



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) Purple Paws LLC

Signature Nicole M. Rutkowski

Email nicole@purplepawspets.com

Address 13 Highridge Rd., Bellingham, MA Phone 508-328-3346

Property Owner: Marek G. & Nicole M. Rutkowski

Signature Nicole M. Rutkowski

Email nicole@purplepawspets.com

Address 13 Highridge Rd., Bellingham, MA Phone 508-328-3346

Address of Subject Premises Mechanic Street, Bellingham, MA

If no address, description of
property vacant parcel of land formerly know as 79 Mechanic Street



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Dimensions of Lot:

Frontage: _____ Depth: _____ See attached plan.
Area: _____ Lot Width: _____ Approx. 250'x164' -

Zoning District(s) subject premises located: B-1

Assessor's Map: 50 **Lot:** 84

Describe proposed activity:

Grooming facility for dogs and cats, day-care for dogs, and potential short/long-term kenneling for dogs.

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

None.

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

Approx. 1 acre vacant parcel of land, consisting of flat terrain. Municipal water and sewer available at site.

How long have you owned the subject premises? 4+ years

What is the present use of the subject premises?

Vacant : land

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

Special Permit required under Zoning Bylaws 240-31

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: Marek G. & Nicole M. Rutkowski

Signature Nicole M. Rutkowski Date 3/4/24

Applicant: Purple Paws LLC

Signature Nicole M. Rutkowski Date 3/4/24

Effective 8/2017

Please note: This application cannot be processed unless initiated by the Town Collector.
Town Collector: [Signature] Date: 3/4/24

SPECIAL PERMIT APPLICATION – ANIMAL KENNEL

**Purple Paws LLC
Mechanic Street (Map 50, Parcel 84)
Bellingham, MA 02019**

Applicant, Purple Paws LLC, is a duly organized Massachusetts limited liability company, created in 2019, to provide grooming, day-care and boarding of dogs/cats, since 2019.

Their business has been a mobile service provided to clients, which has grown each year it has been in business. Purple Paws desires to take the next step of establishing a brick-and-mortar location in Bellingham to centralize their services to its clientele.

The business location is presently a vacant lot of land on Mechanic Street (Route 140) consisting of approximately 1 acre of land. The proposal is to construct a 6,000 square foot facility, as shown on plans provided, which would contain 3-4 large indoor pens with direct outdoor access, along with numerous smaller pens and grooming bays.

To address anticipated questions of the Board, abutters and interested parties, Purple Paws submits the following:

1. The building has been designed to accommodate a maximum of fifty (50) dogs. The total square footage allocated for indoor play areas is 3,300 square feet. This includes three (3) play areas for big dogs allowing for ten (10) dogs in each area, and two (2) play areas for small dogs allowing for ten (10) dogs in each area. The smaller play area can convert to a larger area if there are no, or few, little dogs on a given day. The criteria utilized in the design provide 75 sf/large dog (over 45 lbs.), and 45 sf/small dog (under 45 lbs.) However, dogs will be placed in play area based on their temperament with other dogs, their size and style of play. As noted, the premises will have a substantial fenced in outdoor space for play and exercise.
2. The outside dog area will be fully enclosed with a composite fence at least six (6') feet in height. A portion of this area will have a canopy over it to allow shade for the dogs. It shall be limited to 10 dogs per staff member. Any dog causing a disturbance when outside will be immediately addressed by a staff member. If the disturbance is not abated, the staff member will bring the dog back inside the facility.
3. Pick-up and drop-off will be conducted in the parking lot in the front of the premises. Each client will pull into a designated parking spot, remove their pet from the vehicle, which shall be on a leash/harness or in a carrier, and bring their pet into the inside reception area. A staff member will greet them, and bring the animal into its appropriate pen inside. Pick-up will operate in the same fashion, but in reverse.

~~4. Animal waste will be disposed of immediately by a staff member. It will be picked up in a waste bag, and thrown out in trash receptacle. Trash receptacles will be emptied on a regular basis (at least daily), and be deposited in outside dumpster. As required, if an incident occurs inside the building, the area will be disinfected and cleaned.~~

5. It is anticipated that we will be installing a video/camera system allowing clients the ability to see their pets during their stays with us.

6. Each client will be required to provide documentation of their pet's vaccinations. We have pet care industry software already in place to ensure that all pets have proper and up-to-date vaccinations, or they will not be allowed into facility. We will require the following vaccines: Rabies, Bordetella (Kennel Cough) and Distemper. Influenza vaccine will be recommended, but not required.

7. After the last pet is retrieved at the end of the day, the entire facility will be cleaned and disinfected.

8. Hours of operation will be 6:30 AM – 6:00 PM (Monday – Friday).

9. Overnight kenneling is a service that we would like to offer at some point in the future. It is anticipated that this service would not be available until 2026 at the earliest. If commenced, it would require a staff member to be on-site (24/7) while pet is in our care.

10. As shown, the premises has been designed with twenty (20) parking spots. Per Zoning bylaws 240-59, the number should be twenty-four. We would be seeking a variance/waiver of this requirement at development review, as this would allow for a better, more secure, rear play area. The traffic flow is limited to drop-off and pick-up, which generally takes about 5-10 minutes.

11. The operation would be fully insured. Industry specific pet insurance is already in place for the current business, and will be updated to include Kennel/Day-Care.

12. The present staff consists of the business owners, who each have 4+ years of training in handling of animals. Based on growth of business, it is anticipated that more staff will be hired. All new staff will go through a training process overseen by an existing staff member.

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

14. Our business is an existing business, albeit mobile in nature presently. Having a physical location will bring all of our existing clientele into the Town of Bellingham, where they will hopefully conduct further business.

Special Permit Criteria:

How does this application satisfy the criteria of a special permit?

1. The proposed activity is allowed by special permit in the B-1 zone where the property is located.
 2. The bulk of the properties immediately abutting the subject property are commercial in nature, or municipally owned (sewer pump station and cemetery). While there are a significant amount of abutters in the Crystal Way condominium complex, it should be noted that the closest unit is more than 260+/- feet away. Accordingly, there shall be limited impacts to the social, economic or community need as this business will be a commercially operated facility and all animals contained within the facility or fenced in areas of the property.
 3. The subject property is located on Mechanic Street (Route 140), which together with Route 126, are already the main commercial routes in, and through, the Town of Bellingham. The anticipated impact on the traffic flow or safety will be minimal, as the surrounding properties are much more retail/commercial in nature.
 4. The proposed design of the facility and nature of business will not adversely impact the neighborhood character and qualities of the natural environment, and applicant has proposed measures to mitigate any impacts.
 5. The proposed business provides a service not readily available in the area, and would provide a positive financial impact by the improvement to a vacant parcel of land and the possible additional business benefits it may create.
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