

Exhibit A — Narrative in Support of Application to Amend Special Permit A1 (2018)



Petitioner: Colleen Kennedy-Muzio
Property: 211A Lincoln Street, Hingham, MA
Zoning District: Business Recreation
Relief Requested: Amendment to Special Permit A1 (2018)

Introduction

The Petitioner operates a permitted dog daycare and training facility at 211A Lincoln Street pursuant to a Special Permit A1 issued in 2018. The original decision expressly contemplated no overnight boarding and set daytime hours accordingly. The Petitioner seeks a limited amendment to authorize overnight boarding with updated conditions addressing hours and operations, while keeping the use otherwise unchanged.

Requested Amendment

The Petitioner requests that the Board amend the 2018 decision to:

1. Add overnight boarding of dogs to the list of permitted activities on the premises; and
2. Revise the conditions governing hours of operation to reflect overnight operations with defined quiet hours.

(If the Board prefers, the amendment can be framed as edits to existing Conditions 1–3 regarding permitted activities and hours.)

Operations & Safeguards

Overnight boarding will be conducted indoors within designated rooms/suites. To protect neighborhood character and minimize impacts:

- Quiet Hours: 9:00 p.m.–7:00 a.m.; no outdoor activity during this period except brief, supervised relief as necessary.
- Drop-Off/Pick-Up: Limited to posted daytime business hours.

- Noise Control: Interior boarding rooms with solid partitions/doors; use of acoustic treatments and white-noise as needed.
- Sanitation & Odor Control: Scheduled cleaning with pet-safe disinfectants; sealed floors; proper waste storage and disposal.
- Safety & Supervision: Overnight monitoring by staff on-site or scheduled in-person checks with alarm/video monitoring; vaccination and health policies maintained, and full compliance with Ollie’s Law.
- Capacity: A reasonable cap on overnight dogs (e.g., 21) can be imposed as a condition if the Board so requires.

Findings in Support

- Harmony with the By-Law: The Business Recreation district contemplates animal care uses by special permit. The requested amendment is a modest intensification of an existing approved use with safeguards that prevent adverse effects.
- Appropriate Location: The site is already improved and operated as a professional dog care facility; interior accommodations make overnight operations feasible without external changes.
- Impact Mitigation: Indoor overnight housing, quiet hours, limited pick-up/drop-off times, and sanitation/noise controls ensure the use will not be substantially more detrimental than the current operation.
- Public Benefit: The amendment meets community demand for reputable local boarding while maintaining health, safety, and neighborhood compatibility.

Suggested Condition Language (for Board’s convenience)

- “Premises may be used for dog daycare, training, and overnight boarding, provided all overnight boarding is conducted indoors.”
- “Quiet hours 9:00 p.m.–7:00 a.m.; no outdoor activity during quiet hours except brief, supervised relief.”
- “Boarding drop-off/pick-up limited to daytime business hours.”

- Overnight capacity shall not exceed 21 dogs unless otherwise approved by the Board.”

Conclusion

For the reasons above, the Petitioner respectfully requests that the Board amend the 2018 Special Permit A1 for 211A Lincoln Street to authorize overnight boarding with updated conditions addressing hours and operations. The amended permit will remain consistent with the purpose and intent of the Zoning By-Law and will not be substantially more detrimental to the neighborhood than the existing approved use.

Respectfully submitted,

Colleen Kennedy-Muzio

1/5/2026