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275 Washington Street

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Thu, Oct 24, 2024 at 4:01 PM

To: Franklin Zoning Board of Appeals:

I am writing to express my family's opposition to the Zoning Board of Appeals Special Permit request that will be discussed on October 24th, 2025 (Dog Daycare and Daytime Kennel Facility at 275 Washington Street). My property abuts 275 Washington Street and I have significant concerns about the impact on our neighborhood and its safety. My intention is to attend the meeting; however, if I am unable to join, I ask that you please consider the factors summarized below in your decision making.

- Despite requests from the neighborhood throughout the original planning process for this site, a traffic and pedestrian study was never conducted. There are no sidewalks or crosswalks in this area. The exit is directly across from a children's bus stop. The exit is a right-turn only, which directs all traffic toward Taft Drive, Wilson Rd., and Teri's Way. The site itself was approved for industrial use (specifically mixed office, warehouse, and light manufacturing), and we were assured this would limit members of the public requiring access to this location as the primary users of the site would be employees and not customers or patrons. Granting this special permit would significantly increase traffic in and around our neighborhood in a manner that was not considered when originally zoned. Before granting this permit, **we strongly request a traffic and pedestrian study be conducted.**

- Because this business is located in an industrial district, my understanding is that the business must (185.22.A) ensure that sound, noise, vibration, odor, and flashing disturbances will not be perceptible at a distance of 100 ft from the originating premises into the abutting residential district. During the September 2024 meeting, Mr. Lavoie stated he has no intention of using sound abatement equipment. Research suggests that a single dog bark can reach 100 dB and kennels sound levels can range between 85 and 122 dB (Sales et al., 1997). According to the Center for Animal Welfare Science, materials used in industrial buildings do not absorb, but instead reflect sound, which increases the need for sound abatement equipment in dog daycares and kennels. **Before granting this permit, we strongly request that the board require the applicant or property owners prepare a technical assessment predicting the resulting noise of the proposed dog daycare to nearby residential properties and any proposed mitigations.**

- This parcel of land abuts conservation land, is directly above wetlands, and is adjacent to a residential neighborhood that uses private well water for drinking. Significant research (Urbanik & Morgan, 2013; Rahim et al., 2018) highlights that dog waste causes soil erosion and transmission of serious diseases. In fact, experts (Proctor et al., 2014; Surrey 2012) recommend dog parks, for example, be located far away from standing water and run-off to limit transmission of disease within the water supply. Unlike waste from wild animals, dog waste contains high amounts of nitrogen and phosphorus. These chemicals can cause instability within the ecosystem and decrease oxygen in water, which harms fish. All of this would be a concern to the conservation land nearby. **Before granting this permit, we request that the board obtain formal consultation from the Conservation Director to consider the impact on the conservation land and animals and any proposed mitigations.**

I am not opposed to this business, but I am opposed to it going into a spot whose approval did not even remotely consider this kind of use or impact - something more and more businesses are doing at this site. Approving this appeal would confirm that the site owners have been successful with their bait and switch across multiple town boards and send a message that future businesses in Franklin need only propose a benign plan with minimal impact and once approved, can proceed however they want.

Thank you

Matt Garlock

10/24/24, 5:17 PM

Town of Franklin Mail - 275 Washington Street

4 Taft Drive