

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- ☐ Application for Dimensional Variance
- ☐ Application for a Use Variance
- ☐ Application for a Section 6 Finding
- ☒ Special Permit for Use permissible by Special Permit
- ☐ Appeal from a Decision of the Zoning Enforcement Officer
- ☐ Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 265 Pleasant Street, Rockland, MA 02370
2. Name(s) of Owner(s) of Property: Sal Spata
3. Owner's Address: 265 Pleasant Street, Rockland MA 02370
4. Name of Applicant(s): Cynthia Ellis Michelle Remillard
5. Address of Applicant: 43 Merrymount Road 02169 Quincy, MA
21 Buckley St Quincy, MA 02169
6. Applicant's Phone: ~~Home:~~ cell: (617) 792-9389 Work: _____
cell: (617) 470-4027 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 19 and Lot # 073 of the property.
8. State the Zoning District in which the property is located: I-1
9. Explain in-depth what you are proposing to do: _____

(See attached)

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

Handed Licence (see attached)

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

I-1

Map # 19, Lot # 073

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary)

N/A

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

See Attached

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____

N/A

Signed: _____

Sal Spator

Lessee - *Amy Christenson*

Owner(s) of Record

All owners must sign

Signed: _____

Cynthia Ellis

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

9-9-2021

(Attachment for Question # 9)

Myself, Cynthia Ellis and Michelle Remillard are looking to acquire our own Kennel License, currently held by Amy Christenson of 265 Pleasant Street, Rockland. The current owner initially applied for 100 dogs under her Kennel License. She was approved for 50 dogs at that time in 2014 and was told to give it one year at 50 and if all went well, she would be approved for 100 dogs. It has since been 7 years. Michelle and I have been working with the current owner, Amy Christenson since approximately February of this year in hopes of purchasing PAMPERED PAWS. Amy will continue to stay on for at least an additional 6 months for a smooth and steady transition. In being able to meet the labor demands, we would now be able to increase numbers as owner had hoped and do so safely.

Thank you in advance for your consideration,

Cynthia Ellis & Michelle Remillard

(Attachment for answer to Question #13)

There exists a well-established business located in Rockland, known as PAMPERED PAWS. It is a Doggie Daycare & Boarding Facility with a loyal client base as well as a waiting list accruing daily. The current hours of operation at 265 Pleasant Street are Monday- Friday between the hours of 7am-6pm, Saturday between 12pm-1pm and 4pm-5pm by appointment only and Boarding 365 days a year. Amy Christenson is currently the sole proprietor operating since March of 2008 (est. May, 2007) without incident.

Myself, Cyndi Ellis & Michelle Remillard, are looking to purchase said business and expand on previously approved services which include Grooming, Retail and Training Services. Our Mission is to continue to provide a comfortable, yet relaxed environment where everyone feels like family. PAMPERED PAWS is the only Commercial Kennel located in the Town of Rockland and has very little to no competition in the area and a line waiting for them to offer other services as they are so well respected in the community. The demand for all dog services was high pre-pandemic and has more than doubled post- pandemic. The owner is looking to sell due to the lack of keeping up with said demand. She wants to see someone with the same values take over so the location can reach its full potential.

The leased property consists of 3500 sq/ft of indoor space and 2000 sq/ft fenced in outdoor space. The location to be taken over was renovated and occupied in July of 2014 and everything is up to code and in accordance with town bylaws. The Commercial Kennel License is approved for up to 50 dogs at this time. There are three designated Daycare rooms... Small area is 225 sq/ft, Medium area is 324 sq/ft and Large Area is 448 sq/ft. Each room is regulated to house 15-20 dogs per group with additional areas for smaller groups if necessary. Areas designated for Retail & Grooming, as well as room for dogs in waiting. There is also room to Board on the first floor in addition to Boarding Suites located on the second floor. There are currently at least 16 areas to Board with ample space to house an additional 15-30 more suites depending on size.

Outside of our experience with dogs... We have backgrounds in marketing should we need to advertise in the future. At this time no Marketing Plan is in place due to the high demand and lengthy waiting list. With a sole owner/operator currently in place, the business is only operating at about 20%. They have a current client list of almost 400 customers as well as a growing waiting list, put on hold for safety reasons (lack of employees).

The potential for PAMPERED PAWS continues to be endless. Daycare rates are currently set at \$23/half day, \$33/full day and \$55/per night to Board. With 2-3 Grooming stations, Retail Sales and Training sessions added, the business will easily Gross over \$1 million in Sales in the coming years.

We, as the new owners are looking to acquire the Building's Lease, Commercial Kennel License, Business Certificate as well as all operating costs and utilities into our names. At this time we are looking to apply for a Special Permit for our own Kennel License that increases the limit from 50 to 100 dogs. We have been working with the current owner, Amy Christenson since February of this year 2021 and aware of all the bylaws. We are not looking to make any other changes at this time outside of what has previously been approved. The previous owner is also willing to stay on as long as necessary in order for a smooth and steady transition. We will meet with existing owners, listen to their needs, all while sharing our thoughts on how we would like to better serve the community with our expanded services.

Thank you in advance for your consideration,

Cynthia Ellis

Cynthia Ellis &

Michelle Remillard

Michelle Remillard