

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Amy and Jason Crouch

LOCATION: 4 Tam O Shanter Road

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Animal Kennel

DATE 03/25/21

DENY

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185 Attachment 3 Use Regulations Schedule Part 11
Section 2.2

REASON FOR DENIAL: Applicant is seeking an animal kennel to house up to four or more dogs. The use is denied without a special permit from ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ DATE

ZONING OFFICAL SIGNATURE LAB 03/25/2021 DATE

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

RECEIVED
TOWN OF FRANKLIN

MAR 25 2021

ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

GENERAL INFORMATION

TOWN OF FRANKLIN
TOWN CLERK

2021 MAR 25 P 1:57

RECEIVED

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Amy and Jason Crouch

PETITIONER'S ADDRESS: 4 Tam O Shanter Rd, Franklin MA 02038 PHONE: (317) 495 8343

LOCATION OF PROPERTY: 4 Tam O Shanter Rd, Franklin MA 02038

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: RR1

ASSESSORS MAP & PARCEL: 283-028-000-000

REASON FOR PETITION:

_____ Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

X Other: Special Permit-Kennel License

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

No structure is being built with respect to this kennel license. Per the instructions on the licensing form for dogs, residents with 4 or more dogs need to apply for a kennel license from the Zoning Board of Appeals. In accordance with that I am submitting this application. This is not for the operation of a kennel, it is to obtain the required annual dog licenses for my dogs. Each are either spayed/neutered, vaccinated who moved here with us from Indiana. They are not housed outside and are strictly indoor dogs. We are following the city protocol in obtaining the license for record keeping purposes in accordance with both city and state law which would meet the rules for MGL §140, Sect. 137, 137A as well as Franklin § 75-9, § 75-14. I am attaching detailed info on the dogs as well. I am not aware of what zoning ordinance this falls under, only that the Zoning Board of Appeals is listed as the contact board on the dog license application. Again this is for procuring annual dog licenses not for building or operating a kennel.

SECTIONS OF ZONING ORDINANCE CITED: N/A - Special Permit, see attached relevant city and state codes

Article 185 Section 3 -Definition of a kennel

Article 185 Section Use Regulations Schedule Part 2

Article 75 Section licensing of dogs

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s):

Amy Crouch Jason Crouch
(Petitioner(s)/Owner)

Amy Crouch, Jason Crouch

(Print Name)

Address: 4 Tam O Shanter Rd, Franklin MA 02038

Tel. No.: 317 495 8343

E-Mail Address: crouchamyd@gmail.com

Date: 3/08/2021

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

I/We Abigail Dempsey (Maiden name Ericson)
(OWNER)

Address: 12 Carriage Hill Rd Hopkinton MA 01748

State that I/We own the property located at 4 Tam-O-Shanter Rd,
which is the subject of this zoning application.

The record title of this property is in the name of Abigail N Ericson

*Pursuant to a deed of duly recorded in the date 5/30/19, Norfolk

County Registry of Deeds at Book 36833, Page 415; or

Dedham Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Abigail Dempsey
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Supporting Statement For A Special Permit

In accordance with 185-45(D) (2)(A), here are our answers to the best of our ability to the Board of Appeals required criteria:

1. Proposed project addresses or is consistent with neighborhood or Town need
Answer: We are requesting a special permit for a Kennel license for our personal dogs. We are not requesting any changes to the property that would address a neighborhood need. This is not a request for a commercial kennel but a request to be able to license the five dogs we brought with us from Indiana.
2. Vehicular traffic flow, access and parking and pedestrian safety are properly addressed
Answer: We will not be making any property changes that would affect traffic flow. The yard is fully fenced. The dogs are not left outside when we are not home. Rarely do all dogs go outside at the same time as I have one dog that is a 14 year old senior. The yard is set back as well from the street. When we are home we monitor them outside as well.
3. Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Answer: We do not intend to house the dogs outside. The yard is cleaned up daily and professionally mowed each week.
4. Neighborhood character or social structure will not be negatively impacted
Answer: I do not believe this request will negatively impact the neighborhood. The neighborhood seems very dog friendly. We take great care in monitoring the dogs, the yard condition, stop any barking (outside of play time). At night we go outside with them as well. As noted before, they are usually not all out at the same time. My husband works from home and I teach so am gone on part of the day.
5. Project will not destroy or cause substantial damage to any environmentally significant resource, habitat, or feature, or if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate
Answer: The special permit for a kennel will not involve any impact to a habitat, resource feature etc. This is for the personal kennel for our dogs which should not interfere with any environmentally protected areas.
6. Number, height, bulk and location and siting of buildings and structures will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particles
Answer: For this question I see the main question being how we would address noise and potential odor. Again, the dogs will not be housed outside. They go outside to play or use the restroom. Notwithstanding weather, the yard is cleaned daily. Either my husband or I play with them outside and if they get too loud, they are asked to come in. I would say it's a 2-to-3-minute rule on barking and then they are moved inside. I say that unless they are playing, and I am out there with them. Odor is controlled by cleaning the yard daily and we have purchased sealed bins and those are emptied weekly. Mud is controlled with straw. We do have just about an acre although not all of it is fenced.

7. Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Answer: Due to this just being a request for a special permit for a Kennel license in which no kennel will be actually built, I do not believe we will impact any current or future water supply or demand, and/or wastewater treatment capacity.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

We, MICHAEL A. HORTON and ABIGAIL N. ERICSON, both being unmarried, for consideration paid, and in full consideration of **Less Than One Hundred Dollars (\$100.00)** grant to ABIGAIL N. ERICSON of 4 Tam-O-Shanter Road, Franklin, MA 02038, individually

with **Quitclaim Covenants**,

The land in Franklin, Norfolk County, Massachusetts, with the buildings thereon, situated at the intersection of Tam-O-Shanter Road and Country Club Drive, being the premises shown and designated as Lot 20B on a plan entitled, "Plan Showing Revised Lots in Franklin, Mass., September 17, 1968, Bowie Engineering Co., Civil Engineers & Land Surveyors," filed with the Norfolk County Registry of Deeds as Plan No. 776 of 1968 in Book 4546, Page 150. Reference to said plan may be made for a more particular description of said Lot 20B.

Said premises are conveyed subject to all easements, restrictions, ways and reservations of record, insofar as the same are in force and applicable.

I, MICHAEL A. HORTON, the Grantor named herein, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and swear under oath that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

BEING the same premises as conveyed to the grantors by deed of Brian R. Roberge and Amy B. Roberge, dated June 6, 2016 and recorded with the Norfolk District County Registry of Deeds in Book 35176, Page 286.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-30-2019 @ 09:59am
Ctl#: 197 Doc#: 41557
Fee: \$1.00 Cons: \$100.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Property Address: 4 Tam O-Shanter Road, Franklin, MA 02038

Executed as a sealed instrument on this 24th day of May, 2019

James M. Cahn
OFFICIAL
COPY
, Witness

Michael A. Horton
OFFICIAL
COPY
MICHAEL A. HORTON

COMMONWEALTH OF MASSACHUSETTS

Michael A. Horton, SS.

On this the 24th day of May, 2019, before me, the undersigned notary public, personally appeared the above-named, MICHAEL A. HORTON, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

James M. Cahn
Notary Public
My commission expires:



JAMES M. CAHN

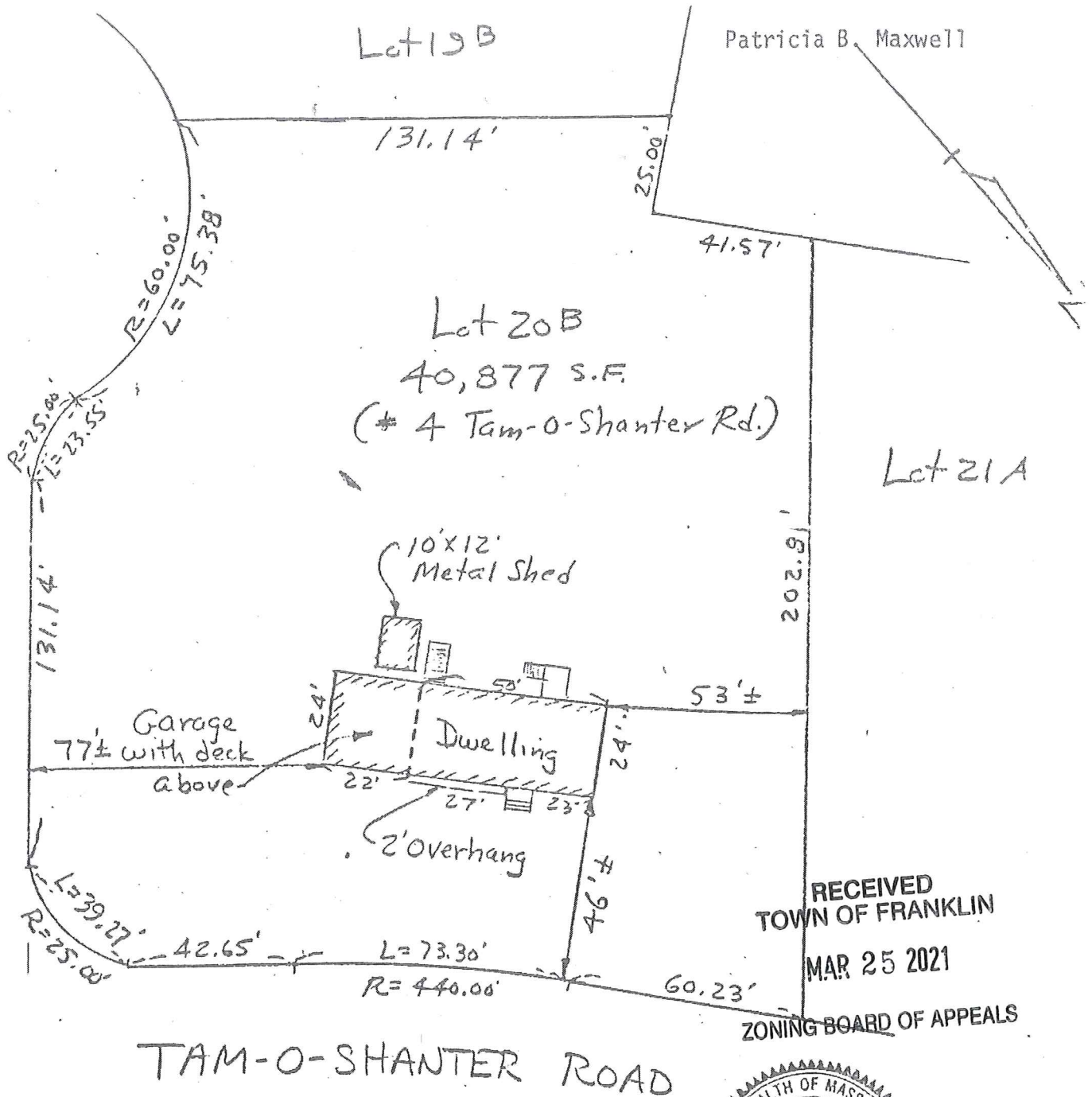
Notary Public

Commonwealth of Massachusetts

My Commission Expires

August 2, 2024

COUNTRY CLUB DRIVE



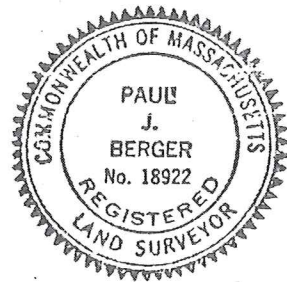
Notes:

This plan is for bank purposes only, and is not to be used to locate property lines.

I hereby certify that the locus does not lie within a Federally established flood hazard area.

I hereby certify that the structure shown on this plan is located as shown hereon, and that it conforms to the Zoning By-Laws of the Town of Franklin, Mass.

Paul J. Berger



PLOT PLAN OF LAND
IN
FRANKLIN, MASS.

Scale: 1" = 40'

Paul J. Berger
Reg. Land Surveyor
228 E. Foxboro St.
Sharon Mass.



Amy Crouch <amcrouc@gmail.com>

Vaccination Records

10:44 AM

Mon, Mar 15, 2021 at 10:44 AM

PetDesk <support@petdesk.com>
Reply-To: PetDesk <support@petdesk.com>
To: amycrouchibc@gmail.com



Created on Mar 15, 2021

Vaccination Records

Patient:**Client:****Name:** NATASHA**Species:** Dog**Breed:** Shepard mix**Gender:** Female Spayed**DOB:** 2/13/2019**Age:** 2**Weight:** 40lbs**Microchip #:** 982126054648985**Rabies Tag #:** 7553

Amy Crouch
4 Tam O Shanter Road
Franklin, MA 02038

Service Name	Good Until
Lyme	Sep 18, 2021

Influenze Vaccine	Sep 18, 2021
L.gripp/pomona	Sep 18, 2021
Heartworm Test	Feb 12, 2022
Fecal	Feb 12, 2022
Wellness	Feb 12, 2022
Bordetella	Feb 14, 2022
Rabies Booster	May 17, 2023
Distemper	Feb 12, 2024



Medway Animal Hospital

PO Box 638

Medway, MA 02053

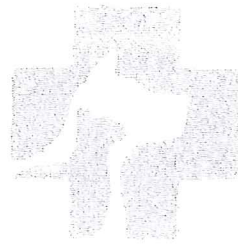
Ph: (508) 533-6783

Powered by  PetDesk

[Home](#) [About](#) [Contact](#)

 PetDesk

Holliston
13 Exchange St Not Applicable
Holliston MA 01746
(508) 429-8899



Banfield
PET HOSPITAL

Vaccine History

Pet Name: Forge

Description	Date Given	Due Date	Doctor	Location
Rabies	09-11-20	09-11-23	Dr. Jessica Marshall Roberts	Holliston
DAPP	09-11-20	09-11-23	Dr. Jessica Marshall Roberts	Holliston
Bordetella	09-16-19	09-15-20		Holliston
DAPP	09-16-19	09-15-20		Holliston
Rabies	09-16-19	09-15-20		Holliston

Center Grove Animal Clinic
2435 S. State Road 135
Greenwood, IN 46143
(317) 535-8387

CURRENT VACCINATION CERTIFICATE

Date: 06/20/2020

Amy & Jason Crouch 1226 Lesley Ave Indianapolis IN 46219	PEPPER CANINE Boston Terrier Mix Tag: 9469	Age: 4 Sex: FS Weight: 17.90
Acc. No: 3944 Phone: (317)495-8343 (317)331-8915	Doctor: Latonya Mullins, DVM	

Vaccinated for: 4DX Heartworm Test on 06/20/2020
Due for: 4DX Heartworm Test on 06/05/2021
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: Kennel Cough Bordetella on 06/20/2020
Due for: Kennel Cough Bordetella on 06/05/2021
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: H3N2/H3N8 Influenza Annual on 02/01/2020
Due for: H3N2/H3N8 Influenza Annual on 01/31/2021
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: DHPP 3 Year on 06/22/2019
Due for: DHPP 3 Year on 06/06/2022
Doctor: Ronald A. Baumgart, II License: 24007003A
Status: Current

Vaccinated for: Rabies K9 3 year on 06/22/2019 Tag Id#: 9469
Due for: Rabies K9 3 year on 06/06/2022
Doctor: Ronald A. Baumgart, II License: 24007003A
Status: Current

Center Grove Animal Clinic
2435 S. State Road 135
Greenwood, IN 46143
(317) 535-8387

CURRENT VACCINATION CERTIFICATE

Date: 06/20/2020

Amy & Jason Crouch 1226 Lesley Ave Indianapolis IN 46219	IMOGEN CANINE West Highland Ter Tag: 10379	Age: 12 Sex: FS Weight: 19.50	
Acc. No: 3944 Phone: (317)495-8343 (317)331-8915	Doctor: Latonya Mullins, DVM		

Vaccinated for: 4DX Heartworm Test on 01/06/2020
Due for: 4DX Heartworm Test on 12/21/2020
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: Kennel Cough Bordetella on 01/06/2020
Due for: Kennel Cough Bordetella on 12/21/2020
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: DHPP 3 Year on 01/06/2020
Due for: DHPP 3 Year on 12/21/2022
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: Rabies K9 3 year on 01/06/2020 Tag Id#: 9565
Due for: Rabies K9 3 year on 12/21/2022
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: H3N2/H3N8 Influenza Annual on 09/20/2019
Due for: H3N2/H3N8 Influenza Annual on 09/19/2020
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Center Grove Animal Clinic
2435 S. State Road 135
Greenwood, IN 46143
(317) 535-8387

CURRENT VACCINATION CERTIFICATE

Date: 06/20/2020

Amy & Jason Crouch 1226 Lesley Ave Indianapolis IN 46219	LEIA CANINE Beagle Cross Tag: 7196	Age: 5 Sex: FS Weight: 42.00	
Acc. No: 3944 Phone: (317)495-8343 (317)331-8915	Doctor: Latonya Mullins, DVM		

Vaccinated for: H3N2/H3N8 Influenza Annual on 02/01/2020
Due for: H3N2/H3N8 Influenza Annual on 01/31/2021
Doctor: Latonya Mullins, DVM License: 24006402A
Status: Current

Vaccinated for: DHPP 3 Year on 06/22/2019
Due for: DHPP 3 Year on 06/06/2022
Doctor: Ronald A. Baumgart, II License: 24007003A
Status: Current

Vaccinated for: Rabies K9 3 year on 06/22/2019 Tag Id#: 7196
Due for: Rabies K9 3 year on 06/06/2022
Doctor: Ronald A. Baumgart, II License: 24007003A
Status: Current