

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 8, 2014

MINUTES OF MEETING

Present: Board members Fred McGarry, Kate Hartnett, Lisa Wolford. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MANIFEST

Lisa Wolford moved and Kate Hartnett seconded to approve the manifest in the amount of \$4,432.00 and two time sheets for Jane Boucher (Jack Mettee \$4,300.00, SNHPC \$132.00, Time sheets 24 hours and 11 hours) Voted in favor.

APPROVAL OF MINUTES

The secretary was instructed to mail copies of the October 9, 2013 meeting to members.

The Board questioned if the minutes of October 23, 2013 were complete. Lisa Wolford will review.

Lisa Wolford moved and Kate Hartnett seconded to approve the minutes of November 13, 2013. The following corrections were made to the minutes:

Page 1; Paragraph 3: Correct date to October 23, 2013

Page 1: Last Paragraph: Add to last sentence: "...for interested citizens on the property is one of them is injured."

Page 2: Paragraph 2: Correct to read"...that thirty people attended and many provided comments."

Page 2: Paragraph 3: correct to read"...of the architectural styles of the Village Center."

Page 2: Paragraph 4: Correct to read "sidewalk"

Page 2 ; Paragraph 6: Correct to read "He mentioned the intersection of Church St., Candia Road and Route 107 and all parties viewing the intersection, agreed that it should be kept as is because the sight line and grades could be problematic."

Page 2: Paragraph 9: Correct to read"...see smaller lot sizes and Kate Hartnett suggested looking at the district as it is today and consider a mini build out."

Page 3: First Paragraph: Correct to read"...on Church St. and Route 43/107."

Page 3; Paragraph 5: Add to sentence "... and suggested that the gravel from the pit be used to widen the road."

Page 3: Paragraph 6: Add to sentence:"...since gravel would be moved off site."

Chair McGarry called for a vote on the motion. Voted in favor.

PLANNING BOARD 1/8/14

REQUEST FOR CONTINUATION

Lisa Wolford moved and Kate Hartnett seconded to continue the Public Hearing for a Site Plan Review for Verizon Wireless to January 22, 2014 at 7:30PM. Voted in favor.

7:30PM INFORMAL CONSULTATION; SITE PLAN REVIEW; MARY DOANE, 60 SOUTH ROAD

Mary Doane, Jeanne Menard and Kerri Townsend were present.

Mary Doane provided a copy of "Mary's Dogs Rescue and Adoption" Project Statement and Business Plan. A copy is attached to these minutes.

Ms. Doane said that Mary's rescue and adoption has been in existence for about three years. She added that dogs are brought here from North and South Carolina and are quarantined for about 48 hours and require a NH Health Certificate before being placed in adoptive or foster homes. Ms. Doane added that currently dogs are being quarantined with Suncook River Veterinary Clinic and she is here because she would like her own place to operate the rescue service. She said that the 60 South Road property seems ideal because they can use the main level of the barn as their quarantine area. According to Ms. Doane they do not require a large area as dogs are in and out within 48 hours. She advised that they can bring in about 30 dogs at a time.

Mary Doane said they work closely with vets in the South and also with adopting clients and have been very successful. She added that they would like to use the existing home to a limited extent as a day care boarding facility. She said they would probably board up to 10 dogs at a time. Ms. Doane said the property is large enough and centrally located to be an ideal location for their project. She added that someone will be living on the property and on the property at all times.

Jeanne Menard provided copies of a plan depicting the property owned by Myles and Marsha Hogan.

Chair McGarry asked if they would be accessing the property from South Road. Jeanne Menard said that was a question they did have. They would like to be able to access the property from Route 43 as well as South Road. Chair McGarry noted that they would need DOT approval for a driveway off of Route 43 as the Planning Board has no control over access onto a State Highway.

Chair McGarry questioned what would they be doing with fecal materials from the dogs. Kerri Townsend replied that they would have a dumpster on the property and it would be emptied one to two times a week. She added that the dogs in quarantine are

kept in crates inside and probably taken out a few times a day to be walked, but they are not let loose to run.

Lisa Wolford felt that the issue of disposing fecal materials will be addressed by abutters. Jeanne Menard said that their biggest critic was the current owner of the property, who also owns two adjacent lots, and he will not want to diminish value in any manner.

Kate Hartnett questioned the statement on the Business Plan that currently they transport 20-25 dogs and puppies every three weeks. Mary Doane explained that number varies. They use a transporter who transports dogs in a van with crates and depending on how many large dogs are being transported will determine the number that can be safely transported.

Lisa Wolford questioned how the Board would determine how many dogs would be permitted on the property at one time. Chair McGarry said that would depend on what the applicant provides during the hearings. A limit can be set by the Board and if the applicant wishes to increase that number they would have to come before the Board for approval.

Chair McGarry noted that they will have to identify on the plan what fencing will be used for the dogs in day care and size of area fenced.

Gerald Coogan said that if the applicant goes to the ZBA for a Special Exception and is granted they would still have to go through Site Plan Review.

Kate Hartnett referred the applicants to Section 206 "Special Exceptions" in the Zoning Ordinance which outlines General Provisions, Standards Applicable to Special Exceptions and suggested the information be reviewed .

Chair McGarry suggested that the applicant wait to hire an engineer to draw up a plan until the ZBA has had an opportunity to hear the appeal. The ZBA does not require an engineered plan but will want to see a scale drawing of the proposal.

Lisa Wolford commented that "noise" may also be a factor for abutters. Ms. Doane said that they plan to insulate the barn area where dogs will be quarantined. Ms. Wolford noted that any information the applicant can provide on noise level will be helpful to the ZBA.

Kerri Townsend noted that kennel staff is trained to work with barking dogs.

Jeanne Menard will contact DOT for more information on a

driveway access from Route 43.

Board members thanked the applicants for coming in and advised that, after they receive a Special Exception from the ZBA, they can apply for a Site Plan Review.

APPROVAL OF MINUTES

Lisa Wolford moved and Kate Hartnett seconded to approve the minutes of December 4, 2013. The following correction was made to the minutes.

Page 3 Paragraph 2: Correct to read "...will probably be attending..."

Voted in favor.

Lisa Wolford moved and Kate Hartnett seconded to approve the minutes of December 18, 2013. The following corrections were made to the minutes.

Page 2: Paragraph 1: Correct to read "...commented that existing trees should not be removed. JCR will submit information the landscaping and tree retention.

Page 2 Last Paragraph: Correct to read "...ZBA which required the applicant to create suitable landscaping

Page 2: Last Paragraph: Add " She noted that reference to Section 272 was a typographical error and the correct Section was 212. She said that the ZBA has conditioned it's approval on Article II, Section 212.21. Ms. Wolford said that you have to rely on the language of the ordinance, not the evidence as to what the drafters intention were. If you can read the ordinance and conclude that it establishes a distinction between sustained noise and not sustained noise, then you are okay. She stated that she did not think you can do that in this case. Ms. Wolford said she strenuously disagreed that the Board could rely on the recollection of some members on meeting the noise ordinance.

Page3; Paragraph 2: Correct to read: "Kate Hartnett felt that this section die allow the applicant to mitigate excessive noise"

Page 3 Paragraph 5: Correct to read "...the Town and she supported..."

Page 4: Add after Paragraph 3:" 9PM : Kate Hartnett left the meeting at this time."

Page 5: Add new Paragraph after Paragraph 1: "Lisa Wolford asked that we request that Mr. Pagacik assess the proposed tower height of 125 feet and determine if it could be reduced."

Chair McGarry called for a vote on the motion. Voted in favor.

Recorded and transcribed by Jane Boucher
Pending Approval by the Planning Board

Mary's Dogs Rescue & Adoption Project Statement and Business Plan

Mary's Dogs Rescue and Adoption is an organization dedicated to saving the lives of homeless animals and educating the community on responsible pet ownership. Since its inception in early 2011, our rescue has established a tight knit community of workers, volunteers, adoptive families and rescue partners in southern states in an effort to make a difference in the lives of dogs and people. We've operated without our own physical location for nearly three years and now the timing is right for our new venture: a small inn and adoption center in Deerfield, NH.

Mary's Dogs Inn and Adoption Center will be the only center in New Hampshire that is truly committed to serving both the needs of newly rescued dogs as well as settled dogs and their families through a variety of services. In that past 3 years, we have helped nearly 1,200 dogs and puppies find loving families here in New England. We've built quite a following of dogs and their people! We engage our adopters through extensive use of social media. We provide ongoing check-ins by email and telephone. We have assembled a "rescue team" of 10 creative, energetic, caring individuals who offer support to our adopters. This is a growing and vibrant group!

Mary's Dogs Inn and Adoption Center will serve the "newly rescued" dog community with these services:

- Quarantine space for our dogs and puppies arriving in NH
- Provide interim care for our dogs when needed and a place for adopters to meet and adopt dogs who are looking for their homes.

Dogs and puppies who enter the state of New Hampshire must first be quarantined at a licensed facility for 48 hours, per state requirements under RSA 437. Our dogs are currently held at the licensed facility in Chichester. Our first and foremost priority in the opening of our own center is to allow us to house our own dogs and puppies for this period of time. Adult dogs are kept indoors except for very brief leash periods a few times a day, much like a typical veterinary hospital. Puppies remain indoors at all times. We currently transport 20-25 dogs and puppies every three weeks. After the 48 hour period, our veterinarian will be onsite to perform a checkup and issue a NH State Health Certificate. Most of our dogs are "pre-adopted." A signed contract is already in place and an adoption event is held immediately following quarantine where individuals arrive at the center, complete their adoption and take their dog home.

Mary's Dogs Inn and Adoption Center will serve the “settled” dog community with these services:

- Daycare/Overnight care for up to 10 dogs in a “home like atmosphere”
- Grooming services
- Obedience Training Classes for Dogs and their people.
- Educational Classes for children and adults

Dogs are social creatures — they love to be with people and other dogs. They like to play and run outdoors. Mary’s Dogs Inn will provide a secure and fun place for dogs while their owners are at work or traveling. We will keep our numbers small, roughly 10 dogs at any given time, in order to offer very personalized service. In addition, we will set up our daycare room much like a living room area: couches, chairs, carpeted areas for rest. We will utilize crates for rest time when necessary. Unlike other facilities in the area, we will not use traditional outdoor kennel runs. Our dogs will always be chaperoned while inside and outside.

Our customers can schedule a full grooming or a simple bath and nail trim for their dog while s/he stays with us. Finally, we will organize and offer educational and obedience training classes on an as needed basis for dogs and their people. There are many wonderful trainers in the area and we will invite the very best positive trainers to organize classes on an ongoing basis. Classes for humans only will include seminars in nutrition, first aid, and canine massage. We would also like to offer classes for young people in basic care.

Our competition

There are many wonderful day/night care facilities in So. NH. Most of them are full and expanding, due to the high demand for their services. Ironically enough, our adopters are utilizing these services all the time! We are opening our own facility with a well established reputation of care and commitment to nurturing the bond people have with their dog. We’ll draw on the resources we already have in place and are sure of steady traffic of paws and feet through our center doors. We are not a brand new business. We’re expanding to meet a growing need.

Our Staff

Our staff will include a full time working Facility Manager to run the daily operations at Mary’s Dogs Inn and Adoption Center. In addition, 2 part time staff people will be needed, one of whom will live at the center and provide 24 hour security for our dogs. We have a growing network of volunteers and foster

families and they will continue to be instrumental to the success of this venture.

Personal Statement

Mary's Dogs has experienced phenomenal success as a rescue and adoption organization over the last 3 years. Success beyond what I would ever have imagined! Some might ask, "Why expand? Why venture into a building and other services?" The fact is, we could just go on doing what we're doing, over and over again: bring a steady flow of dogs to the northeast every few weeks, quarantine them, send them on their way. It surely matters for those dogs, right?

In addition to securing a "home" for our rescue and adoption group here in NH, Mary's Dogs Inn and Adoption Center can create a circle of compassion and community that reaches from the Northeast to the high kill areas of the south. One of the goals we have as a rescue is to reduce the overall numbers of dogs in high kill shelters in southern states through spay/neuter programs in targeted communities *in the south*. A physical location in Rockingham County gives us a means to help in this effort by offering commercial services: day/overnight care, training and grooming to our "settled dogs" and utilizing a percentage of the profits to fund these programs in the south. In other words, income from "commercial" services...often derived from our own "settled" dogs provides aid to help curb overpopulation of dogs and puppies in the south. That's my model, my vision, for Mary's Dogs now and in the years to come.

There are several professionals outside of the Mary's Dogs dog community who are involved in this project and I would like to acknowledge them. They are all actively involved in helping us realize our goal of a facility in Rockingham County and are instrumental to our success as an organization.

Jeanne Menard, Parade Properties
Jim Carrigan, Kennebunk Savings
Cynthia Heisler, NH Dept. of Agriculture
Dr. Fiona Reeve, Suncook River Vet Clinic

Gary Schuppert, GSI
Patricia Morris, Esq.

I want to say, "thank you" for considering this proposal. It is my sense that Mary's Dogs Inn and Adoption Center will become a small beacon of light among dog lovers in the communities in the Deerfield area through the years. Our commitment to dogs and the people who love them will surely be strengthened through this opportunity to secure a "home."

Mary I. Doane, owner
Mary I. Doane, LLC
dba Mary's Dogs Rescue & Adoption