

**Town of Bourne  
Zoning Board of Appeals**

**APPLICATION FOR SPECIAL PERMIT KENNEL -  
Section 2220 of the Bourne Zoning Bylaw Under  
Massachusetts General Laws, Chapter 40A, Section 9**

Date: \_\_\_\_\_

1) Applicant Full Name: \_\_\_\_\_

2) Mailing Address: \_\_\_\_\_

3) City/State/Zip: \_\_\_\_\_

4) Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

5) Property Owner Full Name (if different): \_\_\_\_\_

6) Address: \_\_\_\_\_

7) City/State/Zip: \_\_\_\_\_

8) Telephone: \_\_\_\_\_

9) Property Affected Address: \_\_\_\_\_

10) Village/Section of Town: \_\_\_\_\_

Page: \_\_\_\_\_

11) Zoning District: \_\_\_\_\_ Map: \_\_\_\_\_ Parcel \_\_\_\_\_ Book: \_\_\_\_\_

12) Dimensions of Lot: \_\_\_\_\_ Area: \_\_\_\_\_  
(Frontage) (Minimum Average Width) (Square Feet)

13) Describe specifically the nature of your request:

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**Application for Special Permit (continued)**

- 14) Generally state or attach information explaining how the proposed use will not result in externally observable attributes more damaging to or inharmonious with the environs than those of the use being replaced (*i.e. explain how the requested Special Permit will not be more damaging to or inharmonious with the surroundings than those of the use being replaced*).

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- 15) Generally state or attach information explaining how the proposed use will not generate traffic that will excessively exceed that normally expected in the neighborhood.

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- 16) Generally state or attach information explaining how the proposed use will not create a nuisance or hazard.

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- 17) Generally state or attach information explaining how the proposed use is no more objectionable to the neighborhood than the current use.

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18) Supporting Documents: **(Check what documents are included)**

Bourne Assessors Map ☐

Plot/Site Plan ☐

Building Plan ☐

List of Abutters ☐ Other: \_\_\_\_\_

Directions to the site. ☐

ACO Report\_\_\_\_

**Applicant Signature:**\_\_\_\_\_

**Date:**\_\_\_\_\_



Town of Bourne  
Department of Natural Resources  
Kennel Inspection Report

KENNEL LICENSE / SPECIAL PERMIT NUMBER: PENDING

DATE OF INSPECTION: April 1, 2024

**KENNEL INFORMATION**

Kennel Name: GREUL  
Kennel Owner: Thomas & Kathleen Gruel No. of Dogs (>6 mo of age) on premises: 4  
Address: 17 Observatory Ln., Pocasset  
Phone: 508-789-0056 No. of dogs allowed by SP: pending  
Veterinarian Name & Address: Sandwich Animal Hospital

**LICENSING STATUS**

License Status: ☒ NEW ☐ RENEWAL ☐ EXPIRED ☐ UNLICENSED

If kennel license has not been renewed, why not? \_\_\_\_\_

**HOUSING**

Dog Housing: ☐ Crates ☐ Kennel Runs ☒ Free or Personal Pets  
☐ Other \_\_\_\_\_

**CONDITIONS**

	YES	NO	N/A
Dogs are housed in a humane manner	X		
Dogs are able to stand, lie down, and turn freely	X		
Kennel is kept at an ambient temperature	X		
Kennel is maintained in a sanitary manner	X		
Kennel has adequate lighting	X		
Dogs have access to clean, fresh water	X		
Dogs have adequate exercise space	X		
Kennel not located w/in 100' of inhabited bldg			X
Kennel not located w/in 50' of propety line			X
Kennel located >250' from drinking water source			X
Smooth non-absorbant floor cleaned daily			X
Animal waste removed weekly (minimum)			X
All conditions of Specal Permit met	X		
All dogs properly licensed & tagged	X		
Comments:			

**APPROVAL**

☒ APPROVED ☐ NOT APPROVED ☐ REINSPECT ON /AFTER \_

Name of Inspector: T. BAILEY, NRO2

Signature: 



# Town of Bourne

## Department of Natural Resources

### Kennel Inspection Report

When conducting annual kennel inspections for renewal, please confirm the following information so that the dog database can be updated.

Dog #	Name	Color	Age
1	Charlie	Black	11
2	Gracey	Black	5
3	Violet	Black	2.5
4	Matilda	Brown / White	2.5
5			
6			
7			



## TOWN OF BOURNE

Board of Assessors  
24 Perry Avenue  
Buzzards Bay, MA 02532  
(508) 759-0600 Ext. 1510



Michael Leitzel, Chairperson  
Ellen Doyle Sullivan, Clerk  
Donna Barakauskas, Member

Rui Pereira, MAA  
Director of Assessing

April 4, 2024

Thomas Greul  
17 Observatory Lane  
Pocasset, MA 02559

Reference: Abutters List for Map 39 Parcel 21  
Subject Property: 17 Observatory Lane

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the attached list of names and addresses constitutes all of the abutters to abutters within 300 feet of the property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application of a Special Permit from the Zoning Board of Appeals.

Abutting properties are Map 39 Parcels 11, 18, 19, 20, 23, 24, 25, 34, 35 & 39.

Your filing fee of \$25.00 has been received by the Assessor's Office.

**Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.**

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

List Enclosed

*Ellen Doyle Sullivan -  
Donna Barakauskas  
Michael Leitzel*

Extract: ABUTTERS LIST  
Database: LIVE  
Filter: Key IN 8402,8408,8409,8410,8413,8414,8415,8424,8425,8429  
Sort:

Report #24: Owner Listing Report  
Fiscal Year 2025

Bourne MA

Key	Parcel ID	Owner	Location	LC/CI	Bk-Pt(Cert) /Dt	Mailing Street	Mailing City	ST	Zip Cd/County
8402	39.0-11-0	TOWN OF BOURNE CONSERVATION COMMISSION	0 BARLOWS LANDING RD	N 9320	4124/256 5/29/1984	24 PERRY AVE	BUZZARDS BAY	MA	02532
8408	39.0-18-0	GREEN CHARLOTTE	9 OBSERVATORY LN	N 1010	28352/163 8/28/2014	9 OBSERVATORY LN	POCASSET	MA	02559
8409	39.0-19-0	BARTON JACOB J E ETUX DOREEN G BARTON	11 OBSERVATORY LN	N 1010	23114/316 8/22/2008	11 OBSERVATORY LANE	POCASSET	MA	02559-1536
8410	39.0-20-0	PERRA ARK A	15 OBSERVATORY LN	N 1010	35949/220 8/22/2023	27 ALBERT RD	POCASSET	MA	02559
8413	39.0-23-0	GRAY BONITA D & ROBERT M GRAY	21 OBSERVATORY LN	N 1010	35920/28 8/2/2023	21 OBSERVATORY LANE	POCASSET	MA	02559
8414	39.0-24-0	OHNEMUS BEVERLY J	23 OBSERVATORY LN	N 1010	12692/132 11/30/1999	23 OBSERVATORY LANE	POCASSET	MA	02559-1913
8415	39.0-25-0	TOWN OF BOURNE	25 OBSERVATORY LN	N 9300	29852/171 8/9/2016	24 PERRY AVENUE	BUZZARDS BAY	MA	02532
8424	39.0-34-0	CARLSON LINDSEY G & PATRICIA G CARLSON & WARREN CARLSON	12 OBSERVATORY LN	N 1010	35608/78 1/24/2023	12 OBSERVATORY LANE	POCASSET	MA	02559
8425	39.0-35-0	PATTON DAVID M ETUX DEBRA J PATTON	3 MCALISTER ST	N 1010	17448/169 8/12/2003	PO BOX 3793	POCASSET	MA	02559
8429	39.0-39-0	CANFIELD JEREMY M ETUX JENNIFER L CANFIELD	20 OBSERVATORY LN	N 1010	28602/236 12/29/2014	PO BOX 132	POCASSET	MA	02559-0132

Total Records 10



Observatory Lane

