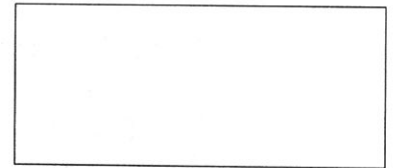


**PLANNING BOARD
MEETING MINUTES
June 15, 2021**



PRESENT: Daniel Doucette, Elizabeth Brown, David O'Connor, John Carroll, Elmer Clegg, Jeanne Azarovitz, Louis Gallo, Sandra Goldstein.
ABSENT: Christopher Farrell
STAFF: Coreen Moore -Town Planner, Jennifer Copeland – Assistant town Planner
ALSO PRESENT: Ken Brady, Tom,

Chairman Doucette called the meeting to order at 7:00pm.

81P: 1009 County Rd, Cataumet. 1 lot
Coreen: Note on plan added about the bog. Meets all requirements.
Tom: Putting two pieces of land back together.
Mr. Clegg: Needs three acres to qualify for the agricultural exemption.
Coreen: Used to be five, now two.
Good plan to neighborhood.

Ms. Goldstein made a MOTION to endorse, SECONDED by Mr. Clegg with all in favor.

Conditional Use Permit #CU-1-2021: Cont'd from 5.27.21. 10 St. Margaret's St. Kenneth Brady. Dog training facility.

Ken: Met with Mr. O'Connor on site. House 10-15 dogs max. Training facility only. Outdoor area fenced with turf for training. Think will be successful. Landlord is in favor of it. I'm retired from the Sheriff's Dept.

Mr. O'Connor: Astroturf. Nearest neighbor is 150' – 200' away. Day it's more like personal services (pet grooming) and at night it's a kennel. Two different uses.

Coreen: This process is just to say is it similar use and if site plan review or special permit. Has to come back to you. Think conducive and requires ____ through the details of the hearing. If think not conducive, it ends here.

Mr. Clegg: Both allowed uses in downtown and currently in effect.

Coreen: The vet has overnights.

Mr. Clegg: Concern effect on the neighbors. Impact on St. Peter's then how being used today/motorcycles.

Ms. Brown: Well thought out plan.

Ken: Work very hard with dogs to not bark.

Chm. Doucette: Kennel, intent is for training, comes in a problem, leaves a graduate.

Ken: Want to take in an occasional shelter dog, train them for free to make them adoptable then give back. Can't do now as I'm out of my house. Worked with 600-800 dogs over the past years. We'll contact shelters because we don't want to see them put down.

Mr. Carroll: It's a business district, think it's a fit.

Chm. Doucette: Look at for training and encourage that. Read comments from Chris Farrell opposed to this into the record.

Ms. Brown: Kennel is indoors, fence between the church property.

Ken: Will fence the entire area. I understand security. No dog will ever be off leash outside of that fence.

Chm. Doucette: Public safety address that in your application.

Mr. Clegg: Will have some inclination of number of dogs kept overnight?

Coreen: Has suggestions for that at that time. Similar use and how permitted is what you need to decide. Animal hospital/vet as a similar use and distance to neighbors. Can also condition for two years and look at it again. Increase/keep/revise.

Ms. Goldstein: Concerns about future and businesses/neighbors, etc.

Ken: Will be a 6' chain link fence.

Coreen: Chain link isn't allowed in downtown.

Ken: I'll do what's allowed.

Ms. Goldstein: I applaud and respect the business, not sure if it fits in our downtown plan.

Mr. O'Connor: Well suited to use stockade. Better if people can't see them.

Mr. O'Connor made a MOTION that this is conducive to downtown, SECONDED by Mr. Carroll.

Mr. Clegg: Look at as today and use for next few years.

Coreen: If he's there, hope someone wiles surveys and looks at what's there.

Ms. Goldstein: Think order of thing is off, certain businesses might deter others. Doesn't fit in the character of the area.

Chm. Doucette: With the pre-existing use, this is an improvement if we have to wait forever to get redeveloped.

Vote:

Seven in favor, one opposed.

Ms. Brown made a MOTION that it's similar to animal hospital/vet, seconded by Mr. Carroll with seven in favor, one opposed.

Mr. O'Connor made a MOTION to review it under Site Plan Review/Special Permit, seconded by Mr. Carroll with all in favor.

Ken: Would like to buy a building, do pack walks and group classes.

Chm. Doucette: Point of privilege. Chairman announced that Administrative Assistant Ann Gutterson is leaving the office of the Planning Board after 20 years. She is going to be working solely for the Building Dept. The office of the Planning Board will be transitioned into the Planning Dept.

Ms. Brown made a MOTION to adjourn, SECONDED by Ms. Azarovitz with all in favor.

With no further business before the Board, the meeting was adjourned at 7:50pm.

Respectfully submitted,
Ann Gutterson