

The Commonwealth of Massachusetts
Town of Williamsburg
Office of the Board of Appeals

Application for an appeal, a Special Permit, or a Variance

To the Town Clerk of Williamsburg, Massachusetts,

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Protective Bylaw of the Town of Williamsburg, application is hereby made to the Board of Appeals for:

_____ An Appeal from a decision of an Official or Board of the Town or

A Special Permit, as required by Section 3.2, paragraph _____ or

_____ A Variance, as required by Section _____, paragraph _____, of

the Zoning Bylaw of the Town, to do the following: Please see attached narrative

On premises located at Guard house building at the Brassworks 132 Main St Haydenville, MA
(use another page if more room is needed)

Assessor's Map and Parcel number _____

Owned by _____

Deed recorded Book - page _____

Applicant Signature [Signature] Phone No. (774) 279-2907

A complete Application includes Plans, List of Abutters and Map, Fees, narrative and other supportive materials

*** Administrative Use Only ***

Completed application received by Town Clerk on February 6, 2018 at 11:43 AM
Date time

Town Clerk Stamp:

Town Clerk [Signature] Appeals Board _____
Signature Signature

Filing Fee Computation: 41 x 1.50 = Certificate of Mailing Expense of \$ 61.50

Expense of regular mail and publication in periodical \$ 150.00

Application No. _____ Administrative Expense \$ 100.00

Date of Hearing _____ Total Filing Fee Received \$ 311.50

A COMPLETE application must include documentation and plans as outlined on page 3 of this packet

Lil Dog Lodge is a family owned and operated business established by my husband, Alex, and myself in 2014. Lil Dog Lodge currently provides grooming, daycare, boarding, and home visit pet care services to the Hilltowns and surrounding areas from our Worthington, Ma location.

I hold a degree in animal science, a bather/brusher certification, and have 20 years of experience in the animal care industry having previously worked as a veterinary technician for three veterinary hospitals, the manager of two dog daycare resort & spas, and training, exhibiting, and breeding Great Danes from 1996-2014.

Alex also has 20 years of experience in the animal care industry working at a veterinary hospital as a kennel technician, manager of Home Services at a dog daycare resort & spa, and training, exhibiting, and breeding Great Danes from 1996-2014.

We use our knowledge, experience, and expertise to provide high quality services that our clients are proud to recommend to others. We strive to have a great relationship with and mutual respect for the community and town in which we operate our business.

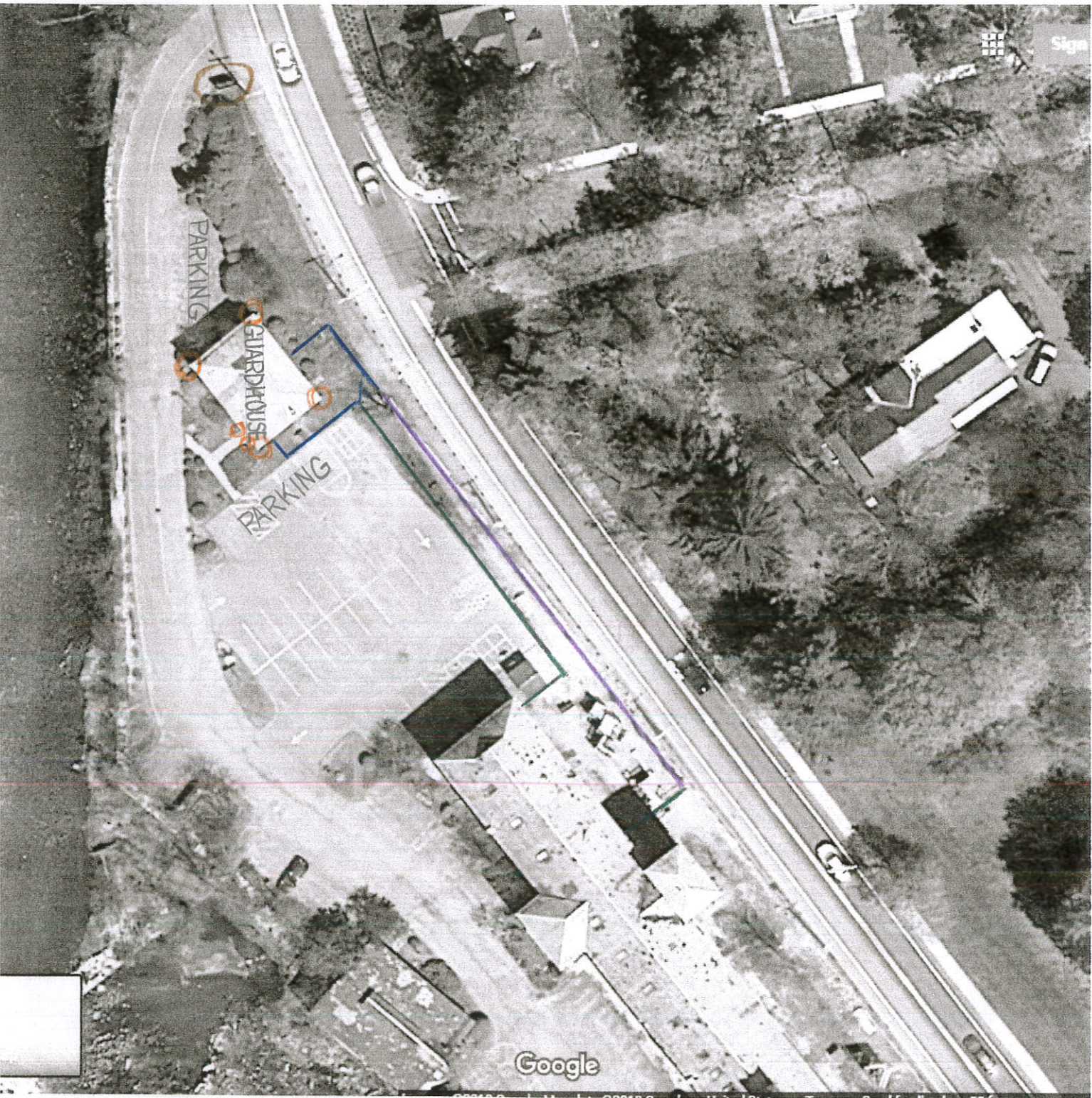
This application is for a "Kennel" under section 3.2 of the Zoning By-Law to provide grooming, daycare, boarding, and home visit services from the Guardhouse Building at the Brassworks located on 132 Main St Haydenville, Ma 01039. The location is in the Village Mixed Zone which allows "Kennels" by Special Permit (section 3.2) from the Zoning Board of Appeals (section 5.2)

The proposed use of the "Kennel" meets the criteria for approval under section 5.5 of the By-Law as follows:

- a. The structure will be reasonably compatible with the character and scale of other uses permitted as of right in the same district as the location was previously a dog training facility and no structural or permanent changes will be made to the building or its grounds.
- b. The proposed use will not constitute a nuisance by reason of unacceptable level of air or water pollution, or excessive noise as follows:
 - The facility will practice proper sanitation practices including proper disposal of all dog waste.
 - Dogs will be kept on leash or in a fenced in area when outdoors and not allowed to come in contact with the Mill River.
 - Our grooming equipment is energy and water efficient greatly reducing graywater output which the building's septic/sewage system is more than able to handle the capacity of.
 - Our regular scheduled hours of 7am – 7pm, use of fencing, and the small amount of dogs in the facility (on average 6-12 dogs) at any given time provide the dogs with a much more stress free environment which all contribute greatly to ameliorate excessive noise
 - We will not be adding any additional lighting and will be using the Guardhouse Building's existing lighting which consists of 4 lights, one on each corner of the building (facing down), and 2 lights, one on each side of the entrance, all of which will be turned off by 8pm. The Brassworks parking lot lights will continue to operate under The Brassworks management's existing schedule.
 - We anticipate low traffic volume with an average of 6-12 vehicles per a day, with each vehicle typically staying 5 – 10 minutes at a time.
- c. There is no additional special permit criteria or special use regulations under the By-Law for the proposed "Kennel" use by Lil Dog Lodge.
- d. The proposed use does not create a significant adverse impact to the quality of surface water or groundwater as no construction is being done to the proposed site.
- e. No unusual waste will be generated by the proposed use that is not routinely handled by any commercial waste hauler.
- f. The proposed use will minimize the visibility of visually degrading elements and protect the neighboring properties from potentially detrimental or offensive uses by making no structural changes to building, using fencing outside to create any needed buffer zones, and by limiting our signage to the Brassworks sign pole in accordance with existing signage.

Lil Dog Lodge

Raeann Woytowicz
Alex Woytowicz



- LIGHTING
- SIGN
- FENCE STAGE 2 CHAIN LINK
- FENCE STAGE 1 STOCKADE
- EXISTING FENCE

Abutors List for 132 Main St

2/4/2018

<u>Name</u>	<u>Street Address</u>	<u>Mailing Address</u>	<u>Town</u>	<u>Stat</u>	<u>Zipcode</u>	<u>Map & Parcel</u>
Lisa & William Dietz	103 Main St	same	Haydenville	MA	01039	K-6
Philip Skwira	107 Main St	same	Haydenville	MA	01039	K-7
Poverty Mountain Partners, LLP	109 Main St	PO Box 231	Williamsburg	MA	01096	K-8
Richard & Beverly Schmith	9 Pondview Dr	same	Haydenville	MA	01039	K-9
Donald Johnson	7 Pondview Dr	same	Haydenville	MA	01039	K-10
Jason & Jennifer Novak	5 Pondview DR	216 Spring St	Florence	MA	01062	K-11
Francis & Linda Rowley TR, 3 Hatfield Rd Trust	3 Hatfield Rd	same	Haydenville	MA	01039	K-15
Ellen Wittlinger & David Pritchard	1 Kingsley Ave	same	Haydenville	MA	01039	K-16
Brian Wert & Sandra Ginsburg	3 Kingsley Ave	same	Haydenville	MA	01039	K-17
Andrew Erwin, TR & Sara Sullivan, TR	5 Kingsley Ave	PO Box 51	Williamsburg	MA	01096	K-18
Penelope Johnson	5 Hatfield St	same	Haydenville	MA	01039	K-33
Leslie Lashway et al	123 Main St	179 Audubon Rd	Leeds	MA	01053	K-211
Nootigedacht A Partnership C/O Alicia Ayer	125 Main St	186 Old Street Rd	Peterborough	NH	03458	K-210
Lavinia Clay	127 Main St	188 Old Street Rd	Peterborough	NH	03458	K-209
Richard & Mary Bart	129 Main St	PO Box 416	Haydenville	MA	01039	K-207
Robert Schneider	131 Main ST	PO Box 323	Haydenville	MA	01039	K-206
Richard & Nancy Zimmer	133 Main St	PO Box 455	Haydenville	MA	01039	K-205
Paul Leney & Kathryn McGinley	135 Main St	PO Box 268	Haydenville	MA	01039	K-204
Rosalie Peri	137A Main St	same	Haydenville	MA	01039	K-203 A
Daniel Coyne & Michael Starr	137B Main St	same	Haydenville	MA	01039	K-203 B
Laura Vanguilder	137C Main St	PO Box 134	Haydenville	MA	01039	K-203 B
Carol Davis	139 Main St	PO Box 461	Haydenville	MA	01039	K-202
American Dream Realty LLC	142 Main St	16 Harvard St,	Westfield	MA	01085	K-192
Denison Corp	140 Main St	15A Pray St	Amherst	MA	01002	K-193
Leonel & Arlene Dextrase	138 Main St	PO Box 273	Haydenville	MA	01039	K-194
Haydenville Library	136 Main St	same	Haydenville	MA	01039	K-196
Hampshire Lodge Building Association	1 S Main St	PO Box 302	Haydenville	MA	01039	K-224
Joseph F Pasternak,III Inc	3 S Main St	200 Beauchamp Ter	Chicopee	MA	01020	K-226
Todd Dextrase	5 S Main St	49 Ashley Circle	Easthampton	MA	01027	K-228A
Michael Moran, Jr, Trustee	6 S Main St	PO Box 278	Haydenville	MA	01039	K-227
Michael & Beverly Bullock	2 S Main St	same	Haydenville	MA	01039	K-223
Michael Fournier & Dawn Orluske	3 Walpole Rd	same	Haydenville	MA	01039	K-222
Michael And Lynn Moran	20R S Main St	same	Haydenville	MA	01039	K-295 & 295.1

Tom & Charonne Masters	14 Fort Hill Rd	PO Box 100	Florence	MA	01039	K-294
Kevin Wilson	5 Walpole Rd	same	Haydenville	MA	01039	K-221
Marken Properties C/o H Bererzin	9 Walpole Rd	667 Main St	Holyoke	MA	01040	K-214
Susan Fortgang & David Nehring	13 Walpole Rd	34 Harrison Ave	Northampton	MA	01060	K-215& G-65
WMECO	40 Walpole Rd	PO Box 270	Hartford	CT	06141	G-66
Town of Williamsburg	96 Main St	PO Box 141	Haydenville	MA	01039	G-78
Lawrence & Linda West	95 Main St	same	Haydenville	MA	01039	G-77

The preceding is a list of abutters within 300' of 132 Main St., Haydenville, MA (K-213).
 This is owned by The Brassworks Associates, Mount Holyoke Management LLC whose mailing address is
 667 Main St, Holyoke, MA 01040.

We certify, to the best of our abilities, that this is a list of all the abutters to 132 Main St, Haydenville, MA 01039

Williamsburg Board of Assessors



The Commonwealth of Massachusetts
TOWN OF WILLIAMSBURG

Office of the
Zoning Board of Appeals
Haydenville, MA 01039-0447

LEGAL NOTICE

According to the Massachusetts General Laws you are considered to be one of the parties in interest in one of the matters herewith described and notice is hereby given that:

A Public Hearing will be held at 6:30 PM on Wednesday, March 21, 2018 in the Williamsburg Town Offices, 141 Main St., Haydenville, MA to consider the following: The application of Raeann & Alex Woytowicz of Worthington, MA for a Special Permit, as required by Section 3.2 of the Zoning Bylaw of the Town of Williamsburg, to permit a pet care business to include: grooming, daycare, and boarding at 132 Main St., Williamsburg identified as Assessors Map K, Parcel 213.

This constitutes due and legal notice of this hearing. If you wish more information or to be heard on this matter, either in favor or opposed, you may appear personally, or be represented by agent or counsel. You may also submit opinion or facts in writing to the Board of Appeals at any time before the close of the Public Hearing.

Charles Dudek, Chairman
Zoning Board of Appeals