



*Town Of Chatham*  
Department of  
*Community Development*



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**CHATHAM BOARD OF SELECTMEN  
AGENDA REPORT**

**TO:** Honorable Board of Selectmen  
Jill R. Goldsmith, Town Manager

**FROM:** Deanna L. Ruffer, Director

**DATE:** February 10, 2015

**SUBJECT:** Proposed Bylaw Amendments: Appendix I Schedule of Use Regulations –  
Kennels & Animal Hospitals

**BACKGROUND AND DISCUSSION**

The proposed amendment would allow kennels and animal hospitals to be located within Chatham's two industrial zoned areas (*Commerce Park and Enterprise Drive*). These uses would be permitted through a Special Permit from the Zoning Board of Appeals.

While historically it may have been common for a kennel to be located in a residential zone and possibly as an accessory use to a residence, today such a use may not be considered compatible in residentially zoned areas. This amendment would allow kennels and animal hospitals to be grouped within a more logical location in the zoning bylaw and would permit these uses to take place in a more conducive location.

**FISCAL IMPACT**

N/A

**STAFF RECOMMENDATION**

It is respectfully recommended that the Board:

Refer this proposed amendment back to the Planning Board so that it may proceed with the statutory public hearing process required under M.G.L. Chapter 40A Section 5. – scheduled for March 31, 2015

Thank you for your consideration. Should you have any questions regarding the foregoing, please contact me at 508-945-5168 or [druffer@chatham-ma.gov](mailto:druffer@chatham-ma.gov).

Attachments:

Proposed Warrant Article Article ## - Zoning: Kennels and Animal Hospitals

**Article ##– Zoning- Kennels**

~~Strikethrough~~ indicates language proposed for deletion.

Underline indicates language proposed for inclusion.

***Bold Italicized*** Words are defined in the existing Bylaw.

To see if the Town will vote to amend its existing Protective (Zoning) Bylaw by adding animal hospitals and kennels to **Appendix I Schedule of Use Regulations** as allowed uses by special permit in the industrial district, as follows:

	R60	*R40 R40A	R30	R20	R20A	SB	GB	I	M/C***	M
Animal Hospital	SP	SP	SP	SP	X	X	SP	SP/SPA	X	X
Kennel	SP	SP	SP	SP	X	X	SP	SP/SPA	X	X

Or take any action in relation thereto.

(Board of Selectmen)

**Motion:** By, \_\_\_\_\_, Board of Selectmen

I move that the Town vote to amend its Zoning Bylaw as printed in the Warrant for Article X.

**Speaker:** \_\_\_\_\_ Planning Board

***Explanation:***

*While historically it may have been common for a kennel to be located in a residential zone and possible as an accessory use to a residence, today such use may not be considered compatible with residential uses. Rather this use is more compatible with other commercial or industrial businesses. This amendment allows kennels, when approved by special permit, to be located in an industrial zoning district. There are two industrial zones in Chatham, Commerce Park on Meetinghouse Road and Enterprise Drive off of Stony Hill Road.*