



# Town of Brookline

## Massachusetts

12/3/19

### **PLANNING BOARD**

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To: Planning Board  
From: Planning Department  
Date: December 12, 2019 Planning Board Meeting  
Subject: Establish domestic animal daycare center  
Location: 229 Washington Street (previously Sana Belle)

<b>Atlas Sheet:</b>	30	<b>Case #:</b>	2019-0070
<b>Block:</b>	140	<b>Zoning:</b>	G-2.0
<b>Lot:</b>	08	<b>Lot Area:</b>	±3,708 SF

**Board of Appeals Hearing: January 9, 2020 at 7:00 pm or later**

### **SITE AND NEIGHBORHOOD**

229 Washington Street is located in the heart of Brookline Village. The property is a four-story brick commercial and residential building located on the east side of Washington Street. The Brookline Village neighborhood contains similar mixed-use buildings along Washington and Harvard Streets, with single and multi-family residential structures set back behind these primary commercial corridors.

### **APPLICANT'S PROPOSAL**

The applicant is proposing to establish a domestic household animal day care center, a use only allowed by Special Permit. The applicant's submission indicates operating hours from 7:15 am to 7:30 pm on weekdays and 9:00 am to 6:00 pm on weekends. The applicant indicates a maximum of 25 dogs at any given time and 2 staff people supervising the premises at all times. The business plan also contemplates sales of pet goods and grooming services. Additional documentation has also been submitted detailing measures for odor and noise control. The business plan does include overnight boarding and this should be amended prior to the Board of Appeals hearing as it is not an allowed use.

### **FINDINGS**

#### **Section 4.07, Use 32A**

*"Domestic Household Animal Day Care Center, including grooming, training, walking and other accessory services, and excluding overnight kenneling. No outdoor facilities for the animals shall be*

*permitted. Studies by recognized experts shall be submitted to ensure, to the satisfaction of the Board of Appeals, that the use will be constructed so as to safeguard nearby properties against undue noise, odor and improper waste disposal. A recommendation from the Director of Public Health shall be required to address the size and location of the facility and any potential impacts. Additionally, annual licenses issued by the licensing authority are required, with the recommendation of the Director of Public Health, the Police Department's Animal Control Officer, and the Director of Parks and Open Space."*

The applicant has submitted memos laying out their plan for protecting surrounding properties against noise, odor, and improper waste disposal. The documents were produced by the owners/managers of the business, but they have no prior experience in pet day care. Staff has particular concerns with the inclusion of overnight boarding in their business plan and the assertion that up to 25 dogs at a time might be in the establishment.

Planning Staff reached out to the Health Department on November 18, 2019, regarding this application. The Health Department has not reviewed the application yet, but submitted a memo with recommended licensing conditions. A more detailed memo directly relating to the application is expected prior to the Zoning Board of Appeals hearing.

#### **PLANNING DEPARTMENT COMMENTS**

Staff believes that this project satisfies most of the criteria laid out in §9.05, but that additional information will be necessary to ensure that criteria b and d are adequately addressed.

- a. The specific site is an appropriate location for such a use, structure, or condition. The use is allowed in this district by special permit.
- b. The use as developed will not adversely affect the neighborhood. Negative effects may occur if noise and odor control aren't properly provided and if the petitioners allow too many pets on the site at once.**
- c. There will be no nuisance or serious hazard to vehicles or pedestrians.
- d. Adequate and appropriate facilities will be provided for the proper operation of the proposed use. The petitioners suggest that the space could hold up to 25 dogs at once. Staff from the Planning Department, Parks and Open Space, and the Health Department all agree that 25 dogs is an unacceptably high number of dogs for this limited commercial space.**
- e. The development as proposed will not have an impact on the supply of housing available for low and moderate income people.

**The Planning Department recommends that review of this project be continued to a future meeting to allow the applicant to refine their supporting documents and revise them to be more reasonable as they relate to the scale of the day care operation on this site.**

**Subject Site**



**Aerial Photograph - Neighborhood Context**

