

ZONING BOARD MEETING-WEDNESDAY JANUARY 10, 2024 AT 5:30PM

Present: Sam and Jeff Keras, Glenn Foster, Ernest Choquette, Ed Champine, Bruce Sargent, Oscar Roberts

Glenn called the meeting to order at 5:30PM and introduced those present.

The purpose of meeting was to consider the application from Samantha Keras for a pet boarding and grooming facility parcel id#SA04012 10.3 acres lot at 440 Topper View Drive. The neighbor, Denise Bouffard, whose address is 235 Topper View Drive, sent in a letter expressing her concerns about the proposed pet boarding/training facility because she was unable to attend the meeting. The letter will be attached to the minutes. Samantha Keras plans to operate a dog boarding and training facility out of their home garage. The garage will hold 10 kennels each holding one dog. There will also be a 20' X 50' fenced area for the dogs. This area is adjacent to a barn located on the property. The fence is not connected to the garage where the kennels are located. Maximum number of dogs would be 10. The average boarding time would be 2 ½ days. Dogs will be walked on leashes from the kennel to the fenced area one at a time. Applicants figured there would be 8 car trips per day of people bringing and picking up their dogs. Fridays and holidays being the busiest times. The plan is to have appointment pick up and drop off times to avoid too many cars on the property at once. Parking for 3-4 cars.

Board members considered Sec. 206 – conditional use of the Newport Town Zoning Regulations as follows:

206.1 – no effect on capacity of community facilities.

206.2 – will still be a residential area, they will not accept noisy dogs, and waste will be disposed of in the trash.

206.3 – Topper View Drive is a private road. Applicant plans on 8 trips per day of people dropping off and picking up pets. Plan to make drop off and pick up appointments to avoid congestion on the road. Parking for 3-4 cars.

206.4 – no impact on current bylaws and ordinances.

206.5 – N/A

206.6 – Ernest Choquette suggested a fence from the garage kennel to the fenced area. Oscar Roberts suggested a condition of no dogs running loose.

Bruce Sargent moved to approve the application with the condition that no dogs be allowed to run loose, seconded by Ed Champine. The board voted unanimously to approve the application.

Voted to adjourn at 6:15PM.

Edward Champine
Newport Town Zoning Board Secretary