



# TOWN OF MAYNARD

## PLANNING DIRECTOR

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The **Maynard Advantage**  
New England Living for Everyone

## PROJECT MEMORANDUM – COMMERCIAL KENNELS

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August 21, 2023

### Background

Maynard Crossings JV, LLC has requested the Planning Board sponsor a warrant article at the fall Special Town Meeting that seeks to amend sections 9.3.7 and 9.3.8 of the Neighborhood Business Overlay District Zoning By-law (NBOD) to allow a commercial kennel by Special Permit (Exhibit “A”).

This request is to accommodate a potential tenant at Maynard Crossings. “Dogtopia” a dog daycare facility also offering spa services and boarding and proposed to be located in the R-2 building (adjacent to the existing Maynard Veterinary Clinic).

Dogtopia boards dogs as one of the components of their business. However, “Commercial Kennels” is the closest use category contained in the Zoning By-laws and is utilized as the governing framework for this request. Dogtopia has stated they have safeguards in place for noise and odor (Exhibit “B”).

The material provided as part of the agenda include favorable letters of reference from other commercial landlords currently working with Dogtopia.

### Additional Information and Considerations

- Commercial Kennels currently are allowed in the underlying zoning district by Special Permit.
- As presented, the Special Permit review process as contained in Section 10.4 of the Zoning By-laws would apply to the proposed amendment.

### Planning Board Action

The Planning Board’s charge for the public hearing is to:

- a) Collect public input.
- b) Determine whether to sponsor the warrant article.
- c) Determine whether to recommend approval to the Town Meeting of the warrant article.



July 27, 2023

Mr. Chris DiSilva  
Chair  
Maynard Select Board  
195 Main Street  
Maynard, MA 01754

**RE: Proposed NBOD Zoning Amendment**

Dear Chair DiSilva and Members of the Board:

Please accept this correspondence as the formal request of Maynard Crossings JV, LLC to initiate the process required for an amendment to the Town's Zoning Bylaws so as to facilitate continued commercial development of Maynard Crossing. Specifically, Maynard Crossings JV, LLC is requesting if the Planning Board would consider sponsoring a warrant article at the fall Special Town Meeting that seeks to amend sections 9.3.7 and 9.3.8 of the Neighborhood Business Overlay District Bylaw to allow for the installation, upon Planning Board special permit, of a kennel, commercial within the existing footprint of Building R-2 (15 Digital Way) as shown on the Concept Plan originally approved by Town Meeting on October 5, 2016.

The anticipated future occupant, Dogtopia, a dog daycare facility also offering spa services and boarding, will be located in the R-2 building adjacent to the existing Maynard Veterinary Clinic. A summary of the Dogtopia operation is submitted herewith as Addendum 1. A draft of the proposed Warrant Article is submitted as Addendum B. Commercial Kennel is a use permitted with a Planning Board special permit in the underlying Industrial Zoning District. Thank you for your consideration.

Very Truly Yours,  
Maynard Crossings JV, LLC

*William A. Depietri*

William A. Depietri, Manager

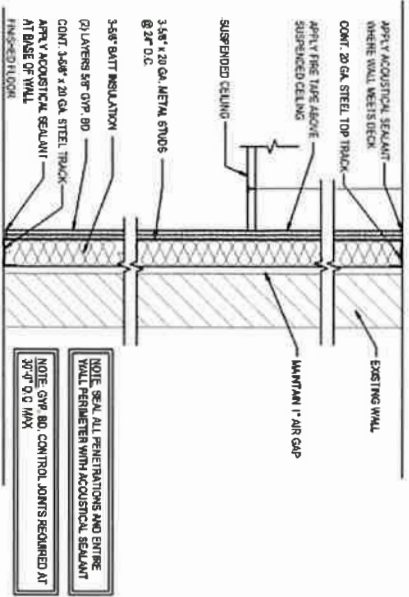
cc: R. Depietri  
J. Vazza  
A. Catanzaro



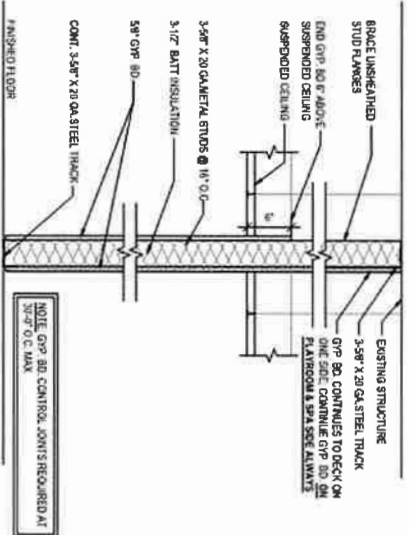
# Sound Control

## Requirements for Sound Reduction

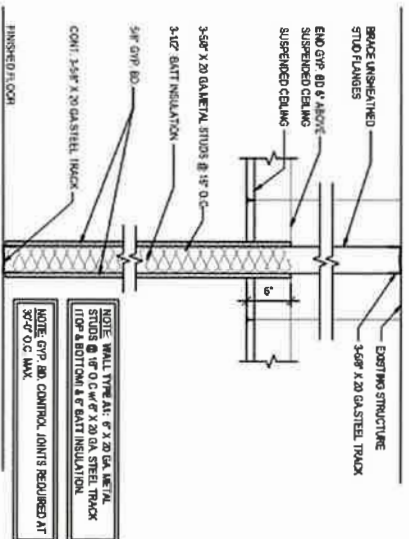
- Special Wall Type at Demising Walls(s) that Extend to Roof Deck
- Special Wall Type Around all Playrooms Spaces
- Air Gap at the Demising Wall
- Studs May Increase in Size if Roof Deck is Over 17'-6" Above Finished Floor (A.F.F.)
- Type A: Typical Wall (See Exceptions Below)
- Type A1: Plumbing Walls.
- Type B: Walls Surrounding Playrooms
- Type C: Demising Walls (Adjacent / Shared Walls with Neighboring Tenant(s))



C



B



A, A1



# Odor Control

## Requirements for Odor Reduction

- Playrooms on Separate HVAC Systems. Each System has an Outside Air Exhaust Requirement
- Steril-Aire UV Emitters Installed on each HVAC System
- HVAC System Installed with Economizers and Dehumidification
- Temp design / relative humidity requirement:
  - Playroom / Spa
  - 75-78 Degrees in Summer
  - 68-70 Degrees in Winter
  - 30%-60% Relative Humidity
  - Rest of the Daycare:
    - 72-75 Degrees in Summer
    - 70-72 Degrees in Winter
    - 30%-60% Relative Humidity
- Walls Extend to the Deck to Avoid Smell and Sound Transfer Between Rooms
- Rooms Cleaned Three Times per Day
- ScentAir System Installed
- HVAC Air Filters Replaced Quarterly Versus Annually
- Complete cycle/air change in all dogspaces (playrooms, evals, and suites) every 11-12 minutes.

EXHIBIT "B"

EXHIBIT "B"



8/18/2023

To Whom It May Concern:

Red Barn Dog Holdings d/b/a Dogtopia is a tenant of Brixmor Property Group in Tinton Falls, NJ. By all accounts, they are an exceptional tenant in the shopping center. This is primarily a daily needs-driven center and Dogtopia fits the tenant mix perfectly. They abut Jersey Strong, a 35,000sf gym, on one side and a locally acclaimed Japanese steakhouse/sushi bae on the other side. We've not heard any complaints from either abutter pertaining to noise or smell. In fact, both have said Dogtopia has been a great addition to the center. Brixmor has entered into a lease in Brick, NJ where Dogtopia is opening soon and are currently negotiating on a few other centers with Red Barn and we would recommend them for any shopping center without reservation.

Sincerely,

A handwritten signature in black ink, appearing to read "R. McGarrigle", with a long horizontal line extending to the right.

Rob McGarrigle  
Senior Leasing Representative  
Brixmor Property Group



August 18, 2023

To Whom It May Concern:

Dogtopia is a current tenant at Dedham Plaza in Dedham, MA and Queen Anne Plaza in Norwell, MA. As their landlord, we have been extremely happy with Dogtopia as a tenant. They have continued to remain invested in the day-to-day operations of each location to ensure a clean and quiet environment for customers and neighboring tenants. The concept has served the communities well and we look forward to adding Dogtopia to more Federal Realty properties in the future.

Sincerely,

*Liz Ryan*

Liz Ryan  
Vice President, Leasing  
Federal Realty

From: **Furze, Bryan** <[Bryan.Furze@wsdevelopment.com](mailto:Bryan.Furze@wsdevelopment.com)>

Date: Fri, Aug 18, 2023 at 6:03 PM

Subject: Dogtopia

To: Jonathan Lapat <[jonathan.lapat@srsre.com](mailto:jonathan.lapat@srsre.com)>, Jim Riley <[jim@redbarndogops.com](mailto:jim@redbarndogops.com)>

To whom it may concern:

WS Development is finalizing three new leases with Dogtopia. Our company, one of the largest privately-owned retail landlords in the United States, is known for its attention to tenant mix and place creation. I am very confident that Dogtopia will be an excellent tenant in our centers. Pets are a huge and growing part of our customers lives and indeed our country's economy, especially since the pandemic. Dogtopia brings a loyal customer to our centers multiple times a week to secure a service their families need. These same families then support the other tenants in our centers, creating a strong synergy and success amongst the uses.

Dogtopia is a best-in-class provider of daycare for dogs. I visited numerous locations before deciding to partner with Jim Riley. His attention to detail on sound proofing and the quality of his build out is second-to-none.

We eagerly await his opening in our portfolio.

Best,

BRYAN W. FURZE

SENIOR VICE PRESIDENT LEASING

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WS DEVELOPMENT

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