



Ward Councillors

Jon G. Turco, Ward 1
Peter M. McGinn, Ward 2
James Moutsoulas, Ward 3
Edward R. Charest, Ward 4
Joel D. Saslaw, Ward 5
Barry C. Sinewitz, Ward 6

Councillors at Large

Michael V. Garabedian
Thomas L. Gould
David C. Gravel
Anne M. Manning-Martin
Thomas P. Walsh

Clerk of Council

Timothy E. Spanos

**City Council
Stenographer**

Allyson Danforth, RPR

City Hall
24 Lowell Street

978-538-5900
FAX (978) 538-5985



PEABODY CITY COUNCIL

Special Permit #4

Map 86 Lot 155

January 10, 2017

Building Inspector
City Hall
Peabody, MA

Dear Sir:

At a Regular Meeting of the Peabody City Council held on Thursday evening, January 5, 2017, the following Special Permit was approved:

P08-17 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application from Animal Umbrella, Inc., Annamarie Taylor, 66 Hemenway Road, Framingham, MA, for a Special Permit to maintain a cat only shelter with overnight boarding for adoption at 150-R Main Street, Peabody, MA, as filed in accordance with Sections 4.2.5, 6.1, and 15.7 of the Peabody Zoning Ordinance be approved based on the following reason and subject to the following conditions:

Reason: The City Council has determined that the application as submitted and approved meets the general requirements of Section 6.1 of the Peabody Zoning Ordinance, specifically 6.1.2 which satisfies a desirable local need, that its design and appearance will not be injurious to the established or future character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody.

CONDITIONS:

1. The applicant, Animal Umbrella, Inc., shall maintain its license in good standing with the Massachusetts Department of Agricultural Resources as an "Approved Shelter and Rescue Organization" for "in-state" animal rescue and adoptions;
2. The shelter shall be operated and maintained to ensure that sanitation standards throughout the building remain high so as not to pose risk to the food establishments in the building;
3. Any interior areas used to board animals must have floors and walls constructed of impervious, easily-cleanable materials and maintained in a sanitary condition;
4. Exterior grounds must be maintained in a sanitary condition;
5. The applicant must ensure that solid wastes are properly stored and disposed of in such a manner as to prevent the attraction of pests and the development of nuisance odors;
6. The applicant must develop written policies and procedures for responding to nuisance complaints pertaining to odor and noise;
7. The applicant must develop written policies and procedures for sanitizing kennel/boarding areas and equipment, and for storing pet food in a manner so as not to attract pests;
8. The applicant must maintain documentation demonstrating that all animals are properly vaccinated as a condition of enrollment;



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9. The applicant should develop a written training and orientation procedure to ensure that all volunteer staff are knowledgeable about proper handling of animals and maintaining proper sanitation standards;
10. The applicant shall provide information about emergency staffing plans in the event that volunteers are not available while animals are in residence;
11. A maximum of 60 cats shall be at the property at any given time;
12. Hours of operation shall be 8AM to 6PM (or to 8PM on an exception basis), 7 days per week; and
13. All interior modifications shall not impair or obstruct the sprinkler or fire alarm system.

(Carried 9-0; Councillor Gravel and Councillor Moutsoulas absent)

NOTICE OF DECISION: *IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE MASSACHUSETTS GENERAL LAWS, AN APPEAL OF THIS DECISION MUST BE FILED WITHIN TWENTY (20) DAYS FROM THE DATE OF FILING OF SAID DECISION WITH THE APPROPRIATE COURT AND OFFICE OF THE CITY CLERK.*

IF SAID SPECIAL PERMIT WAS APPROVED, YOU MUST OBTAIN A CERTIFIED COPY OF THE SPECIAL PERMIT FROM THE OFFICE OF THE CITY CLERK, AND A BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED BY THE INSPECTOR OF BUILDINGS AFTER THE TWENTY DAY APPEAL PERIOD HAS EXPIRED. IF THE 20TH DAY FALLS ON A WEEKEND DAY (SATURDAY OR SUNDAY), THE NEXT BUSINESS DAY IS CONSTITUTED AS THE 20TH DAY. SAID SPECIAL PERMIT MUST BE EXERCISED WITHIN TWO YEARS FROM THE DATE OF TIME STAMP WITH THE OFFICE OF THE BUILDING INSPECTOR. IF NOT, SAID SPECIAL PERMIT SHALL EXPIRE.

THERE SHALL BE NO TRANSFER OF THIS SPECIAL PERMIT UNTIL WRITTEN APPROVAL OF THE SAME IS OBTAINED FROM THE SPECIAL PERMIT GRANTING AUTHORITY, OR ITS DESIGNEE

A COPY OF YOUR SPECIAL PERMIT MUST BE POSTED UPON THE BUSINESS PREMISES IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AT ALL TIMES.

THE LAST DAY TO FILE AN APPEAL IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 17 IS JANUARY 30, 2017

IF THE SAID SPECIAL PERMIT WAS APPROVED, YOU CAN OBTAIN A BUILDING/OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR ON JANUARY 31, 2017 IF NO APPEALS ARE FILED. IT IS REQUIRED THAT SAID PERMIT BE OBTAINED FROM THE BUILDING INSPECTOR, AND A CERTIFICATE OF BUSINESS BE OBTAINED FROM THE CITY CLERK IN ORDER TO COMPLETE THE SPECIAL PERMIT REQUIREMENTS.

PEABODY CITY COUNCIL
COUNCILLOR JOEL D. SASLAW
CITY COUNCIL PRESIDENT

Timothy E. Spanos
City Clerk

cc: Planning Board, Community Development Department, Police Department,
Human Services Department