

Board Members
Brian White, Chair
Gibb Phenegar, Vice Chair
Christina Oster, Clerk
Joe Barresi, Member
Tom Emero, Member
Adam Kaufman, Associate Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 321-4890
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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

**DECISION
SPECIAL PERMIT - KENNEL
3 INDUSTRIAL PARK ROAD**

*20 day no appeal:
February 16, 2026*

Applicant(s): Veronica Cote
94 Water's Edge
Marstons Mills, MA 02648

Location of Property: 3 Industrial Park Road (Assessors' Parcel ID: 33-010)

Approval Requested: The application is for the issuance of a **special permit** under Section 3.4 of the Zoning Bylaw and 5.4 Schedule of Uses to allow a dog kennel and training facility.

Members Participating: Brian White, Chair; Gibb Phenegar, Vice-Chair; Christina Oster, Clerk; Tom Emero, Member, Adam Kaufman, Associate Member

Members Voting: Brian White, Chair; Gibb Phenegar, Vice-Chair; Christina Oster, Clerk; Tom Emero, Member, Adam Kaufman, Associate Member

Date of Decision: January 21, 2026

Decision: **GRANTED WITH CONDITIONS**

I. PROCEDURAL HISTORY

1. On December 29, 2025, the Applicant filed for the issuance of a **special permit** under Section 3.4 of the Zoning Bylaw and Section 5.4, Schedule of Uses, of the Zoning Bylaw to use the property for a dog kennel and training facility in the Business Industrial (BI) zoning district. The property is also in the Ground Water Protection District.
2. Notice of the public hearing was published in the Milford Daily News on January 7, 2026, and January 14, 2026, and notice sent by mail to all interested parties and posted in Town Hall as required by G.L. c. 40A, §11.

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3. The public hearing was opened on January 21, 2026 and was closed that evening. In the absence of Board member Joe Barresi, Associate member Adam Kaufman was designated by the Chair to sit as a member of the Board.

4. The Property is located in the Business Industrial (BI). There is an existing building on the site that will be utilized. The front setback requirement is 25 feet, and the side and rear setback requirements are 15 feet. The minimum lot area requirement is 20,000 sq. ft. and the minimum frontage requirement is 75 feet.

5. The Board notified Town departments, boards, and committees of this application. The Board did not receive any comments.

6. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeal's files and listed in Section V. of this Decision.

II. TESTIMONY

Veronica Cote, the owner of Visionary Canines and head trainer of this facility stated that this would be the second facility she is opening in Massachusetts, the first being in Weymouth. She specializes in dog training for dogs with medical and behavioral issues. The kennel is a safe place to board dogs, and each dog that stays over night is only from clients. She does not want to house more than 30 dogs at a time, including employee dogs. She has overnight boarding for dogs with medical issues or behavioral issues that might always need a human present. She plans on having individual kennels for each dog and she only buys safe equipment for them to be housed in. For overnight boarding, the maximum number is still 30 dogs, but at her previous location she had a maximum of 18 dogs staying overnight at one time.

Ms. Cote says she has contacted the animal control office and has contacted the building department to sort out any permits needed for this property. The existing building will be used for the kennel business. No site changes or improvements are proposed; if any are proposed in the future, the applicant should contact town officials. It was noted the property is not fenced. Ms. Cote stated that when dogs are outside on the property, each dog is supervised by one person and they are an on-leash training facility. Visionary Canines is a training and overnight dog boarding facility where each dog is learning from the personal trainers and not dog on dog. They also work with police departments on canine training. Ms. Cote says that all her staff is specialized in the training of these dogs with behavioral or medical issues. During the day she plans to have 2-3 people training and taking care of the dogs while 1 person stays overnight for the boarding dogs.

Ms. Cote said that there is a schedule for pick up and drop-off at certain times of the day. She believes she will be open for "day hours" from 7 a.m. to 7 p.m., and also for overnight boarding. The Board members discussed possible conditions for the special permit, and agreed that the only specialized condition will be a maximum number of 30 dogs allowed on the premises at any time.

III. FINDINGS

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearing and comments submitted by residents placed in the public record during the course of the hearings. The Board considered each special permit criterion separately.

A. Section 3.4 Special Permit Decision Criteria

The Board found that the application, as conditioned by this decision, does meet all the required Special Permit Decision Criteria for Section 3.4 on the following findings:

- 1. The proposed site is an appropriate location for the proposed use.** This site is in an industrial park and has sufficient space for the kennel use inside and outside the building.
- 2. Adequate and appropriate facilities will be provided for the operation of the proposed use.** The existing building will provide ample space for the intended use. There is sufficient parking.
- 3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment.** There will be a limit on the number of dogs that can be present on site, and drop off/pick ups are at appointed times.
- 4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.** There is limited traffic expected, and the roadway will be able to handle the traffic.
- 5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.** The use as a kennel will not produce flooding, dust, odors, noise, vibrations, etc. Dogs will be inside, or when outside will be on a leash. No outdoor changes or improvements are proposed.
- 6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.** This is an industrial park, the use will not adversely affect the area.
- 7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.** The proposed use is in harmony with the purpose of the Bylaw to promote the most appropriate use of land.
- 8. The proposed use is consistent with the goals of the Medway Master Plan.** This use promotes economic development by re-using the existing building and site.
- 9. The proposed use will not be detrimental to the public good.** For all the reasons stated above.

The Board finds that the adverse effects of the proposed use as conditioned in this decision will outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to the site.

The Board finds that the Applicant has demonstrated through evidence submitted, including the Plans, as well as testimony from the Applicant, that they have met all the required Special Permit Decision Criteria under Section 3.4 of the Zoning Bylaw, as conditioned in this decision.

IV. CONDITIONS OF APPROVAL

1. This special permit is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the special permit and that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a new request.
2. Any work or use that deviates from this Decision may be a violation of the Medway Zoning Bylaw. All conditions imposed by this Decision are mandatory, and any violation of a condition imposed by this decision may be a violation of the Medway Zoning Bylaw. Any violations of this Decision may prevent the issuance of a building permit and/or occupancy permit or result in the issuance of a cease and desist order, noncriminal penalties, or fines, as further provided in Section 3.1 of the Zoning Bylaw. Please note that Section 3.1.F of the Zoning Bylaw provides:
 1. Anyone who violates a provision of this Zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense. Each day during which any portion of a violation continues shall constitute a separate offense.
 2. As an alternative means of enforcement, the Building Commissioner may impose noncriminal penalties pursuant to G.L. c. 40, § 21D and Article XX of the Town's General Bylaws, in accordance with the following schedule:
First offense: warning (verbal or written)
Second offense: one hundred dollars
Third offense: two hundred dollars
Fourth and each subsequent offense per violation: three hundred dollars
3. As provided in Section 3.4.E of the Zoning Bylaw, special permits shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, §17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date, except for good cause. Upon receipt of a written request by the applicant filed at least 30 days prior to the date of expiration, the Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested.
4. No more than 30 dogs shall be allowed on the site at any time.

V. INDEX OF DOCUMENTS

A. The application included the following plans and information that were provided to the Board at the time the application was filed:

1. Hand drawn plan of existing building with proposed layout of kennel use.
2. "Existing Conditions and Demolition Site Plan of Land in Medway, MA", dated April 2, 2002, last revision August 18, 2002, by Merrikin Engineering Co.

[Remainder of page intentionally blank; signature page follows]

VI. VOTE OF THE BOARD

By a vote of 5 to 0, the Zoning Board of Appeals hereby **GRANTS** the Applicant, Veronica Cote, a **SPECIAL PERMIT** under Section 3.4 of the Zoning Bylaw and Section 5.4, Schedule of Uses, for the use of the property as a dog kennel and training facility at 3 Industrial Park Road (Assessors' Parcel ID: 33-010), in accordance with the application, and subject to the **CONDITIONS** herein.

Member:	Vote:	Signature:
Brian White, Chair	Aye	_____
Gibb Phenegar	Aye	_____
Christina Oster	Aye	_____
Tom Emero	Aye	_____
Adam Kaufman	Aye	_____

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in General Laws, chapter 40A, section 15.

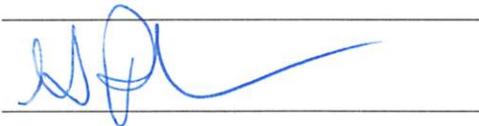
Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, chapter 40A, section 17, and shall be filed within 20 days after the filing of this notice in the office of the Medway Town Clerk.

In accordance with General Laws chapter 40A, section 11, no special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period or the appeal has been filed within such time. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision, and notification by the Applicant of the recording, shall be furnished to the Board and Building Department.

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