

11/18/2015  
I hereby certify that  
twenty days have elapsed  
since this decision was  
filed in this office  
and no appeal from the  
decision has been filed.

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2015 OCT 28 P 4: 55

*[Signature]*  
Town Clerk

TOWN OF READING  
ZONING BOARD OF APPEALS  
DECISION ON PETITION OF LAURIE ANNE SCIACCA (MY FURRY DOGMOTHER, LLC)  
FOR THE PROPERTY LOCATED AT  
145 WASHINGTON STREET, READING, MA

Case No. 15-10

October 15, 2015

The Zoning Board of Appeals (the "Board") held a public hearing on Thursday, October 15, 2015, at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts, on the petition of Laurie Anne Sciacca (My Furry Dogmother, LLC) (the 'Petitioner'). The Petitioner sought a special permit under Section 5.3.1 of the zoning bylaws to operate a pet grooming business at 145 Washington Street, Reading Massachusetts, (the "Property").

The Property is located in a BUS B district and pet grooming is not listed as a principal use in Section 5.3.1 Table of Uses For Business and Industrial Districts.

Following a presentation by the Petitioner, discussion and comment from the board, and opening the hearing to public comment, the board concluded that the operation of a pet grooming business at 145 Washington Street, Reading, Massachusetts, was substantially similar to Consumer Service Retail Establishment and Animal Hospital uses currently listed as principal uses in Section 5.3.1 of the zoning bylaws.

After discussion of the requirements by Board members a motion was made and seconded, and the Board voted 4-0-0 to grant the Petitioner's request for a Special Permit to operate a pet grooming business at 145 Washington Street, Reading, Massachusetts.

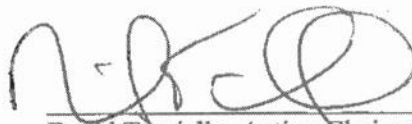
This special permit is conditioned upon the following:

1. Pets will not be housed overnight at the premises.
2. Petitioner will not operate a pet day care at the location.
3. Petitioner will not conduct any outdoor pet activity on site.
4. Satisfactory written approval of the health inspector for both the site location and approved use of the special permit as a pet grooming business.
5. Zoning enforcement officer making a written determination that the apartment above the business has an allowable use as a residential dwelling.

Any person aggrieved by this decision of the Board may appeal to the appropriate court pursuant to M.G.L. c. 40A, § 17, within twenty (20) days after the date of filing this Decision with the Town Clerk. Notice of appeal with a copy of the complaint must also be filed with the Town Clerk within twenty (20) days as provided in § 17.

This amendment to a Special Permit shall not take effect until a copy of this Decision, bearing certification of the Town Clerk that twenty (20) days have elapsed after the Decision was filed in the Office of the Town Clerk and no appeal has been filed, or if an appeal has been filed within such time, that it has been dismissed or denied, is recorded in the Middlesex South District Registry of Deeds and indexed in the Grantor's Index under the name of the owner of record, or is recorded and noted on the Owner's Certificate of Title. The fee for recording or registering shall be paid by the Owner or Petitioner. Any person exercising rights under a duly appealed Special Permit does so at the risk that a court may reverse the permit and that any construction performed under the permit may be ordered to be undone.

ON BEHALF OF THE READING ZONING BOARD OF APPEALS

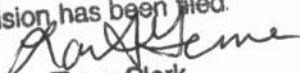


David Traniello, Acting Chairman

Zoning Board Members voting on Case #15-10

Kathleen F. Hackett, David Traniello, John Jarema, Erik Hagstrom

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