

**MINUTES OF THE MEETING
PLANNING BOARD
July 09, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Ryan Crosbie; Mark Beliveau; Lou Ann Griswold and David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Robin Wunderlich; Judy Eitler; Katrin Kasper; Jocelyn Haw; Bill Hawe; Jacote Brownell; Tom McCabe; Frank Eitler; Chris Wyskiel; Eric Reuter; Elaine McLean; Rene French; Jody Crotty; Lisa Kane; Michael Sievert, MJS Engineering; Jean Benoit; Molly Darling; Allison Powers; Matt Whitehead; Ben Heiderscheidt; Andrew Ward; Lisa Lentz; Randy Hertzog; Chris Moss; Taryn Hentz; Candace Holmberg; Sharon Cuddy Somers; & Caren Rossi, Planning & Zoning (there were several others that did not sign in)

Robert Smith, Chairman opened up the meeting at 7:00 PM.

○ **Review and Approval of Draft 06/25/2014 Meeting Minutes**

David Cedarholm made a motion to approve the minutes.

Lou Ann Griswold second.

Vote: majority. Mark Beliveau abstained

○ Report of officers and committees

○

Robert Smith stated he would like to get the Master Plan subcommittee underway, he will reach out soon to the members and set up a date for the first meeting.

○ Review any correspondence

○ Old Business

○ **A continued accepted application for a Site Review Application presented by Mike Sievert, MJS Engineering PC, Agent for Molly Darling & Robin Wunderlich. The property is owned by Colleen Latham/122 Mast Road, LLC. The property is located on 122 Mast Road and is known as Lee Tax Map#13-11-0200. The applicant is proposing a Dog Daycare and a Boarding Kennel with support services. This is a possible final public hearing.**

Robert Moynihan announced that he lives in at 18 Captain Parker Drive and he will be recusing himself from this application. He then left the meeting.

Mike Sievert, MJS Engineering explained the updates/changes to the plan.

- Added another covered dog area near where they are dropped off. This area is tied into the proposed septic area.

- Reduced dog yards, further away from abutter bridal trail. This will eliminate the issue with the ledge outcropping. As well as all the yards are smaller and more manageable.
- Added a liner to the bio-detention pond.
- Shown existing parking spaces as such, and labeled new spaces.
- Added signage for the parking spaces and their sizes. Existing and proposed.
- Added traffic signs.
- Added existing well to the plan as well as in the general notes they would like to retain this for irrigation purposes if needed.
- Outstanding is the parking waiver request. They would like to minimize the gravel areas for parking to minimize run off.
- 2 front yards will be cleared of vegetation and will be sand based. These will be used the most especially in the winter months. Will make for easier clean up etc.

They are not in favor of the additional entrance. They want to keep the kennel area as a very minimal traffic area. It will also interfere with the catch fences they are installing.

David Cedarholm asked if there was a landscape plan of the bio-detention structure.

Mike Sievert explained the landscape plan and referenced it in the plan set. He explained that it was designed by a Wetland Scientist.

David Cedarholm asked what the total depth of the system is.

Mike Sievert explained it is 3 ½ feet deep. From the surface of the planted area to the liner.

Mark Beliveau asked if Tom Ballestero has addressed the most current plans.

Mike Sievert replied that in his letter of July 1, 2014 he does. (In file)

Lisa Kane presented a power point presentation explaining a similar business that she owns and operates in Wenham Ma. (See file)

Robert Smith asked what the ratio of staff to dogs is.

Lisa Kane stated at the busiest times/peak times it is 1:15.

Robert Smith asked if MA has required licensing and or training.

Lisa Kane stated that they do for kennels, which is boarding overnight. She believes for 4 or more dogs. She does not have this option.

David Cedarholm asked if she is certified/trained for pack management.

Lisa Kane stated that there are no such classes/schools for this but she is always sending her employees to classes that come up that are taught by other professionals. There is a person who offers on-going education on this by people who are experts in this area. There

are many different books, videos and seminars for pack management etc. There are resources to get training and experience.

Lou Ann Griswold asked how their waste is handled.

Lisa Kane explained there are galvanized cans placed throughout the yards. They are obsessive about picking it up. It is double bagged and put in a dumpster and hauled off site weekly. Inside is handled the same. She doesn't do anything for the urine, the area is all sand. Every year and a half +- they replace the sand.

Lou Ann Griswold asked how they handle the noise and the noise factor.

Lisa Kane replied that they don't have any issues with noise as they have excellent pack management which is the key to this. Excessive barking and barking thru a barrier doesn't happen because they manage the dogs. You need to develop a relationship with the dogs. They teach the staff how to manage dog behavior to avoid this.

Ryan Crosbie asked how the dogs are managed in the winter months.

Lisa Kane explained that in the winter every dog that comes in goes outside for a potty break and then goes into the inside playgroup. They go outside every hour for a brief period. If the weather is bad, they spend more time inside. The same with the heat.

Mark Beliveau asked if she he had to go before planning board?

Lisa Kane replied no she did not. She went before the BOS as she is leasing the building from the town.

Mark Beliveau asked about the limit of dogs.

Lisa Kane stated it was a self imposed number not a number from the town. This number came to her from experience. This is a comfortable number for her and her staff can comfortably accommodate inside and manage.

David Cedarholm asked if the stockade fence that the applicants are proposing will help or is it unnecessary.

Lisa Kane commented that she thinks it is reasonable and it will help. The distance from property line and the fence, the likely hood of the dogs noticing anything is nil. If something noisy is going on the dogs will hear it but they won't see it.

David Cedarholm asked if she using the same type of screening drop-off system the applicants are proposing.

Lisa Kane stated no. Everything is visible.

Lou Ann Griswold asked how large her groups are.

Lisa Kane the largest group is 2:25, medium is 1:15 and a little yard that has 1:15. This is the same inside.

Mark Beliveau asked what the hours of operation are and peak time? How long is it?

Lisa Kane replied Monday thru Friday 7AM to 7PM and peak is 8AM to 9AM. They ask that all dogs are dropped off by 11AM. It takes a couple minutes unless they have to pay then you add a couple minutes. The office is always staffed.

Robert Smith, Chairman asked where the nearest residence is?

Lisa Kane showed on the aerial where it is. It is about 600 feet from the dog yard to the house.

Katrina Casper spoke she leads pack walks in the woods behind the Lee Church. She has up to 15 dogs at one time. She has been doing this for 3 years. She has done a lot of things to work this pack. It is open to anyone. Packs are a huge part of a dog's life. She explained how she handles her packs during the walk. She explained that when they are in their pack, they don't make any noise. She is always amazed at not only are the dogs silent but the humans are too. When dogs are in their pack they are all working together they all get along and are quiet. Dogs bark when they are bored. She feels that the plan the applicants are proposing, has covered everything. She doesn't feel there will be any barking issues. There won't be anything to bark about.

David Cedarholm asked if each one of the play groups will have a person, a pack leader.

Molly Darling replied yes.

Eric Reuter presented a power point presentation to the Board. (In file)

Robin Wunderlich explained a change he forgot to mention earlier and it is they have added inside gates in the dog yards. This will allow the handler to be able to go from one yard to another without the dogs getting out. There will now be 4 gates at the intersections. This goes along with protocol.

Allison Powers at the Boards request, a report was submitted to the Board based on her personal knowledge and expertise of the proposed use. (In file) She wants to support the use but she has some concerns. Some of the information that was presented tonight is wrong; there is formal training that is offered. She has taken it and she teaches it.

Robert Smith, Chairman asked her about the staff numbers, she feels it's too low?

Allison Powers replied yes, she said there are statistical you can run and she doesn't feel there is enough staff. It can easily be fixed.

Ryan Crosbie asked if there are any control measures she can suggest for the project?

Allison Powers stated she can't say the dogs won't bark. They can institute training mechanisms etc. This can only be done with management.

Robert Smith, Chairman opened the public comment session at 9:20pm.

Jocelyn Hawe, 150 Mast Rd, read a letter into the record.

Elaine McLean 60 Turtle Pond Rd spoke with concerns of the dogs barking due to the kids at the daycare as well as the paintball. Dog barking is a very annoying bark, not like kids playing that is music to her ears. She showed the Board a map of the area showing all of the conservation land in the area. She isn't against dog kennels, she has used them, and she just doesn't think this is the right area for it.

Karen Benoit, 175 Mast Rd, read a letter into the record. She feels a lot of this stuff is common sense, people are going to hear the dogs, and the horses are going to here the dogs.

Tom McCabe, 145 Mast Rd read a letter into the record and submitted a letter from his wife, Jacqueline McCabe for the record.

Attorney John Weaver read a letter into the record.

Mark Beliveau asked him if the state statues list anything that a planning board should not consider.

Attorney Weaver replied that he is not sure.

Robert Smith, Chairman closed the floor to public comment at 10:24pm. They will start the next meeting addressing the list of questions Attorney Weaver has for the applicant.

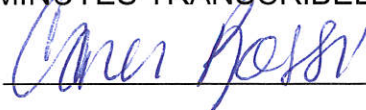
The next meeting will be on August 13th, 2014.

Sharon Somers suggests that at the next meeting have the applicant present any more information and then discuss any more outside studies the Board will want.

Caren Rossi asked if anyone needed copies of Ben Heiderscheidt letter that was emailed out today. (In file)

Meeting adjourned at 10:35 PM.

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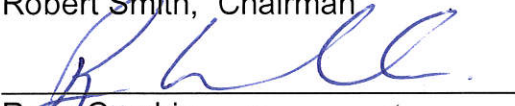


Caren Rossi, Secretary

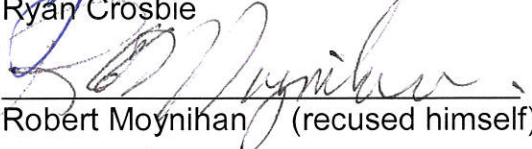
MINUTES APPROVED BY:



Robert Smith, Chairman

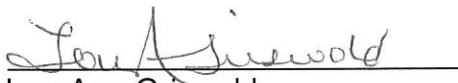


Ryan Crosbie



Robert Moynihan (recused himself)

Mark Beliveau



Lou Ann Griswold



David Cedarholm, Selectmen Rep.