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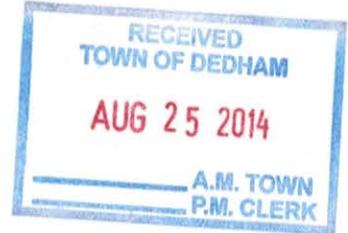


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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS
DECISION



APPLICANT:	Shultz's Guest House
PROJECT ADDRESS:	7 Burgess Lane, Dedham, MA
CASE #	VAR-07-14-1868
PROPERTY OWNER/ADDRESS:	River Bend, Inc., 200 Lake Street, Sherborn, MA 01770
MAP/LOT, ZONING DISTRICT:	30/1B, Single Residence A
DATE OF APPLICATION:	July 18, 2014
PRESENT AND VOTING:	James. F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E.
PETITION:	To be allowed to operate a 501(c)3 rescue/adoption center for dogs by Special Permit under a charitable organization known as Shultz's Guest House
SECTION OF ZONING BY-LAW:	<i>Town of Dedham Zoning Bylaw, Principal Use, Table 1E. Commercial Uses, 13. Kennel</i>
REPRESENTATIVE:	James Halpin, 7 Burgess Lane, Dedham, MA
DATE FILED WITH TOWN CLERK:	AUGUST 25, 2014

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on, commencing at 7:00 p.m. in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E. These hearings and meeting of the ZBA were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings.

At 7:39 p.m. the Chairman called for the hearing on the appeal of Shultz's Guest House (hereinafter referred to as "Applicant"), 7 Burgess Lane, Dedham, MA, to be granted a special permit to operate a 501(c)3 rescue/adoption center for dogs at 7 Burgess Lane, Dedham, MA, by Special Permit under a charitable organization known as Shultz's Guest House. *Dedham Zoning By-Law Principal Use, Table 1E. Commercial Uses, 13. Kennel*

The Applicant was represented by James Halpin, owner of 7 Burgess Lane, Dedham, MA, and founder/trustee of Shultz's Guest House. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

The subject property is known and numbered as 7 Burgess Lane, Dedham, MA, and is shown on Dedham Assessors' Map 30, Lot 1B. The certified plot plan indicates that the Subject Property contains 9.6 acres of land. According to the Dedham Zoning Map, the Subject Property is located in the Single Residence A zoning district. Currently, the property is occupied by a dog shelter.

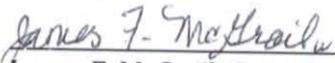
Mr. Halpin currently runs a rescue organization for dogs that would otherwise be euthanized in other shelters. These dogs are put up for adoption, although some remain in the shelter for life due to age or infirmities. He is approved by the Commonwealth to run a kennel and requires renewal of his Special Permit every two years. The property is extensive, and there have been no neighborhood complaints. He has many volunteers at the shelter, including school-aged children. He noted that they are on schedule to adopt out over 250 dogs this year.

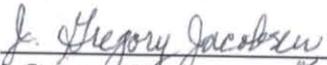
No one appeared before the Board to support or oppose the application.

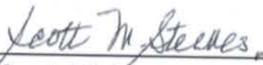
Upon motion duly made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the ZBA voted unanimously (5-0) to allow a Special Permit to operate at 501(c)(3) rescue center for dogs under a charitable organization known as Shultz's Guest House.

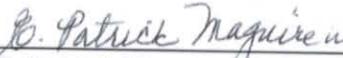
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

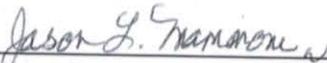
Dated: August 3, 2014


James F. McGrail, Esq., Chairman

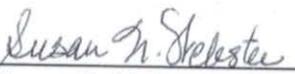

J. Gregory Jacobsen


Scott M. Steeves


E. Patrick Maguire, LEED AP


Jason L. Mammone, P.E.

Attest, by the Administrative Assistant:


Susan N. Webster

Copies of this decision are filed in the Dedham Town Clerk's office. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

Materials Submitted:

- ZBA application
- Petition Statement
- Letter of Authorization from James Halpin, property owner and founder/trustee of Shultz' Guest House
- Information regarding shelter with photographs of facilities
- Town of Dedham GIS map of property