



BELLINGHAM ZONING BOARD

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

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) Isabella Chinnici
Signature [Signature]
Email Bellaquin272@yahoo.com
Address 31 Dewey Street Phone 781-801-6413

Property Owner: [Signature]
Signature Kostas Tsanakis
Email CTsanakis@verizon.net
Address 58 Asylum St Phone 774-573-0879

Address of Subject Premises 17 North Main Street

If no address, description of property _____



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Dimensions of Lot:

Frontage: 10.31 ft Depth: 199.05 ft
Area: 0.5039 acres Lot Width: 111.56 ft
27,015 sq ft.

Zoning District(s) subject premises located: BUS1

Assessor's Map: 0045148A/000 Lot: 48A

Describe proposed activity:

Kennel / Dog Daycare

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

NO, it is a freestanding Building.

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

17 North Main Street in Bellingham, MA is a +4,000 square foot
free standing Commercial / Flex Building. Over 110' of frontage on Route 126 with
ample parking of 25 spaces. The utilities are town water and private septic.

How long have you owned the subject premises? Jactack has had ownership since April 26th, 2019

What is the present use of the subject premises?

The property has previously been used mainly as automotive uses, last use was a
limo service company.

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

I am requesting an appeal as noted in the Town of Bellingham's use
of Regulations for Animal Kennel or hospital (dog daycare there will be no boarding at
this time)
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: Kostas Santakis

Signature: [Signature] Date: 10-6-22

Applicant: Isabella Quintinoni

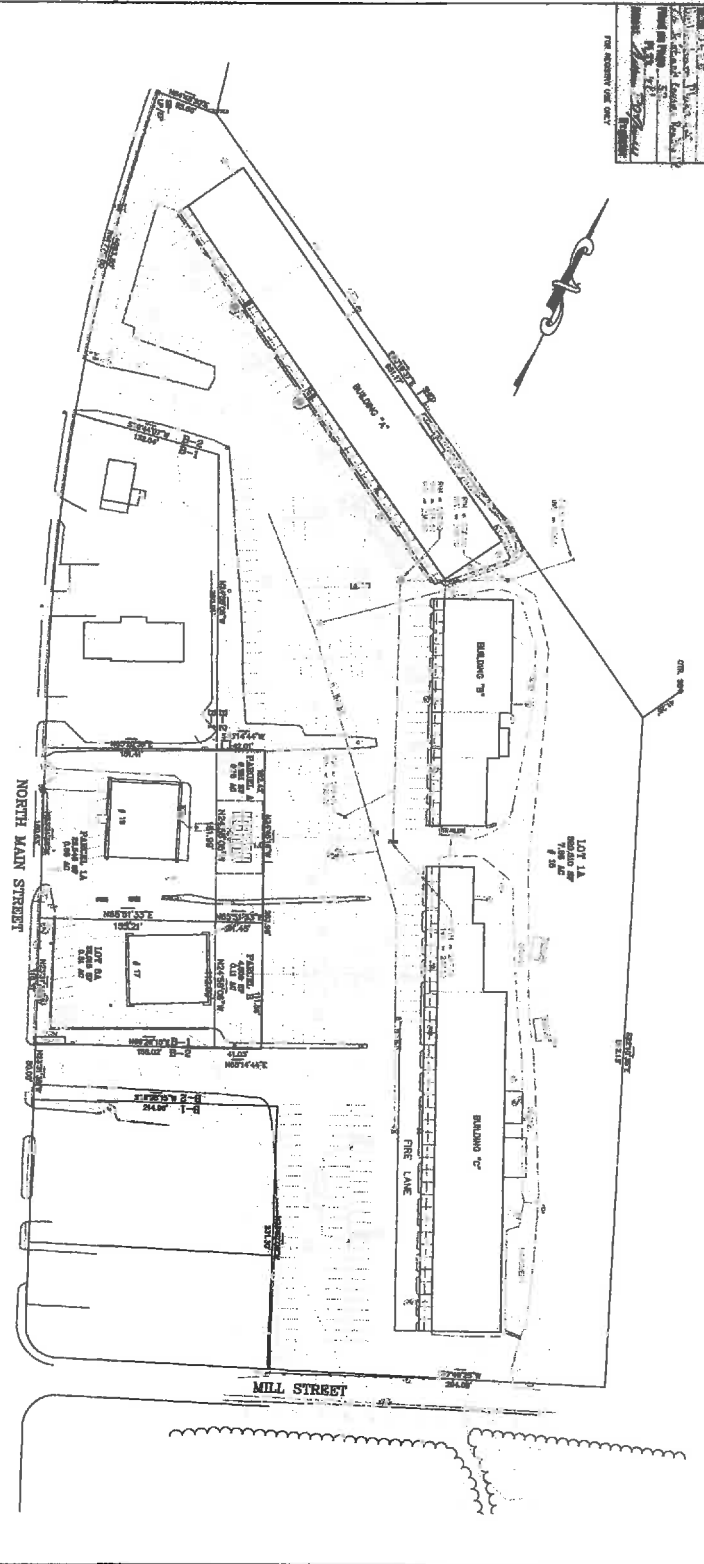
Signature: [Signature] Date: 10/6/22

Effective 8/2017

Please note: This application cannot be processed
unless initialed by the Town Collector:
Town Collector: _____ Date: _____

Scale of Building Footprints
1" = 40'
1" = 40'
1" = 40'

OF NORTH
F A L OF NORTH
F A L



| Parcel | Area | Area |
|----------|--------------|--------------|
| Parcel 1 | 17,000 sq ft | 17,000 sq ft |
| Parcel 2 | 17,000 sq ft | 17,000 sq ft |
| Parcel 3 | 17,000 sq ft | 17,000 sq ft |

NOTES:
1. THE ABOVE SHOWN DIMENSIONS ARE BASED ON THE RECORD MAP OF THE TOWN OF BELLINGHAM, MASSACHUSETTS, DATED 1987.
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APPROVAL: [Signature]
DATE: 11/14/19

APPROVAL: [Signature]
DATE: 11/14/19

PARCELS A & PARCELS B ARE NOT TO BE CONSIDERED BUILDABLE LOTS
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| Parcel | Area | Area |
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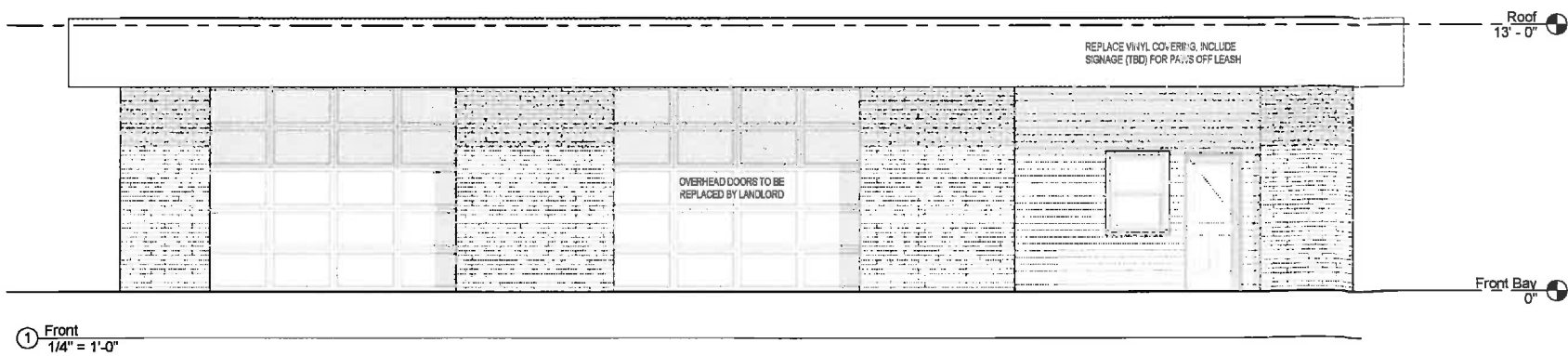
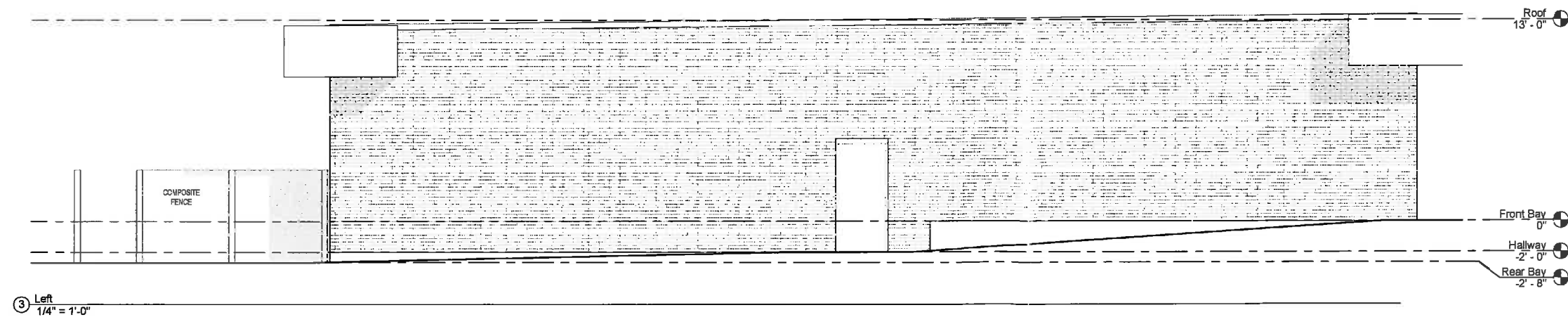
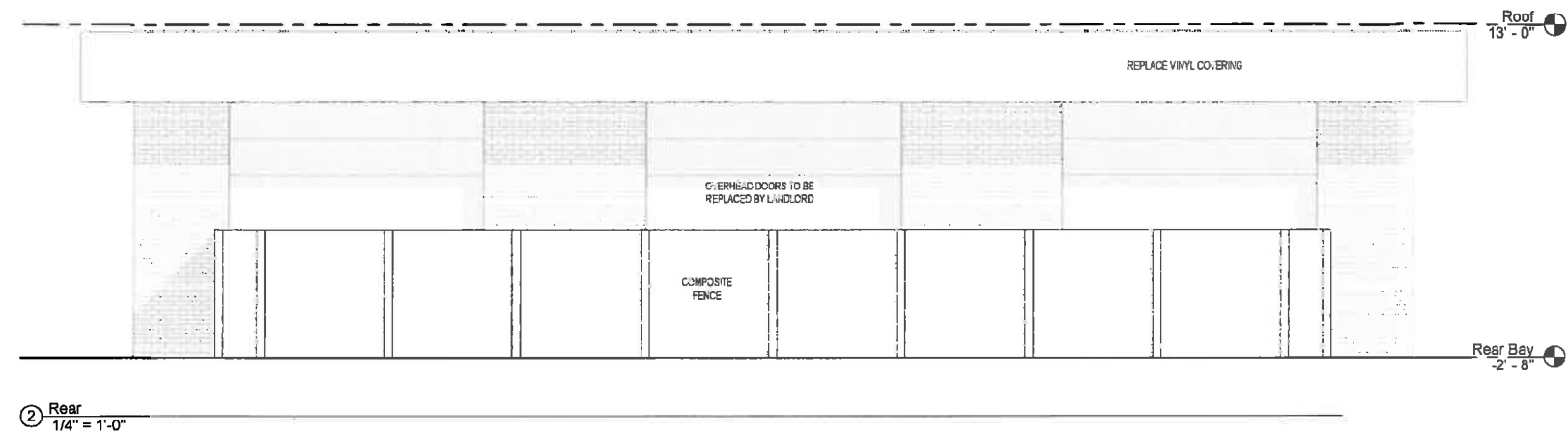
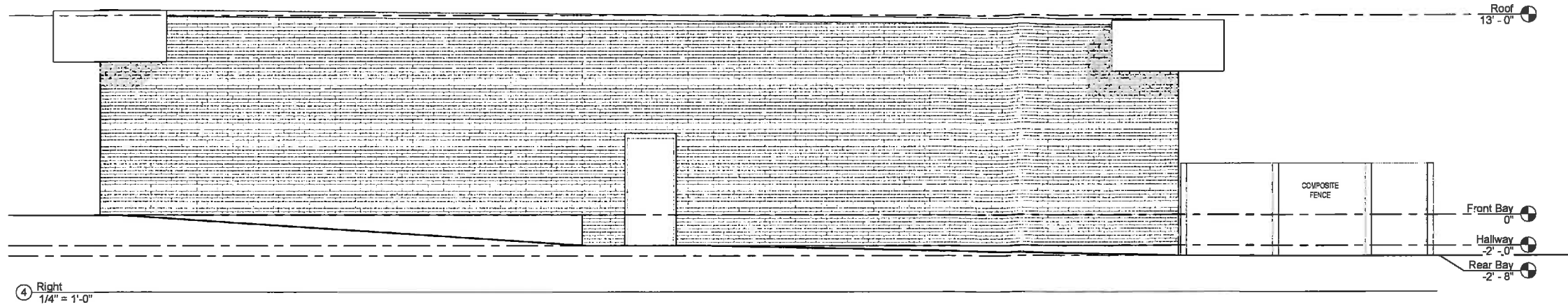
UNITED CONSULTANTS
INC.
16-18 NORTH MAIN STREET
BELLINGHAM, MASSACHUSETTS 01923
TEL: 508-663-1111 FAX: 508-663-1112

6317-55-1007

Criteria For Special Permit

- 1.) **How Many Dogs?** *Answer:* At max 35 dogs the space is 4,000 sq ft., allowing 15 dogs in the front bay and 20 dogs split up into 10 in the back bays. Every 10 dogs will have 750 sq ft of open space. Every 15 dogs will have 1,125 of open space.
- 2.) **What Type Of Fencing?** *Answer:* On the outside we will have 6ft composite fencing ensuring the dogs safety, not letting people see in or the dogs seeing out. The outdoor fencing will also have a canopy above. Indoor fencing will be the same as outside fencing, so the dogs will not come into contact with each other, only the dogs in their pen.
- 3.) **How will Drop off and Pick up go?** *Answer:* Each Client will pull into the parking lot of our facility, then once parked will remove their dog out of the car on a leash or a harness. They will then walk their dog into our reception area and shut the door behind them ensuring safety reasons. A staff member will then greet them in the lobby taking the dog out of the clients hands, keeping them on the leash walking the dog to their specific pen. After the dog is released into the pen the staff member who walked the dog in will then take their leash or harness and go hang it up on the dogs specific hook keeping track of all dog belongings. As for drop off it will be the same routine.
- 4.) **What kind of layout will you have outside?** *Answer:* We will be putting down synthetic Turf it is special k9 grass designed for dogs to play on. This grass is non-toxic antimicrobial grass that eliminates mud and increases cleanliness and safety. We will also have our 6ft of composite fencing all around. Above there will be a canopy as well.
- 5.) **How will you dispose of Dog Waste?** *Answer:* Each Staff member will have an apron that will hold poop bags, staff will immediately take out a poop bag and pick it up and dispose of it in the trash bags. Staff will then spray Triple 2 down where the dog popped in a spray bottle and wet vac it up ensuring no disease being spread throughout the pens. We will also have a dog waste station where you dispose of the poop in a trash bag, then we will take out the trash repeatedly during the day into our dumpster.
- 6.) **Will you have a camera system that will allow people to log in to see how their dog is doing in daycare?** *Answer:* Yes, eventually we will have a system where people can log on to see their dog. We will also be giving out handwritten report cards daily of how their dog did on that day at pick up time.
- 7.) **How will you separate dogs by age?** *Answer:* Each dog that would like to come into daycare will have to do a temperament evaluation seeing where they'd best play. For example if a puppy is coming in with high energy he would go into the puppy pens with other high energy dogs.
- 8.) **How will you keep track of vaccinations?** *Answer:* We will be using a system called "Ginger" this system allows us to keep record of all dog vaccinations and how many dogs will be coming in for the day. Each dog will have to have vaccines up to date for the following: Bordetella, Distemperment, and Rabies. This system will also allow us to see when their next vaccination appointment should be, the clients will be emailed a reminder to keep them up to date. We will also have paper copies on file.

- 9.) **How will you clean?** *Answer:* At night we will be spraying down Triple 2 disinfectant that is vet recommended, then wet vacing it up with one of our many wet vacs making sure no diseases can spread to dogs and keeping a clean environment. We are also going to hire a cleaning company to come in once a week at night to give the building a deep clean as well.
- 10.) **Days of operation for the dog daycare?** *Answer:* The hours of the daycare will be 7AM-6:30PM.
- 11.) **Will you be open on weekends?** *Answer:* No, we will only be open Monday- Friday.
- 12.) **How Many Parking Spaces Do You Have?** *Answer:* 25 Parking Spaces.
- 13.) **Will The Dogs Stay Overnight?** *Answer:* No this will strictly just be a daycare, where dogs can come and play during the day while parents are at work.
- 14.) **How Will Traffic Flow Be?:** *Answer:* There should be no heavy traffic, pick up and drop off are essentially 5-10 minutes each. Giving a nice flow for timing wise. Also there are several entrances to the building that will allow an easy operation for pick up and drop off.
- 15.) **How Many Dogs Will Be Outside At A Time?** *Answer:* Only 10 dogs are allowed outside during the day. Each Group of 10 dogs will be rotated during the day allowing each dog to get their time and exercise.
- 16.) **What Kind Of Insurance Will You Have?** *Answer:* We will have General Liability and Professional liability insurance.
- 17.) **How Will Staff Be Trained?** *Answer:* Staff will be trained hands on and also required to watch dog behavior videos until they are allowed into a pen with dogs. They will also need to learn how to use materials that will be given in their apron.
- 18.) **What is the Staff To Dog Ratio?** *Answer:* There will be 1 staff member in each pen between the three. If the pens ever need more support there will be added staff members.
- 19.) **The sewage system is septic, it will be cleaned once every 3 years.**
- 20.) **How Will The Barking Of Dogs Affect Other Businesses?** *Answer:* The building is free standing, there is quite a distance from surrounding businesses. Dogs will be on scheduled outside time giving them breaks in between from outside and inside time allowing the noise to keep to a minimum.
- 21.) **How Will Dogs Be Transferred Outside?** *Answer:* The dogs in their groups will be rotating throughout the three pens during the day when it comes to outside time. The dogs will not be taken on a leash outside by staff they will be let out through the back garage that will open up letting them outside to the fenced in area for playtime.
- 22.) **What Will This Business Bring To Bellingham?** *Answer:* This business will bring more clients to the surrounding businesses in the plaza, with a dog bakery, dog grooming and dog training facility already established in the plaza. Also would bring a convenience for pet owners in the town.



| REV. NO. | REV. DATE | REV. DESCRIPTION |
|----------|-----------|------------------|
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CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES WITHOUT DELAY.

ARCHITECT

CRAFT
ARCHITECTURE LLC

28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832

STAMP

PROJECT NAME
Paws Off Leash Dog Daycare

PROJECT ADDRESS
**17 North Main Street
Bellingham, MA**

SCALE
1/4" = 1'-0"

DRAWN BY
SLW

CHECKED BY
-

PROJECT NO.
202237

DATE
10.20.2022

DRAWING TITLE
Elevations

SHEET
A2.00

REV

CODEREVIEW

Dogs Off Leash Dog Daycare intends to occupy an existing legally occupied 4,200 square foot building at 17 North Main Street in Bellingham, MA. Minimal changes will be made to the existing space, primarily limited to the repairs and replacement of finishes, and the installation of fencing to create dog pens.

This project has been evaluated under the 2015 International Existing Building Code as amended by CMR 780 Ninth Addition (Massachusetts State Building Code).

Per Chapter 3 of the 2015 IEBC, this project is to be completed under the prescriptive compliance method.

Per Chapter 4, Section 403, no alterations to the building will be made that make it less conforming to the IBC prior to alterations.

Per Chapter 4, Section 407, there will be no change of use classification. The previous use was a car wash, classified as a Business occupancy. The new use will be a dog kennel, which is also a Business occupancy.

Per Chapter 5, Section 503, the work undertaken will be classified as an Alteration - Level 1.

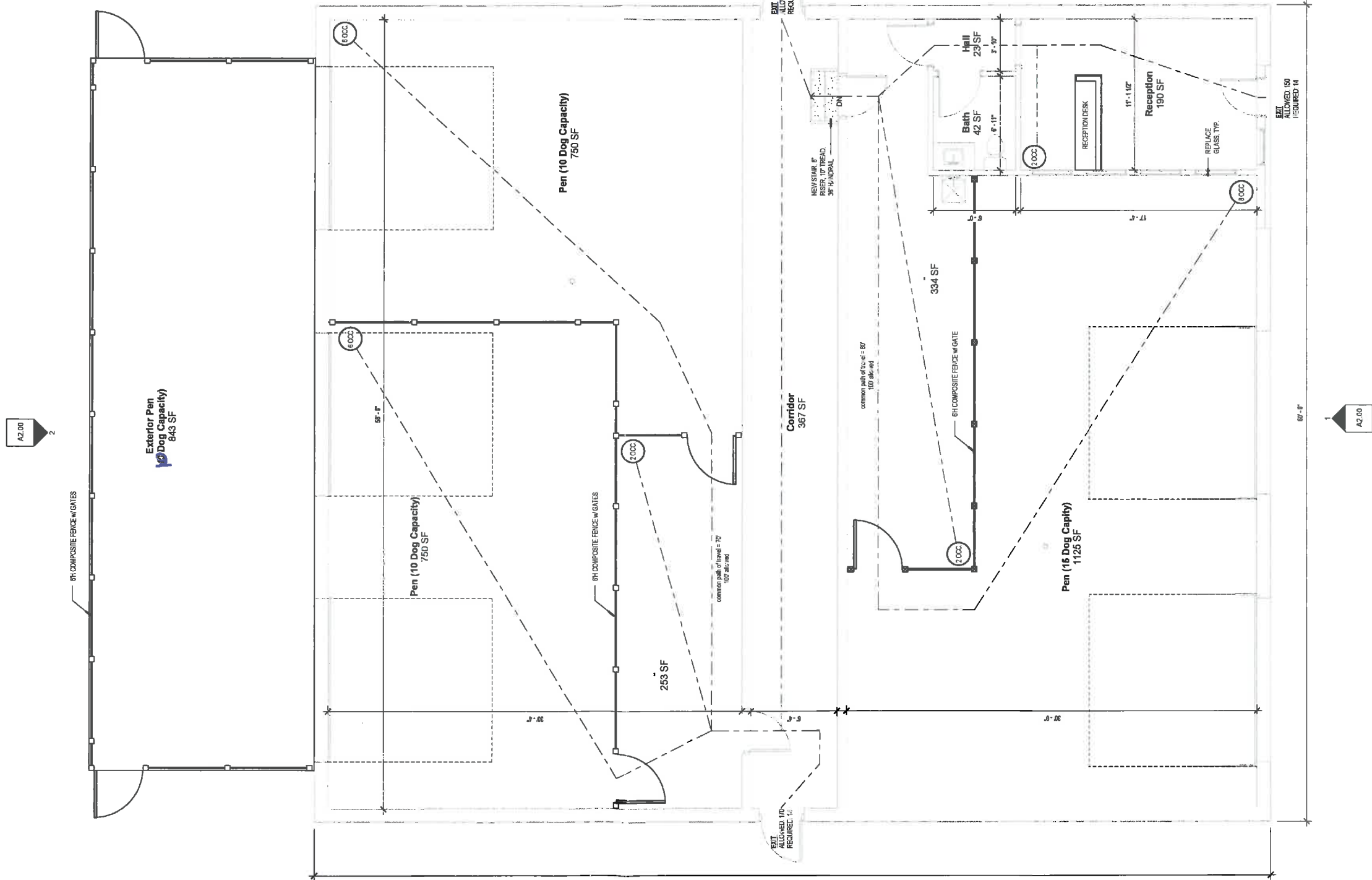
Per Chapter 7, only new construction items will be required to conform to the IBC 2015.

Per Table 1004.5 of IBC 2015, business areas are allowed 150 sf per occupant. 4,200 sf / 150 sf/occ = 28 occupants.

Per 1005.3.2 of IBC 2015, each occupant requires 0.2' of egress width. This building includes three egress doors, with clear widths of 34", 34", and 30" 94" 12" = 480 occupants.

Per Table 1008.2.1 of IBC 2015, the allowable common path of travel for an unsprinklered business occupancy with less than 30 occupants is 100'. The maximum common path of travel for this building is 80'.

Per Table 1017.2 of IBC 2015, the maximum allowable exit access travel distance for an unsprinklered business occupancy is 200'. The maximum exit access travel distance for this building is 91'.



1 Floor Plan
1/4" = 1'-0"

| REVISIONS | REV. NO. | REV. DATE | REV. DESCRIPTION |
|-----------|----------|------------|----------------------------|
| | 1 | 10.20.2022 | Special Permit Application |

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CHECKED BY -

PROJECT NO 202237

DATE 10.20.2022

DRAWING TITLE

Floor Plan

SHEET

A1.00

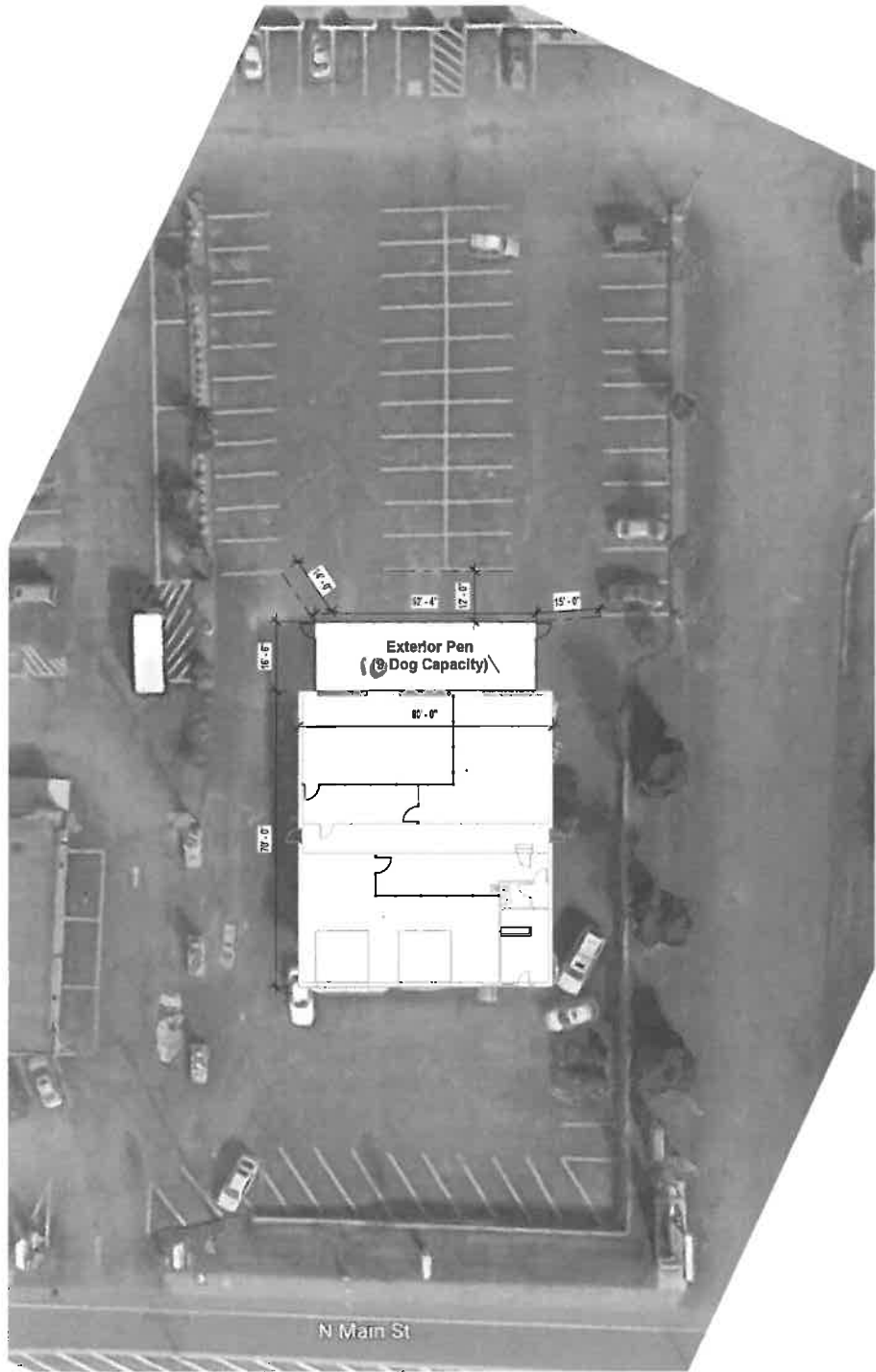
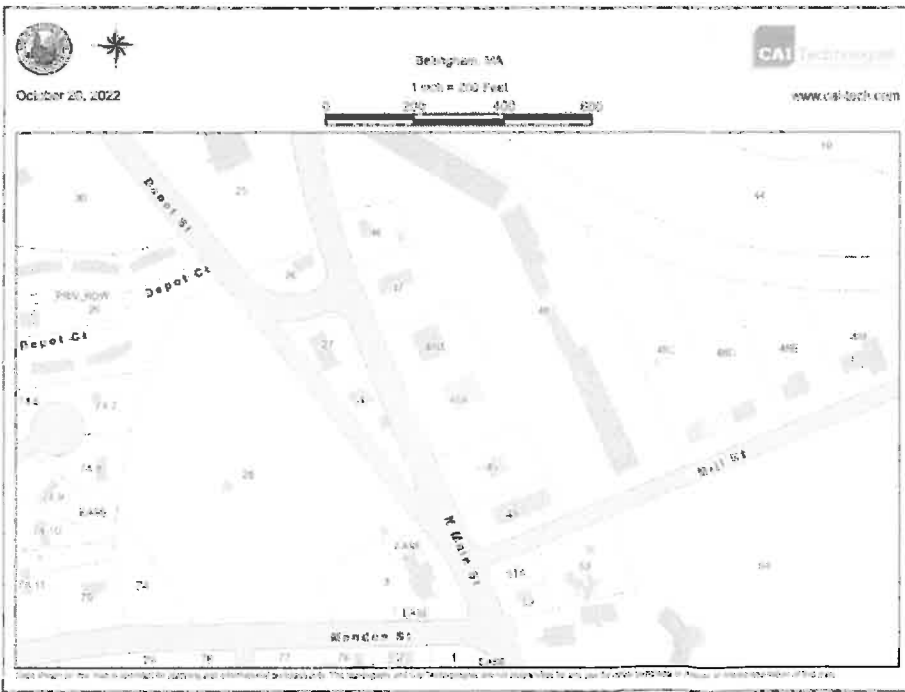
REV



VIEW INDICATING AWING AND SIGN TO BE REPLACED AT FRONT OF BUILDING



VIEW OF NEW ENCLOSURE AT REAR OF BUILDING



1 Site Plan
1" = 20'-0"

BELLINGHAM ZONING

17 North Main Street is located in Business 1 Zone.

Per Bellingham Zoning Article X Parking and Loading Requirements Section G (Retail Businesses/Child Service Establishments), freestanding facilities require four spaces per 1,000 gross square feet. 4,200 gross square 4,200/1000 = 4.2 x 4 spaces = 17 spaces. The property includes 25 dedicated parking spots.

Per the Use Regulation Schedule, the proposed use as a dog kennel requires a special permit from the Zoning Board of Appeals.

The lot upon which the building is sited has a frontage of 110'. Per the sign regulations, this property is allowed an aggregate area of 3 sq ft of signage per foot of frontage, equaling 330 sq ft of signage. The tenant intends to reuse an existing pylon sign. The remaining signage is TBD.

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Bellingham, MA**



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DRAWN BY SLW

CHECKED BY

PROJECT NO 202237

DATE 10.20.2022

DRAWING TITLE
**Architectural
Site Plan**

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REV. 1