



TOWN OF BOLTON
PLANNING BOARD

Town Hall, 663 Main Street, Bolton, MA 01740
Phone 978-779-3308 Fax 978-779-5461 planner@townofbolton.com

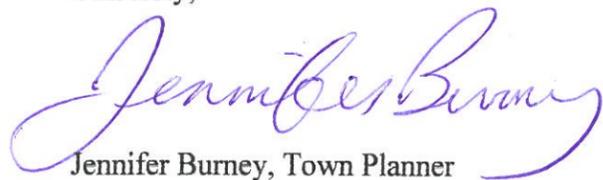
February 7, 2012

To:
Planning Board
Conservation Commission
Building Inspector
Board of Health
Fire Department
DPW
Board of Selectmen
Town Administrator
Police Department
Historical Commission
Re: Houghton Farm

A request for a Special Permit for Country Dogs Day Care and Shoppe, Inc., located at the Salt Box 626 Main Street has been made. A hearing will be held on Wed. March 14, 2012 at 7:30pm. Attached is the hearing notice and application. The Planning Board would appreciate any comments prior to this Hearing.

In order to be green you are being provided with an electronic copy only. If you would like a hard copy of the application please let me know.

Sincerely,


Jennifer Burney, Town Planner

**Town of Bolton
Planning Board**

2012 FEB -7 PM 2: 00

The Planning Board will hold a public meeting on Wednesday, March 14, 2012 at 7:30 p.m. at Town Hall, 663 Main Street, Bolton, MA 01740 to consider the application of Country Dogs Daycare and Shoppe, Inc, which will be located at the Salt Box, 626 Main Street, Bolton MA 01740 for a Special Permit for the Business District pursuant to Section 2.3.4 and 2.5.5 of the Bolton Zoning Bylaw.

The application and plans are available for review at the Town Clerk's Office in the Town Hall, Tuesday, 9 a.m. to 4 p.m. and 6 p.m. to 8 p.m., and Monday, Wednesday and Thursday, 9 a.m. to 2:30 p.m.

Any person interested or wishing to be heard on the application and plans, should appear at the time and place designated.



Town of Bolton

Town Hall, 663 Main Street, Bolton, MA 01740
Phone 978-779-3308 Fax 978-779-5461
planner@townofbolton.com

3rd Party Billing Form

Date: JANUARY 31, 2012

To: Gate House Media (Bolton Common)
Legal Notice Department

I hereby authorize Gate House Media to bill me directly for the legal notice to be published in the Bolton Common on February 24th and March 2nd. This legal notice pertains to a hearing being held on March 14th, 2012.

Jean D. Siffert, Treasurer 1/31/12
Signed: Applicant/Authorized Agent Date

Print Name: COUNTRY DOGS Daycare + Shoppe, Inc
Address: JEAN D. Siffert, Treasurer

120 South Meadow Rd.
CLINTON, MA 01510

Phone: 508-361-0916

Pamela H. Powell

From: Ch. 40A S 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy or said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**LIMITED BUSINESS DISTRICT / BUSINESS DISTRICT
Application Form for Special Permit**

Bolton, Mass Jan. 31 2012
(Date of Filing)

Name of Applicant COUNTRY DOGS DAYCARE + SHOPPE, INC

Address 120 SOUTH MEADOW RD. CLINTON, MA 01510

Name of Registered Engineer or Surveyor _____

Address _____

Deed or property Recorded in: Book No. 46872 Page 189 of
the WORCESTER Registry of Deeds.

Location and Description of Property (include zoning district(s)): _____

The Salt Box, 626 Main St., Bolton BUSINESS

Lot Frontage: 290 feet

Lot Area: 114998.4 Square Feet

Proposed Land Use(s) Requiring a Special Permit _____

Retail, Dog daycare + Kennel

Please include all materials listed in the Rules and Regulations for Limited Business Districts and Business Districts (see attached checklist) if required by the Board. Failure to include all required materials could delay processing of the application.

Signature of Owner or Agent *Anna Newsham*, President

Address 120 South Meadow Rd., Clinton MA

Phone Number 978.501.2563 01510

John D. Ayres, Treasurer.

Date Received _____

By _____

Fee Paid _____

January 31, 2012

Members of the Planning Board
Town of Bolton
663 Main Street
Bolton, MA 01740

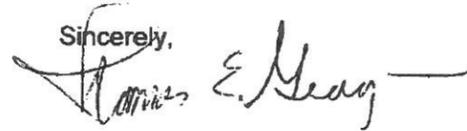
Re: Salt Box – Special Permit for Country Dogs Daycare & Shoppe, Inc.

Dear Members of the Planning Board,

Please be advised that I am the authorized agent of the owner of the limited liability company (Hares Realty, LLC) that owns the property located 626 Main Street, Bolton, MA also known as the Salt Box.

For your records, the owner consents to and supports the application for a Special Permit by Country Dogs Daycare & Shoppe, Inc. to operate a retail store, dog daycare and kennel in the premises.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas E. Geagan", with a horizontal line extending to the right.

Thomas E. Geagan
Agent for Owners
PO Box 891
Acton, MA 01720
978-263-8400

Proposed Hearing Notice

The Planning Board of the Town of Bolton will hold a public hearing on February 22, 2012 at __PM in the Town Hall, Bolton, to act upon the application of Country Dogs Daycare & Shoppe, Inc., seeking a special permit for a portion of the premises known as the Salt Box building located at 626 Main Street.

The Applicant is seeking:

Issuance of a Special Permit to Country Dogs Daycare & Shoppe, Inc. pursuant to Section 2.3.2 (c) of the Bolton Zoning Bylaws to allow use of the premises for a retail store, dog daycare and kennel within the existing structure and including an attached carport at the rear exterior of the premises.

The application and plan are available for Review at the Town Clerk's Office in the Town Hall during the following times:_____.

Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

OTHER PERMITTING

List variances and Special Permits previously issued by the Planning Board of Appeals and any needed for this proposal.

No changes proposed.

List required Special Permits or Health Permits and provide copies of any received.

No changes proposed.

Note if Conservation Commission approval needed and provide copy of approval if received.

No changes proposed.

DEVELOPMENT IMPACT STATEMENT

Description of proposed or possible uses

Country Dogs Daycare & Shoppe, Inc. (“Country Dogs”) has an agreement with the owner of the property at 626 Main Street (Hares Realty, LLC) to lease the portion of the premises on the left side of the current building (as you face the building from Main Street) from front to back; and, space in new premises that may be built on the property. We are seeking a Special Permit which would allow the use of the current premises as a retail store, dog daycare and boarding kennel and transition of the operating business to new premises that may be constructed on the site in the future.

No major changes are planned in the current structure or the land and existing landscaping.

Behind the structure is a paved area which we plan to partially enclose with a “carport” structure for use of the dogs in our care.

Country Dogs will operate in harmony with the neighborhood and the environment by providing a range of services to pet owners of the Town of Bolton as well as be a fun place to shop.

Specialty Retail Store – Pet Themed:

In the front of the premises, we plan to operate a retail store which will sell quality pet themed merchandise. The retail store will be open when the dog daycare is open and may remain after the daycare closes at 7PM until 9PM.

Dog Daycare:

Country Dogs plans to care for up to 60 dogs per day on weekdays and 20 dogs per day on weekend days. Daycare is provided to clients who want to leave their dogs in a safe environment during working hours. The dog daycare will be open from 7AM to 7PM.

Dogs will be housed indoors in the rear rooms of the premises and will be taken outside into the carport enclosure for play and potty breaks on a regular schedule. Dogs are supervised by a staff ratio of not less than one staff member per fifteen dogs.

The carport enclosure is 18 feet wide by 36 feet long and attaches directly to the rear exit of the premises. It has a “leg height” of 7 feet and will be enclosed to the height of 6 feet – leaving 1 foot open for light and air. The structure is an Engineering Certified Structure from American Steel Carports, Inc. made of 12 gauge steel, has a wind warranty and will be attached with mobile home anchors. There will be a rear exit door from the carport for safety and an interior light that will be used only during business hours after dark. The carport will not be visible from Main Street or abutting properties. (See Attachment 1 for the plot plan sketch showing the carport and Attachment 2 for specifications for the carport.)

Sound will be managed by locating the dogs in the rear of the premises and monitoring and coordinating their behavior. Waste will be handled by sanitary bagging at regular intervals and disposing in the dumpster as per Board of Health approved standards.

Traffic: We expect clients to arrive for drop-off in a staggered pattern between 7AM to noon, and pick up dogs between 3-7PM. At the busiest time, we expect 2-3 cars at the daycare entrance and these are expected to cluster between 7-9AM and 4-6PM. Many clients are expected to be multi-dog owners so one car may be dropping off 2-3 dogs.

Overnight Boarding:

As the business grows, Country Dogs plans to care for up to 20 dogs overnight to accommodate the needs of clients who travel for vacation or business trips.

Grooming:

Country Dogs plans to offer grooming services to meet the needs of clients whose dogs participate in the dog daycare.

Training:

Country Dogs plans to offer classes in the evening, in the rear rooms of the premises, with up to 10 participants.

Special Events:

Country Dogs plans to host special events from time to time which may include educational programs for pet owners, obedience training, and community service events.

Proposed lot coverage per bylaw, total coverage of all impermeable surface including building and parking, and open space areas.

There are no plans to change the parking lot at the current site.

Drainage Calculations

There are no plans to change any of the drainage on the site.

Earth Removal Calculations

There are no plans to remove any earth from the site.

PARCEL INFORMATION

Owner#1: HARES REALTY LLC
 Owner#2: 7 DEER RUN
 Address#2: CHARLTON MA 01507

Use-Code: 325
 Tax Class: T
 Tot Fin Area: 15060
 Tot Land Area: 2.64

Inspect Date: 12/11/2011
 Meas Date: 12/11/2011
 Entrance: C
 Collect ID: DM
 Inspect Reas: C

Sale Price: 690000
 Sale Date: 12/27/2010
 Sale Type: P
 Sale Valid: I
 Grantor: DCU / PLANTE DEBORAH, TR

Road Type: T
 Rd Condition: P
 Traffic: M
 Water: IW
 Sewer: SP

COMMERCIAL SECTIONS/GROUPS

Section:	ID	Use-Code	Section:	ID	Use-Code
Category: 2	102	325	Category: 2	103	340
Grnd-FI-Area: 4488			Grnd-FI-Area: 1584		
Story Height: 2			Story Height: 1.5		
Bldg-Class: D			Bldg-Class: D		
Yr-Built: 1972			Yr-Built: 1979		
Eff-Yr-Built: 1972			Eff-Yr-Built: 1979		
Cost Bldg: 489500			Cost Bldg: 133700		
Groups (3):			Groups (2):		
Cd B-FL-A	Flrs	Unit	Cd B-FL-A	Flrs	Unit
220 1630	1	1	1 400 1584	1	1
400 1630	1	1	2 345 1152	1	1
400 2860	2	2			

NBHD CODE: 700
NBHD CLASS:
Zone: C

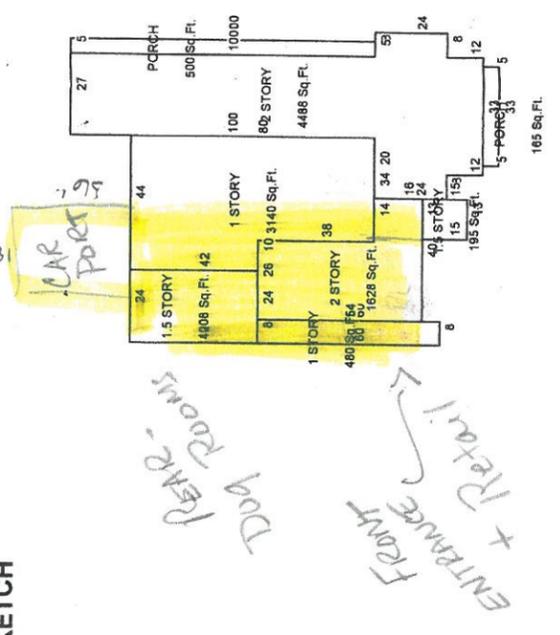
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-1/2/3	Value	Class
1	P	325	A	80150	1.84	N	154999	
2	R	325	A	34848	0.8	N	6400	

DETACHED STRUCTURE INFORMATION

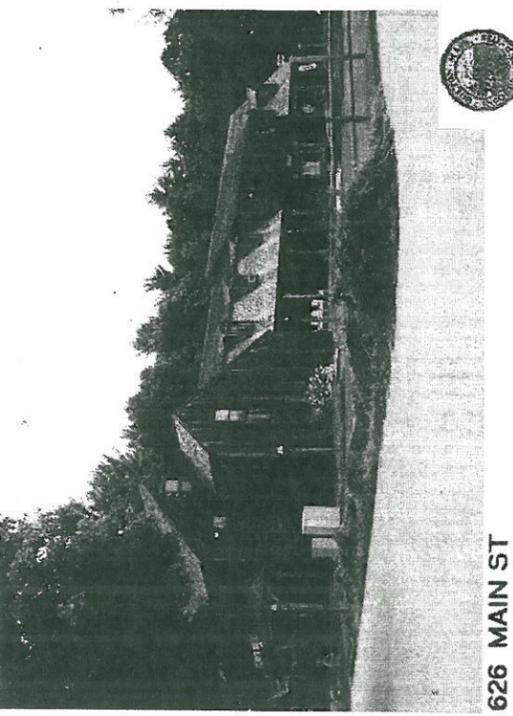
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
AS	S	10000		1974	A	A	///40		9900	3

VALUATION INFORMATION
 Current Total: 954300
 Prior Tot: 954300
 Bldg: 792900
 Land: 161400
 MktLnd: 161400
 MktLnd: 161400

ETCH



PHOTO



626 MAIN ST

Attachment 1



FRONT -

FRONT

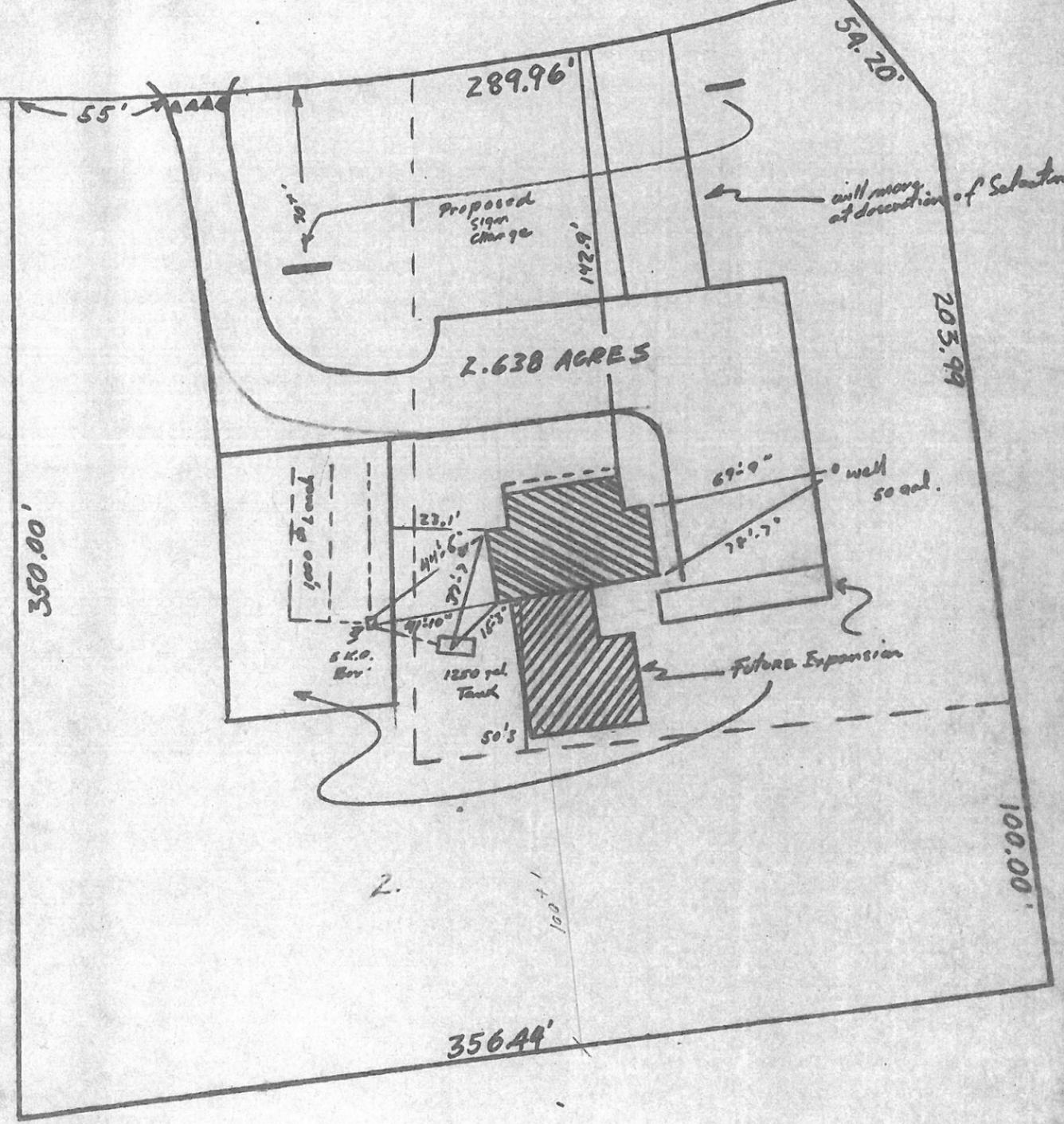


REAR

REAR

CARPORT CARPORT

MAIN (1952 RTE 117 COUNTY LAYOUT) STREET



356.44'

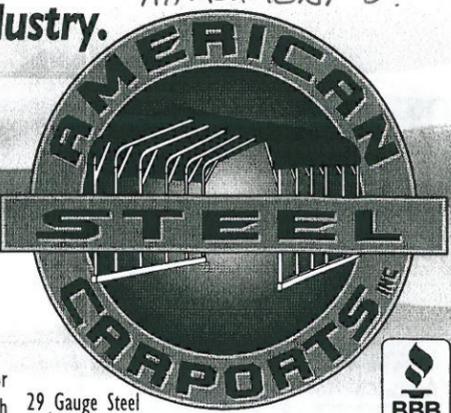
We offer the best quality buildings in the carport industry.

Engineer Certified Carports

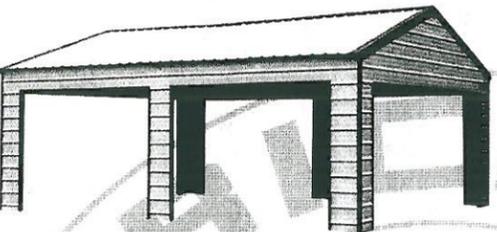
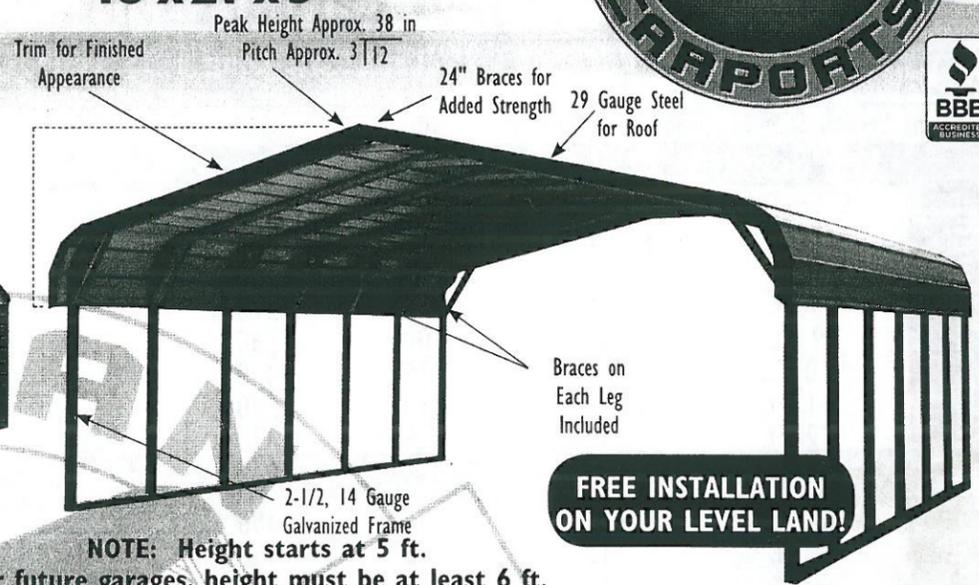
*OUR CARPORTS ARE ENGINEER CERTIFIED TO MEET YOUR STATE & LOCAL CODES

\$1195.00 (14 gauge)

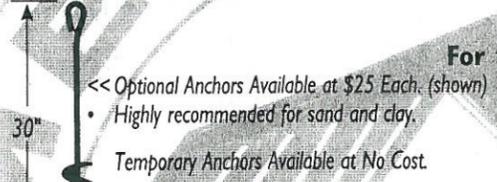
18'x21'x5'



Jerry Olsson
CALL YOUR LOCAL DEALER.
TEL: 978 815-9734



A-Frame Vertical Roof with Horizontal Siding and 6 Openings



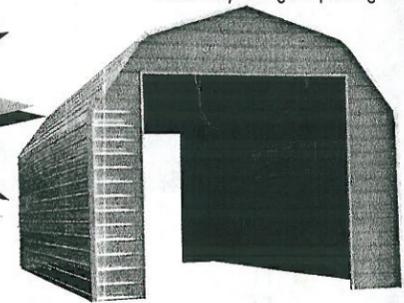
<< Optional Anchors Available at \$25 Each. (shown)
• Highly recommended for sand and clay.
Temporary Anchors Available at No Cost.

NOTE: Height starts at 5 ft.
For future garages, height must be at least 6 ft.

CUSTOM SIZE CARPORTS, GARAGES, STORAGE BUILDINGS, MOTOR HOME COVERS & WAREHOUSES UP TO 60 FT WIDE CLEAR SPAN ARE AVAILABLE. CALL FOR PRICING.

FREE INSTALLATION ON YOUR LEVEL LAND!

*Base always 1' less than roof size.
*Prices may change depending on area.



6 Sided Hexagon Style

Standard Style Garage (with Overhead and Walk-In Doors) 12 Colors to Choose From at No Additional Cost. 6 Sided Hexagon Style

WE WILL MATCH ANY COMPETITOR'S PRICE ON IDENTICAL BUILDINGS!

14 Gauge <small>(Most economical top seller, but does not offer any warranty)</small>	12x21	\$995	12x26	\$1495	12x31	\$1795	12x36	\$2095	12x41	\$2395	12x46	\$2695	12x51	\$2995
	18x21	\$1195	18x26	\$1745	18x31	\$2095	18x36	\$2495	18x41	\$2795	18x46	\$3145	18x51	\$3495
	20x21	\$1695	20x26	\$2145	20x31	\$2545	20x36	\$2995	20x41	\$3395	20x46	\$3845	20x51	\$4245
	22x21	\$2095	22x26	\$2645	22x31	\$3145	22x36	\$3695	22x41	\$4195	22x46	\$4795	22x51	\$5245
	24x21	\$2495	24x26	\$3145	24x31	\$3745	24x36	\$4395	24x41	\$4995	24x46	\$5645	24x51	\$6245
12 Gauge <small>(20 Year Warranty. See details on back page.)</small>	12x21	\$1445	12x26	\$1795	12x31	\$2195	12x36	\$2545	12x41	\$2895	12x46	\$3245	12x51	\$3645
	18x21	\$1695	18x26	\$2145	18x31	\$2545	18x36	\$2995	18x41	\$3395	18x46	\$3795	18x51	\$4245
	20x21	\$1945	20x26	\$2445	20x31	\$2945	20x36	\$3395	20x41	\$3895	20x46	\$4395	20x51	\$4895
	22x21	\$2345	22x26	\$2945	22x31	\$3545	22x36	\$4095	22x41	\$4695	22x46	\$5295	22x51	\$5895
	24x21	\$2645	24x26	\$3345	24x31	\$3995	24x36	\$4645	24x41	\$5295	24x46	\$5945	24x51	\$6595

Please check options on back page. 22 feet wide and up, recommend using 12 gauge material. *Extra trusses may be required for heavy snow load. Check local codes. Prices are subject to change without notice. Check before purchase to make sure building meets your local codes.

Reinforced Trusses Incl.

Reinforced Trusses Incl.

Weds.



TOWN OF BOLTON
ASSESSORS OFFICE
TOWN HALL
663 MAIN STREET
BOLTON, MASSACHUSETTS 01740
PHONE (978) 779-5556 FAX (978) 779-5461

Date of Application 1/24/12

REQUEST FOR LIST OF ABUTTERS

Effective August 24, 2004, anyone requesting a list of abutters must give at least three (3) working days notice. This notice will allow the Assessors Office sufficient time necessary to prepare the list of Abutters.

Effective July 1, 2004, the fee schedule is \$15 per certified abutters list.

*Please note that these fees apply to preparation of new list or verification or reverification of an existing list.

Please indicate with a check

Immediate Abutters (Board of Selectmen)

Board of Appeals, Planning Board, Site Plan review - within 300 feet

Conservation Commission within 100 feet or distance = 300 feet

Planning Board for sub division - 500 feet

Abutter to Abutter within distance of _____ feet

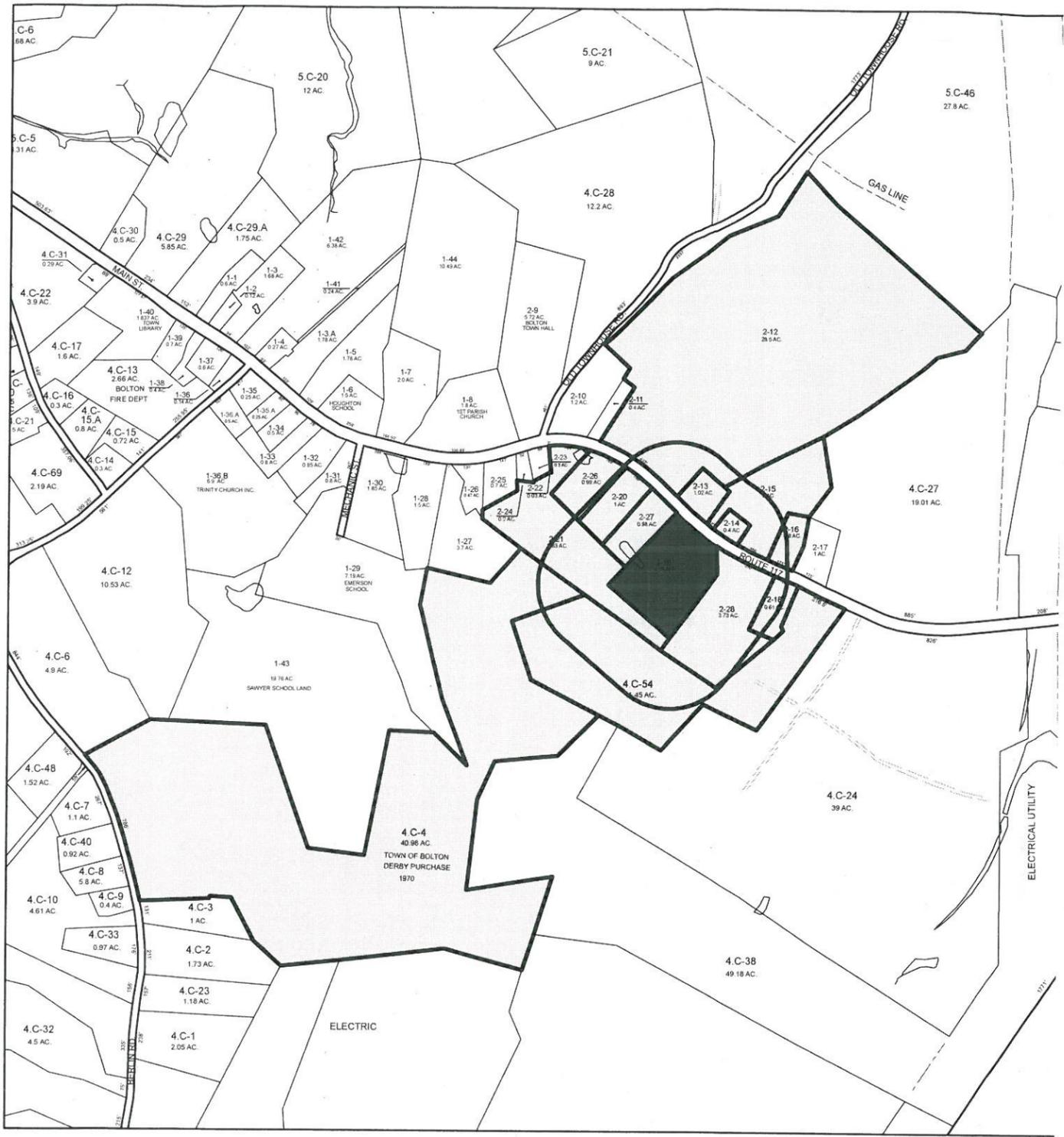
Map _____ Parcel(s) _____

KAREN NEWSHAM 626 MAIN ST. 2-19
Applicant (please print) Location of Property

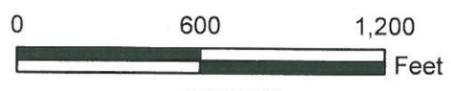
[Signature]
Signature of Applicant

14 WOODRUFF RD., CLINTON, MA 01570 978 581-2563 _____
Mailing Address of Applicant Telephone Number FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS



**Abutters List - 300 Ft / Map 2-19 / 626 Main St.
Bolton, MA**



1/25/2012

Certified Cynthia Bradley

POWERS JOHN C & LILLIAN E / LANDE
C/O LAW OFFICES OF DAVID A PHILB
77 HIGH ST
CLINTON, MA 01510

~~HARES REALTY LLC
7 DEER RUN
CHARLTON, MA 01507~~

SHEPPARD A JANE
P O BOX 71
BOLTON, MA 01740

~~TOWN OF BOLTON
DERBY PURCHASE & SAWYER 1967
663 MAIN ST
BOLTON, MA 01740~~

SULLIVAN MICHAEL & JOANNE
P O BOX 183
BOLTON, MA 01740

BOLTON SENIOR HOUSING CORP
663 MAIN ST
BOLTON, MA 01740

GRENIER MARY LOUISE
615 MAIN ST
BOLTON, MA 01740

KELTY MATTHEW T & MEGAN K
607 MAIN ST
BOLTON, MA 01740

BICKFORD KAREN & JOHN
10 WILDER RD
BOLTON, MA 01740

FEDERATED CHURCH OF BOLTON
PARSONAGE
642 MAIN ST
BOLTON, MA 01740

HARES REALTY LLC
7 DEER RUN
CHARLTON, MA 01507

PLANTE EDMOND H
P O BOX 476
BOLTON, MA 01740

~~HARES REALTY LLC
7 DEER RUN
CHARLTON, MA 01507~~

205 School St.
Gardner, MA
PO 159
01440
RCAP Solutions

Abutters List Report

Town of Bolton, MA

January 25, 2012

Subject Properties:

002.0-0019.0 002.0-0000-0019.0 626.00 MAIN ST	HARES REALTY LLC 7 DEER RUN CHARLTON, MA 01507
---	--

Parcel Number: 002.0-0012.0	Mailing Address: POWERS JOHN C & LILLIAN E / LANDE C/O LAW OFFICES OF DAVID A PHILBI 77 HIGH ST CLINTON, MA 01510
Cama Number: 002.0-0000-0012.0	
Property Address: 649.00 MAIN ST 1A	

Parcel Number: 002.0-0013.0	Mailing Address: SHEPPARD A JANE P O BOX 71 BOLTON, MA 01740
Cama Number: 002.0-0000-0013.0	
Property Address: 631.00 MAIN ST 1	

Parcel Number: 002.0-0014.0	Mailing Address: SULLIVAN MICHAEL & JOANNE P O BOX 183 BOLTON, MA 01740
Cama Number: 002.0-0000-0014.0	
Property Address: 621.00 MAIN ST	

Parcel Number: 002.0-0015.0	Mailing Address: GRENIER MARY LOUISE 615 MAIN ST BOLTON, MA 01740
Cama Number: 002.0-0000-0015.0	
Property Address: 615.00 MAIN ST	

Parcel Number: 002.0-0016.0	Mailing Address: KELTY MATTHEW T & MEGAN K 607 MAIN ST BOLTON, MA 01740
Cama Number: 002.0-0000-0016.0	
Property Address: 607.00 MAIN ST	

Parcel Number: 002.0-0018.0	Mailing Address: BICKFORD KAREN & JOHN 10 WILDER RD BOLTON, MA 01740
Cama Number: 002.0-0000-0018.0	
Property Address: 608.00 MAIN ST	

Parcel Number: 002.0-0020.0	Mailing Address: FEDERATED CHURCH OF BOLTON PARSONAGE 642 MAIN ST BOLTON, MA 01740
Cama Number: 002.0-0000-0020.0	
Property Address: 642.00 MAIN ST	

Parcel Number: 002.0-0021.0	Mailing Address: HARES REALTY LLC 7 DEER RUN CHARLTON, MA 01507
Cama Number: 002.0-0000-0021.0	
Property Address: 0.00 MAIN ST	

Parcel Number: 002.0-0026.0	Mailing Address: PLANTE EDMOND H P O BOX 476 BOLTON, MA 01740
Cama Number: 002.0-0000-0026.0	
Property Address: 0.00 MAIN ST 3	

Parcel Number: 002.0-0027.0	Mailing Address: HARES REALTY LLC 7 DEER RUN CHARLTON, MA 01507
Cama Number: 002.0-0000-0027.0	
Property Address: 0.00 MAIN ST 2	

Parcel Number: 002.0-0028.0	Mailing Address: HARES REALTY LLC 7 DEER RUN CHARLTON, MA 01507
Cama Number: 002.0-0000-0028.0	
Property Address: 0.00 MAIN ST	

Subject Properties:

002.0-0019.0
002.0-0000-0019.0
626.00 MAIN ST

HARES REALTY LLC
7 DEER RUN
CHARLTON, MA 01507

Parcel Number: 004.C-0004.0

Mailing Address: TOWN OF BOLTON
DERBY PURCHASE & SAWYER 1967
663 MAIN ST
BOLTON, MA 01740

Cama Number: 004.C-0000-0004.0
Property Address: 0.00 BERLIN RD

Parcel Number: 004.C-0054.0

Mailing Address: BOLTON SENIOR HOUSING CORP
663 MAIN ST
BOLTON, MA 01740

Cama Number: 004.C-0000-0054.0
Property Address: 600.00 MAIN ST PAR A,B

