

Application for a Special Exception

For Office Use Only

Name of Applicant: Melanie A Lynn

Mailing Address: 459 Applebee Road

Phone: (603) 380-3891

Case No. _____

Date Filed: _____

Time Filed: _____

Rec. By: _____

Landowner's Name: John Giberti / Melanie Lynn

Location of Property: 459 Applebee Road

Map# 12 Lot# 22 Zone: _____

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for Special Exception

Description of proposed use showing justification for a special exception as specified in the Milton Zoning Ordinance, article VIII section 1.A

Explain how the proposal meets the special exception criteria as specified in Article VIII Section 1A of the Milton Zoning Ordinance. (See also the 1st page of application)

Criteria 1 - (please see attached)

Criteria 2 - _____

Criteria 3 - _____

Criteria 4 - _____

Criteria 5 - _____

Applicant: Melanie Lynn Date: 22 Mar 24

Owner: Melanie Lynn Date: 22 Mar 24

John C. Giberti

RECEIVED
MAR 22 2024
BY: [Signature]

22 MAR 24 9/2018 Rev.

1. That the specific site is an appropriate location for the proposed use or structure.

#459 Applebee Road is an exceptional location for a dog day care with 16 acres, a pond, woods, and walking trails. The existing fenced in yard is not able to be seen from the road, there is existing structures that can be utilized for the business access. The existing trees allow for shaded areas as well as sunny spaces for the dogs to enjoy. There is plenty of room for the dogs to play and enjoy their day, instead of being home all day.

The location just into NH from the Maine border may increase Maine customers into the state as this road is used by vehicles traveling from Maine to Route 16 daily. This may also attract customers to the surrounding businesses such as Ira Millers, Elizabeth Ann Esthetics, Branch Hill Farm, and Milton Small Engine Repair etc.

Being zoned as Low Density Residential (LDR) it is allowable by Special Exception (SE) to own and operate a dog day care (defined as kennel) if it is approved by the board.

2. That the use will not be injurious, noxious, offensive, or detrimental to the neighborhood.

The area that will be used for the day care is secured with a 5-foot chain link metal fence with tension wire on the bottom and vinyl fencing on the front portion. This vinyl fencing blocks visibility into the yard from the road. The fenced in area is accessed through a gate that cannot be accidentally opened by a dog. No customer dogs will be off leash at any time when outside of the fencing. All pet owners will be required to show proof that their dog(s) are in good health, have all current vaccinations and be licensed in the town they reside in. The owners will also be required to sign forms verifying that their dogs have no history of biting.

All dogs bark from time to time, however according to the American Kennel Club (AKC) dogs are more prone to excessive barking when they are home alone and looking out the window at cars or people passing by. They also suggest that dogs will bark excessively if they are bored. The AKC states *"If your dog is spending their day looking out the window and barking — at people, dogs, and vehicles in your neighborhood — a key step to stopping the barking is to remove the distraction. By managing your dog's environment and their access to distractions you may be able to reduce or even eliminate excessive barking."* By spending the day in my care, the dogs will be away from the above triggers that lead to excessive barking, have other dogs to focus their attention on and plenty of outdoor time to avoid being bored. ([Excessive Dog Barking: Reasons & How to Stop It \(akc.org\)](#))

In addition to the above data, I have completed several training courses to learn more about dog behavior, training, and care. I have covered courses offered at: [Top Dog Training Courses Online - Updated \[March 2024\] \(udemy.com\)](#) as well as the full certificate for dog day care ownership at [Dog Daycare Owner Certificate Course | How to Start a Doggy Daycare \(iapcollege.com\)](#). I am also a member of several dog related affiliations such as the International Association of Professional Dog Care Owners (IAPO) [IAPO International Association of Professional Dog Daycare Owners \(iapcollege.com\)](#) as well as [About Us - National Association of Professional Pet Sitters](#).

I have the training and education needed to care for dogs throughout their week, however I also hold the [AKC Disease and Sanitation](#) — course to ensure safe and sanitary environment for both the dogs as well as any visitors.

3. That there will be no undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off-street parking.

Due to the nature of our driveway, we have the advantage of the use of our tote road to allow for one way entry and exit to the front entrance of the home/business. Most vehicles will pull in and out and not be required to park as I am offering a drive up drop off and pick up service to allow the owner to remain in their vehicle. The only reason to park is the initial site visit and dog temperament check prior to agreement of care. These "meet and greet" sessions will be by appointment only and one family at a time, reducing the parking. No customers or visitors to the business will be allowed to park along the main road at any time.

Being a small family-owned business out of our home, the customer base will be smaller than large scale dog day care centers, therefore traffic impact will be minimal. By offering a multi-dog discount we may reduce the vehicles per day as well.

4. That adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use and structure so that the use will not be contrary to the public health, safety, or welfare.

The buildings that will be used for the dog care already have power to them, and water via the garden hose for watering and cleaning which is supplied by our private well. No bathrooms are necessary outside of the main house. Heat and air conditioning will be supported by electric or wood burning stove. The primary source of the electricity for our home is from our solar panels that were installed in 2023. Due to the nature of the business and the typical hours, light pollution will not be a concern.

Animal waste can be disposed of via weekly trash pickup, or placed in environmentally safe septic systems similar to home systems. The Doggie Dooley® works like a home septic system which washes solid waste into the septic tank where it is treated and broken down into liquid. The treated liquid then flows into a drain field or leach bed as new water enters the system. The liquid waste is percolated into the soil and purified by microbes in the soil. Doggie Dooley, ht-pet, LLC. There will be no impact to the Salmon Falls Watershed in which we are located.

5. That the proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan

Based on the statements in the 2020 Master Plan, "As referenced in the 2015 Master Plan Community Survey, residents strongly support the protection of the town's natural resources to maintain the current quality of life. Maintaining water quality through the protection of its lakes, streams, and wetlands; conserving open space, forests, and agriculture land; and attracting new retail development centered on niche-market tourism opportunities are high priorities. Residents expressed the importance of protecting scenic vistas and Milton's supporting landscapes to sustain a unique sense of community and place. Cultural and historic landmarks, such as the Farm Museum help characterize Milton's landscape and accentuate the community's identity. Milton Three Ponds is a well-known and desirable destination area that offers a wide-variety of recreational opportunities, as well as important tax revenue for the town. Town-owned parks, open spaces, and local agricultural activities, such as McKenzie's Farm and Branch Hill Farm, attract seasonal occupants and tourists who contribute to the overall economic health of Milton while infusing the local economy with non-resident retail and service

business. Each of these values expressed by residents serves as an important component of the quality of life in Milton" Milton Master Plan Reformatted (miltonnh-us.com)

By maintain the natural landscape of our property, and allowing for the future agricultural use, preventing impact to wildlife, and preventing impact to groundwater, this small business could also attract home buyers to the area, and increase use of area parks, and businesses therefore bringing in more revenue for the town.

Land Use Department
PO Box 310
Milton, NH 03851

Site Walk Authorization

The owner(s), by filing an application, hereby give permission for any member of the Milton Zoning Board of Adjustment and such agents or employees of the Town or other persons as the Zoning Board of Adjustment may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examinations and inspection as may be appropriate.

Owner(s) Signature: _____

Melanie Ryan
John C. DeLuca

Authorized Agent Signature: _____