on emotional wellness, confidence building, and positive reinforcement
- A calm, structured environment that encourages learning, connection, and trust

### **Organic Grooming**

Spa-like care that supports skin health and emotional calm:

- Toxin-free, organic products designed for sensitive skin and coats
- Gentle, natural techniques to ease stress and promote well-being
- Optional Young Living aromatherapy to calm the spirit and enhance relaxation

The proposal is to convert the already built old vet facility into 4 luxury boarding rooms, with potential of three (3) indoor individual 6x4x6 boarding quarters which will be providing the daily need for mental and physical fulfillment, in a small atmosphere which emulates the home

environment. Providing proper exercise by treadmills, regular potty breaks on double leash/collared/harnessed dogs, along with the downstairs of the building into a quiet Organic grooming spa bays.

To address the anticipated questions of the Board, abutters and interested parties, Paisley's Posh Paws submits the following:

1. The building will be designed to accommodate a maximum of 15 dogs (up to 8 boarding clients, 6-7 training clients with grooming included) . The total square footage indoors is 1420 sq ft. This includes four (4) to six (6) luxury boarding rooms allowing up to 100 sq ft per individual room, or if their are two in a family wanting to room together then there is 50 sq ft per a dog (totaling 100 sq ft per a family) . It also will allow grooming dogs (max of 8 at one time) dogs to be picked up upon completion of the grooming service, Training will be small group classes (3-4) during the evening hours up to 8 pm.

2. Due to not having an outdoor fenced area, each of the dogs is to be double leashed and collared to the designated potty area, which has potty bags and a double lined trash receptacle at the rear of the building. This will allow there to be no mistakes of free dogs, as well as keep all interactions one on one with the desired extra attention to each dog that the owners desire. The premises is air conditioned and heated, as there is no outdoor kennels.

3. The current immediate abutters have hours to which would not be effected by the incoming and departing traffic in a negative manor. The hours to which these businesses operate would not be effected by any potential mild barking, although there will be policies about barking put into place and the animal would be moved to a more remote location providing the exact same care and noted in the clients file.

3. Pick up and drop off will be conducted in the facility, Upon client picking up and dropping off, each client will pull into the parking spot, remove pet from vehicle on a leash and bring their pet into the reception area, to which a staff member will escort the dog back into the facility. Pick up will operate in the same fashion, although in reverse. The availability to have the owner pick up dogs within a certain range may also be a possibility although by scheduled appointments only which would help to decrease traffic. In this case the pick up would be at the owners house, dog contained safely in crates on way back to the facility. Leashed and brought into the facility and brought directly into the prepared room. Drop off of the transported dog would work the same way in reverse.

4. All animal waste will be disposed of immediately by a staff member. It will be picked up in a waste bag and thrown out in the double lined trash receptacle which is kept outside in back of building. The trash receptacles will be emptied daily basis, and deposited into the outside dumpster. As required, if an incident occurs inside the building, the area will be disinfected and cleaned immediately.

5. It is anticipated that we will be installing video/camera system allowing dogs to be supervised through the night safely, as well as activate the already in place ADT alarm system.

The fire evacuation of the boarding dogs would be to notify the other nearby staff member to meet at the facility in less than 4 minutes (as Owner Lauren Shelley and Trainer Gayle live with in 3 miles of facility) , leash (which are hanging outside each of the dogs rooms) and put into crates that are immediately available in the kennel area.

6. Each client will be required to provide documentation of their pets vaccinations, emergency information and clear fecal exam every 6 months. We will have a pet care industry software (Kennel Connection) in place to ensure that all pets have proper and up to date vaccinations and physical health or they will not be allowed in the facility. We require the following vaccines- rabies, bordetella (required every 6 months) , DHPP, and influenza vaccine will be recommended, and required to have a clear fecal including giardea .

7. After the last group of training dogs depart from the building, the front doors will be locked, and each of the boarding dogs will go out for their last outing of the night, property surveyed for any excrement, and upon returning inside each animal will be given a frozen mental stimulation toy to occupy them until morning. Cleaning of all areas will commence after the doors lock, floors mopped (disinfectant and antimicrobial) accidents cleaned up and disposed, trash barrel outside emptied and pooper scoopers cleaned. Cleaner is a veterinary formula.

8. Open to public hours will be from (as early as 8am with appointment) 10 am until 8pm (being from 6-8pm training only) Monday through Thursday. Friday will be (early as 8am with appointment) 10 am until 5 pm for public, Saturday will be by appointment and grooming only (no later than 3pm). Sunday we will be open by appointment only (no later than 3pm). Staff will be present seven (7) days a week to care for the dogs and maintain the normal schedule of activities starting at 8:30 am and throughout the day. With all last outings and cleaning done at 8 pm.

9. There are 12 parking spaces available , with a lot of 145 spaces available. The traffic flow during the regular business hours is limited to drop off and pick up which generally will take about 10-15 minutes (grooming and boarding) The training aspect which is mainly after 6 pm would be an hour, and no later than 9 pm leaving time. Training classes are limited to 3/4 dogs.

10. The operation will be fully insured, the industry specific pet insurance is already in place for the current business, and will be updated to include grooming.

12. The present staff consists of business owner, Lauren Shelley who had 25 plus years of Pet and service dog training, handling, grooming, surgical veterinary technician and boarding experience with a variety of temperaments and breeds, along with always continuing education seminars. The owner is also a professional member of the AKC, IACP, and the APDT although with a few service/therapy dog organizations. Gayle Henn Abrams who has 15 years experience in training and handling show dogs of all breeds, Cecelia Durham has combined experience of 40 years of boarding and grooming with 28 of those years in grooming. Based on the growth of the business, there will be approximately three (3) more staff members added as a back up for the groomer, bather, canine concierge so each dog has individualized attention. All staff will go through a training process overseen by the owner and will be required to have past experience in

training,boarding or grooming. Staff will also have access to continued education by means of seminars and classes. Owner lives 5 minutes from location and has emergency vet on call 24/7.

13. The premises will be serviced by municipal water and sewer which is already available on site.

14. Our existing business is currently in a residential area. We currently offer boarding and training up to four (4) dogs, and have full commercial business and liability insurance. Having a small, luxury boarding facility will give us the ability to add a little luxury for the board dogs who may not do well in traditional boarding situations. It will be comforting for dogs who just need a little more tender care. We will have the luxury options and services all in one personalized area (including aromatherapy,canine massage and fitness programs) . We have the ability to meet every dogs mental and physical needs by using treadmills, toys and mental stimulation feeding bowls will help reduce the anxiety and stress of both owners and dogs alike. We are looking forward to providing a higher level of service and luxury pet care that is currently not offered in Bellingham.