

DEVELOPMENT PLAN

"Purple Paws"

**0 Mechanic Street (Formerly 79 Mechanic Street)
(Map 50, Parcel 84)
Bellingham, MA 02019**

Owners & Applicants

**Nicole & Marek Rutkowski
13 Highridge Road
Bellingham, MA 02019**

PROJECT NARRATIVE

The subject property is a 41,000 square foot vacant lot located in the B-1 zoning district. The lot previously was improved by a residential dwelling which was demolished in April 2020.

Nicole & Marek Rutkowski, owners/applicants, are submitting for approval the proposed development plans "Site Plan – Purple Paws" dated July 31, 2025, prepared by D&L Design Group, which proposes to construct a one (1) story, 6,000 square foot building to be used as an animal kennel, grooming facility & dog daycare business ("Purple Paws LLC"), which is owned and operated by Nicole, Marek and Amanda Rutkowski.

Mr. & Mrs. Rutkowski have already secured the required Special Permit under Section 240-31 of the Zoning Bylaws from the Bellingham Zoning Board of Appeals ("ZBA") for the operation of a commercial animal kennel at the subject property (see attached Decision). The business will be operated in compliance with the conditions imposed by the ZBA's Special Permit decision, which have also been noted on Page 1 of the Plan package presented, and all applicable federal, state and local statutes, ordinances and regulations.

Excluding the building/roof, the impervious area would amount to 11,300+/- s.f.

The property will be serviced by municipal water and sewer, with an estimated daily flow of five hundred (500) gallons per day.

Section 240-59 of the Bellingham Zoning Bylaws does not specifically provide for parking requirements of an animal kennel, grooming & daycare facility. However, the application of Section 240-59 (J)(2), which is the most applicable, would indicate the facility would require four (4) parking spaces per ksf GFA, or twenty-four (24) parking spaces for this facility.

Mr. & Mrs. Rutkowski are requesting a waiver of this parking requirement from the Planning Board, and seeking the approval of twenty (20) parking spaces as shown on said Plan. Mr. & Mrs. Rutkowski state that they only require twenty (20) parking spaces to conduct their

business, as the clientele will be stopping for very short durations of time (estimated to be 10-15 minutes) simply to drop-off and pick-up their pets and they only anticipate requiring five (5) spaces for employees. Further, the plans submitted by Mr. & Mrs. Rutkoski show that they have the ability to increase the parking capacity with an additional six (6) parking spaces for future use, if needed. They believe the requested waiver is beneficial to the Town as it presents a cleaner design, reduces impervious (asphalt) coverage, and allows the entire back portion of the property to remain in its natural state.