



TOWN OF NATICK

Meeting Notice

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, Sections 18-25

Natick Finance Committee

PLACE OF MEETING

School Committee Meeting Room, 3rd
Flr, Town Hall, 13 East Central St.
Natick, MA 02760

DAY, DATE AND TIME

April 24, 2019 at 7:00 PM

MEETING AGENDA

Posted: April 22, 2019 at 2:10 PM

1. **Call to Order**

- a. Pledge of Allegiance & Moment of Silence
- b. Advisement of Pegasus Live Broadcast and Recording for On-Demand Viewing
- c. Review of Meeting Agenda and Ordering of Items

2. **Announcements**

3. **Public Comments**

- a. Committee policy & procedures available via this link and also at the meeting location

4. **Meeting Minutes**

- a. Review & Approve March 12, March 19 and April 4 2019 Meeting Minutes (Revised)

5. **2019 Spring Annual Town Meeting Warrant Articles - Public Hearing - please note that during the Finance Committee public hearing on Articles 26 & 27 the FinCom will meet together with the Planning Board in their meeting room (Dlott Room, 2nd Flr.) , and then will return to the posted meeting room for the remainder of their business.**

- a. Article 26 - Amend Definition of "Dog Kennel" as Used in Zoning By-Laws
- b. Article 27 - Amend Dog Kennel Zoning

6. **Adjourn**

Meeting may be televised live and recorded by Natick Pegasus. Any times listed for specific agenda items are approximate and not binding. Please note the committee may take the items on this agenda out of order.

SUBMITTED BY

ITEM TITLE: Pledge of Allegiance & Moment of Silence
ITEM SUMMARY:

ITEM TITLE: Advisement of Pegasus Live Broadcast and Recording for On-Demand Viewing
ITEM SUMMARY:

ITEM TITLE: Review of Meeting Agenda and Ordering of Items

ITEM SUMMARY:

ITEM TITLE: Committee policy & procedures available via this link and also at the meeting location
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Finance Committee Policy and Procedures for Public Comments	2/21/2019	Exhibit

Finance Committee Policy & Procedures for Public Comments:

Public Comments at the start of the meeting:

- *A time not to exceed 4-5 minutes per resident/taxpayer and/or 15 minutes in total time for all resident/taxpayer speakers, to allow for brief resident/taxpayer comments on topics within the scope of the Committee charge but not on the current agenda*
- *There is no debate or discussion between the resident/taxpayer and the committee except as determined by the Chair*

Public Comments on a specific agenda item:

- Following the sponsor presentation, the Finance Committee enters into discussion with questions and answers from the sponsor and others as determined by the Chair. This is not a time that residents and taxpayers ask questions or offer comments.
- Upon the completion of the discussion/Q&A period, as determined by the Chair, the committee moves in to citizen comments. The same policy as stated above is used.
 - *A time not to exceed 4-5 minutes per resident/taxpayer to allow for brief resident/taxpayer comments on topics within the scope of the agenda item before the Committee at that point in time*
 - *There is no debate or discussion between the resident/taxpayer and the sponsor/presenter or the committee except as determined by the Chair*
 - *Any question is to be directed to the Chair and only the Chair will decide whether to allow the question or just ask that it be recorded in the minutes.*

Procedural guidance for public comments:

- Once being recognized by the Chair please go to the podium, stand close to the microphone and speak loudly
- You must introduce yourself by stating your full name and your address in Natick
- It's requested the speaker not use the names of any individual. You may refer to the person's title, or use the expression "a previous speaker...)
- The committee is interested in hearing your comments of a substantive and material nature in regard to the subject matter before the committee. The Chair will politely encourage you to stay on topic and to quickly make the point
- If you're running out of time, the Chair will advise you that you have 30 seconds left at which time you will need to wrap things up.

ITEM TITLE: Review & Approve March 12, March 19 and April 4 2019 Meeting Minutes (Revised)

ITEM SUMMARY:

ITEM TITLE: Article 26 - Amend Definition of "Dog Kennel" as Used in Zoning By-Laws
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Article 26 - Updated Motion with Redlines	4/3/2019	Exhibit
Article 26 MOTION	3/18/2019	Exhibit
FinCom Questionnaire & Motion	3/18/2019	Exhibit
Emails from interested parties to Article 26	4/3/2019	Exhibit
Email to FinCom CHair from Article 26 Sponsor	4/3/2019	Exhibit

MOTION (Requires a two thirds vote)

Move to amend the Zoning Bylaw to align the Natick definitions with the Massachusetts definitions. Adapt the state definitions into the Natick Zoning Bylaws by deleting the definition for “Dog Kennel” and adding the definition for “Personal Dog Kennel” and “Commercial Dog Kennel”. Amend the Use Regulations Table by deleting “Use 53 Dog Kennel” and adding both “Use 53 Personal Dog Kennel” and “Use 53A Commercial Dog Kennel”.

To change the definitions in Zoning Bylaw, Section I, Article 1, Section 200 DEFINITIONS:

To delete the definition “Dog Kennel”:

- Remove the definition “**Dog Kennel**: One pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting or other purposes and including any shop where dogs are on sale, and also including every pack or collection of more than three dogs three months old, or over, owned or kept by a person on a single premises irrespective of the purpose for which they are maintained.”

To add the definitions “Personal Dog Kennel” and “Commercial Dog Kennel” from MGL, Part 1, Title XX, Chapter 140, Section 136A

- Add the definition “**Personal Dog Kennel**: A pack or collection of more than 4 dogs, 3 months old or older, owned or kept under single ownership, for private personal use; provided, however, that breeding of personally owned dogs may take place for the purpose of improving, exhibiting or showing the breed or for use in legal sporting activity or for other personal reasons; provided further, that selling, trading, bartering or distributing such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops; provided further, that a personal kennel shall not sell, trade, barter or distribute a dog not bred from its personally-owned dog; and provided further, that dogs temporarily housed at a personal kennel, in conjunction with an animal shelter or rescue registered with the **Massachusetts Department of Agricultural Resources**, may be sold, traded, bartered or distributed if the transfer is not for profit.”
- Also add the definition “**Commercial Dog Kennel**: ‘Commercial boarding or training kennel’, an establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, that “commercial boarding or training kennel” shall not include an animal shelter or animal control facility, a pet shop licensed under Massachusetts General Law section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.”

To amend Bylaw Section III-A.2 USE REGULATIONS SCHEDULE, OTHER USES, “Use 53 Dog Kennel”, by changing “Use 53 Dog Kennel” to “Use 53 Personal Dog Kennel” and adding “Use 53A Commercial Dog Kennel”:

- For **Use 53**, change the title from “Dog Kennel” to “Personal Dog Kennel”
 - **DELETE THIS LINE**: For District CII, change from use A (allowed under a Special Permit) to use O (a prohibited use) **(deletes the change entered in error)**
- Create **Use 53A** entitled “Commercial Dog Kennel”
 - For District CII, insert use A (allowed under a Special Permit).
 - For District DM, insert use (*) which is the same as in Use 53
 - For all other Districts including RG and RS, insert O (a prohibited use)

MOTION (Requires a two thirds vote)

Move to amend the Zoning Bylaw to align the Natick definitions with the Massachusetts definitions. Adapt the state definitions into the Natick Zoning Bylaws by deleting the definition for “Dog Kennel” and adding the definition for “Personal Dog Kennel” and “Commercial Dog Kennel”. Amend the Use Regulations Table by deleting “Use 53 Dog Kennel” and adding both “Use 53 Personal Dog Kennel” and “Use 53A Commercial Dog Kennel”.

To change the definitions in Zoning Bylaw, Section I, Article 1, Section 200 DEFINITIONS:

To delete the definition “Dog Kennel”:

- Remove the definition “**Dog Kennel**: One pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting or other purposes and including any shop where dogs are on sale, and also including every pack or collection of more than three dogs three months old, or over, owned or kept by a person on a single premises irrespective of the purpose for which they are maintained.”

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- Also add the definition “**Commercial Dog Kennel**: ‘Commercial boarding or training kennel’, an establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, that "commercial boarding or training kennel" shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.”

To amend Bylaw Section III-A.2 USE REGULATIONS SCHEDULE, OTHER USES, “Use 53 Dog Kennel”, by changing “Use 53 Dog Kennel” to “Use 53 Personal Dog Kennel” and adding “Use 53A Commercial Dog Kennel”:

- For **Use 53**, change the title from “Dog Kennel” to “Personal Dog Kennel”
 - For District CII, change from use A (allowed under a Special Permit) to use O (a prohibited use)
- Create **Use 53A** entitled “Commercial Dog Kennel”
 - For District CII, insert use A (allowed under a Special Permit).
 - For District DM, insert use (*) which is the same as in Use 53
 - For all other Districts including RG and RS, insert O (a prohibited use)

Warrant Article Questionnaire Citizen Petitions Articles

Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor

Article #TBD	Date Form Completed: February 11, 2019
Article Title: Amend Definition of “Dog Kennel” as Used in Zoning Bylaws	
Sponsor Name: Saul Beaumont	Email: saulbeaumont@hotmail.com

Question	Question
1	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	The motion shown on one page is attached to this questionnaire. At the time of completing this questionnaire, there was no Warrant Article number assigned.
2	At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?
Response	<p>This past year there were several situations in residential zoned areas in Natick where the town residents were troubled by commercial dog entities applying for special permits for operation in their neighborhood. This caused the residents unnecessary grief, expense, and wasted time. The entire situation was caused by a definition in the bylaws that, despite the intention of the bylaw which was written in the 60s, could be interpreted to allow commercial dog kennels and dog daycares in residential zones.</p> <p>The new definitions are taken from Massachusetts General Laws which distinguishes between a personal dog kennel and a commercial dog kennel which will prevent the establishment of any commercial operations involving dogs in residential zoned areas RG and RS for which the bylaw currently allows commercial dog kennels, commercial dog daycare, and other commercial dog operations with a special permit.</p>
3	What does the sponsor gain from a positive action by Town Meeting on the motion?
Response	The sponsor is not an attorney and is not being compensated for this effort in any way. The sponsor, a Town Meeting Member, has nothing to gain personally except the satisfaction of helping residents who approached him for help in this matter. The goal is to avoid further unnecessary aggravation of residents in Districts RG and RS.

Warrant Article Questionnaire Citizen Petitions Articles

4	Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?
Response	There will no longer be the threat of repeating the four applications for Dog Kennel Special Permits that were made in 2018 for locations in a single family residential district because the bylaw will prohibit the establishment of a Commercial Dog Kennel in those districts. The community gain is the continued character of the neighborhoods the residents expected and have since they moved to Natick. There will no longer be the need of residents to hire an attorney to protect their neighborhood from unwanted kennels.
5	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations
Response	Not only does this change fit with relevant Town Bylaws, it also represents and upgrade that aligns with the relevant state laws and regulations. There is no cost associated with this change. There is no impact on other town projects.
6	Have you considered and assessed, qualified and quantified the various impacts to the community such as: <ul style="list-style-type: none"> • Town infrastructure (traffic, parking, etc.) • Neighbors (noise, traffic, etc.); • Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);
Response	There is no impact on the framework of other local effort currently underway and there is no state action pending.
7	Who are the critical participants in executing the effort envisioned by the article motion? To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?
Response	The Planning Board will have new and clearer guidance in the bylaws to help them in their deliberation process for Special Permits.

Warrant Article Questionnaire Citizen Petitions Articles

8	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> • Interested parties were notified in a timely way and had a chance to participate in the process, that • Appropriate town Boards & Committees were consulted • Required public hearings were held
Response	<p>Informal discussions have been held with some members of the Planning Board and Financial Committee. Both will formally review this Warrant Article in an open hearing prior to Town Meeting. Sponsor is coordinating with both bodies but dates have not been set at the time of completing this questionnaire.</p>
9	<p>Why is it required for the Town of Natick AND for the sponsor(s)?</p>
Response	<p>As mentioned earlier, this effort is to prevent unnecessary aggravation of residents. The Town is comprised of its residents. The only benefit to the sponsor is the satisfaction of helping the residents.</p>
10	<p>Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?</p>
Response	<p>No new issues are known at this time.</p>
11	<p>What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish</p>
Response	<p>Conversations were had with ten neighboring towns concerning commercial dog kennels in residential districts. Six did not allow it. Three allowed with a special permit with very strict conditions where the neighbors must accept all controls for odor, noise, sound, lighting, waste control, etc to allow granting of the permit.</p>
12	<p>If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.</p>
Response	<p>The residents of zoning districts RG and RS will continue to have the very real threat of a commercial dog establishment next door with all the aggravation that entails. Approval helps the town to avoid imposing an unwanted business upon its residents in a residential district.</p>

To: Julian

I think taking 27 1st to allow a full discussion, possible amendments if necessary and vote is the right idea. 26 can be taken up with a detailed motion if 27 fails or it can be amended to a “no action” motion.

My personal feeling is that if people are able to discuss and debate and vote everything together, they will be more satisfied with the outcome and there is extant literature that concludes the same.

I have great hopes that a well-discussed combined motion will also make it clear to other PB members that people are serious about the PB following the zoning bylaw on special permits.

From: Cathi

From Julian

Hello All-

Saul and I had an extended and detailed conversation earlier today, this email is to keep all parties apprised.

First; we both acknowledge that I do not speak on behalf of the Planning Board, or anyone else; and Saul is also not in a position to obligate the myriad of interests behind the original Article 26.

We agree that the least favorable outcome is for nothing to happen and for the current flawed bylaw to stay in place.

What is most important is for the citizens of the Town to have faith that the bylaws and their implementation protect the interests of the residents.

An approach we believe will achieve this purpose with the highest chance of delivering an instrument that will protect the interests of the townspeople would play-out as follows:

The parties would request that Town Meeting take up Article 27 first, and then Article 26. The allowed scope of Article 27 would enable for full debate and deliberation on the topic. The requested action from the Planning Board would be:

- 1) Recommendation of favorable action for Article 27; &
 - 2) A detailed report to Town Meeting as to how the combination of the restrictions of Home Occupation, plus Site Plan Review, plus the purpose of the Zoning Bylaw would be a superior method of protecting residents’ interest over the current Bylaw.
- As a contemporaneous expression of the intent of the Bylaw, the recommendation would serve as a strong directive to any future Board as to the how the bylaw was intended to be implemented.

Article 26 would remain as a back-stop should Article 27 not attain 2/3rds support at Town Meeting. Article 26 would remove the dangerous ambiguity of the current definition. Article 26, in this instance, would act as a “moratorium” that would prevent harmful application of the current bylaw while the Town worked on a more optimal solution to be taken up at a future Town Meeting. Should Article 27 pass, then no action would take place with Article 26.

Let us know how this sounds for everyone.

Saul and I also discussed some of the other ideas for regulation and restriction. I went over my attempts to find an algorithm or formulae to limit dogs per acre, or trips per day, or time limitations of Permits. These all fell short in large part due to the number of variables inherent to the topic. This essentially is the stuff that a review by the SPGA should look into on a case by case basis. The combination of the requirements for Home Occupation and Site Plan Review, with the specific wording of Article 27 establish a good foundation for that to occur. A detailed recommendation from the Planning Board to Town Meeting also sets the stage.

I’m sure we all wish there was more time ... but this looks like a good approach and a good product.

-Julian



Patrick Hayes <phayes.fincom@natickma.org>

2019 SATM warrant article 24 - documents

1 message

Terri Evans <tevans.pb@natickma.org>

Fri, Mar 22, 2019 at 1:00 PM

To: Patrick Hayes <phayes.fincom@natickma.org>, Patrick Hayes <fincomchair@natickma.org>

Cc: James Errickson <jerrickson@natickma.org>, Glen Glater <gglater.pb@natickma.org>, George Richards <GRichards@southnaticklaw.com>

Patrick -

I enclose two documents for the Finance Committee's review of Article 24:

- Response to FinCom questionnaire, including full motion (on last page)
- Background comparison of 2018 FATM motion (Article 34) and 2019 SATM motion (Article 24)

Please let me know if there's anything else you need. I'll wait for confirmation of the FinCom hearing date for Article 24.

--

Terri Evans
Natick Planning Board

2 attachments**2019 SATM Art 24_Historic Preservation_background.pdf**

658K

**2019 SATM Response Article 24 Planning Board_Evans_2019 03 21 with motion.pdf**

1198K

ITEM TITLE: Article 27 - Amend Dog Kennel Zoning

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
FinCOM Questionnaire & MOTION	3/18/2019	Exhibit

Warrant Article Questionnaire Citizen Petitions Articles

Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor

Article #27	Date Form Completed: February 28, 2019
Article Title: Amend Dog Kennel Zoning	
Sponsor Name: George Richards	Email: grichards@southnaticklaw.com

Question	Question
1	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	See attached Motion.
2	At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?
Response	To prohibit “commercial dog kennels” (use # 53) from ALL residential zones (currently prohibited in RM but are allowed by special permit in RG and RS and CII), to allow “personal use kennels” in all residential zones by Special Permit and to allow “dog day care kennels” in RG, RS and CII.
3	What does the sponsor gain from a positive action by Town Meeting on the motion?
Response	Peace and quiet. The knowledge that neither I nor any other resident in the Town has to worry about opposing applications for dog kennels near our homes. Continued increase in residential property values.
4	Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?
Response	Peace and quiet for all homeowners residential zones before 8 AM, after 6 PM and weekends.
5	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations
Response	The fact that commercial dog kennels are NOT allowed in RM, but ARE allowed by special permit in RS and RG makes absolutely NO sense! They should not be allowed in ANY residential zones in order to protect residents’ use and enjoyment of their property as well as their property values.
6	Have you considered and assessed, qualified and quantified the various impacts to the community such as:

Warrant Article Questionnaire Citizen Petitions Articles

	<ul style="list-style-type: none"> • Town infrastructure (traffic, parking, etc.) • Neighbors (noise, traffic, etc.); • Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);
Response	Less noise in residential zones – otherwise, no impacts to the Town.
7	<p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>
Response	I have represented 3 different property owners in 2018 to oppose dog kennel applications and although good for my business, my clients as well as of hundreds of other property owners have expressed their STRONG belief that commercial dog kennels (and possibly even day care dog kennels do not belong in residentially zoned areas.
8	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> • Interested parties were notified in a timely way and had a chance to participate in the process, that • Appropriate town Boards & Committees were consulted • Required public hearings were held
Response	Hundreds of residents have expressed support of this proposal and the Planning Board has a public hearing scheduled for March 20 th .
9	Why is it required for the Town of Natick AND for the sponsor(s)?
Response	It is required in order to respect the rights of residential property owners.
10	Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?
Response	No.
11	What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish
Response	1 Framingham Not allowed

Warrant Article Questionnaire

Citizen Petitions Articles

	2	Medfield	Special permit
	3	Needham	Not allowed
	4	Sherborn	Not allowed
	5	Sudbury	Special permit but very strict. All neighbors need to accept and controls for odor, noise, sound, lighting, waste control, etc.
	6	Waltham	Not allowed
	7	Wayland	Special permit but very strict in consideration of neighbors
	8	Wellesley	Highly scrutinized permit but not allowed if there is an employee.
	9	Weston	Not allowed
	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.		
Response	Unhappy residents who may move to another town and possible decreases in residential property values.		

**2019 Spring Town Meeting
Article 27**

MOTION A:

Move to amend the definition of "Dog Kennel" in the Zoning Bylaws Section I/Article I, **Section 200 – DEFINITIONS**, as follows:

To delete the following definition in its entirety:

Dog Kennel: One pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting or other purposes and including any shop where dogs are on sale, and also including every pack or collection of more than three dogs three months old, or over, owned or kept by a person on a single premises irrespective of the purpose for which they are maintained.

and to add the following definitions to in the appropriate alphabetical order in **Section 200:**

Commercial Dog Kennel: An establishment used for boarding, overnight stays or training of dogs that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, a "commercial dog kennel" shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others without consideration.

Day Care Dog Kennel: An establishment used for the day care of dogs kept in a safe enclosure that are not the property of the owner of the establishment, at which such day care services are rendered in exchange for consideration and in the absence of the owner of any such dogs, provided 1) the enclosure in which the dogs are located is more than two hundred feet (200') from the nearest dwelling, 2) the dogs are never left unattended and 3) the establishment only provides day care services on weekdays between the hours of 8 AM and 6 PM.

Personal Dog Kennel: A pack or collection of more than three (3) dogs, three (3) months old or older, owned or kept under single ownership, for private personal use and not for profit.

MOTION B:

Move to amend **Section III-A.2 USE REGULATION SCHEDULE, OTHER USES**, Use #53, as follows:

- 1) Change Use #53 from "Dog Kennel" to "Commercial Dog Kennel";
- 2) Add a new Use #53A entitled "Day Care Dog Kennel"

- 3) Add a new Use # 53B entitled "Personal Dog Kennel"
- 4) Change Use #53 by changing the "A" to "O" in the zoning districts RG and RS columns
- 5) Add a new use regulation table for Use # 53A to include an "A" in the zoning districts RG, RS and CII columns and to include an "O" in all other zoning district columns
- 6) Add a new use regulation table for Use # 53B to include an "A" in the zoning district RG, RM and RS columns and to include an "O" in all other zoning district columns

So that the applicable chart in **Section III – A.2 – USE REGULATIONS SCHEDULE**, Use #53 now reads:

"

OTHER USES	RG	RM	RS	PCD	SH	AP	DM	CII	INI	INII	H
53. Commercial Dog Kennel	O	O	O	O	O	O	O	A	O	O	O
53A. Day Care Dog Kennel	A	O	A	O	O	O	O	A	O	O	O
53B. Personal Dog Kennel	A	A	A	O	O	O	O	O	O	O	O

"