

TOWN OF CHESHIRE

PLANNING BOARD

191 CHURCH STREET CHESHIRE, MASSACHUSETTS 01225

PHONE (413)743-1690 EXT 114 | EMAIL PLANNING@CHESHIRE-MA.GOV



NOTICE OF DECISION

PETITION #PB005

PETITIONER:

Emily & Sean Conley
456 Fred Mason Road
Cheshire, MA 01225

PROPERTY OWNER:

Sean & Emily Conley
456 Fred Mason Road
Cheshire, MA 01225

PROPERTY LOCATION:

456 Fred Mason Road
Cheshire, MA 01225

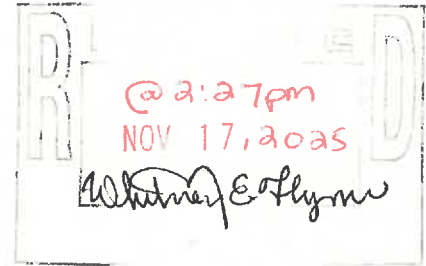
Parcel ID No. 226-006

Book/Page No. 01652/682

HEARING DATE/TIME:

November 4, 2025, 5:00PM

November 10, 2025, 5:00PM



On October 6, 2025, pursuant to Massachusetts General Laws c. 40A § 9 and the Town of Cheshire General Code c. 225 §3.2 (27.), Emily and Sean Conley submitted a Special Permit Application to establish a dog daycare and boarding business, at a property located at 456 Fred Mason Road, Parcel ID No. 226-006.

A public hearing was conducted on November 4, 2025, at 5:00PM, and November 10, 2025, at 5:00PM, to hear the petition of Emily and Sean Conley for the Special Permit.

After reviewing the documentation and upon due deliberation, the Planning Board granted Emily and Sean Conley a Special Permit to establish a dog daycare and boarding business, at a property located at 456 Fred Mason Road, Parcel ID No. 226-006, with the following conditions:

1. No more than ten (10) dogs may be on the premises or under the supervision of the dog daycare and boarding business at any time, excluding those dogs for which Emily and/or Sean Conley are the rightful owner(s).

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2. At least one (1) adult, who is employed and insured by the dog daycare and boarding business, must always be present when dogs under the supervision of the dog daycare and boarding business are present, excluding those dogs for which Emily and/or Sean Conley are the rightful owner(s).

A vote was taken by the Board with Peter Traub (Chairman), Arthur Kaufman, Amy McCarthy, Daniel Skorcz, and Francis Griswold all voting in the affirmative.

All statutory requirements mandated by law were satisfied as documented in the detailed Record of Proceedings which are on file with both the Town Clerk and the Planning Board. Copies of this Notice of Decision (this Notice) and all plans referred to in this Notice have also been filed with both the Town Clerk and the Planning Board.

Any appeal of this Notice of the Planning Board must be filed within twenty (20) days of the filing of this Notice with the Town Clerk. After the twenty (20) day appeal process, it is the responsibility of the Petitioner to register this Special Permit (this Notice) with the Northern Berkshire Registry of Deeds located in Adams, MA.

Peter Traub

Peter Traub, Chairman

11/17/25

Date

I hereby certify that twenty (20) days have passed since the filing of this decision by the Planning Board with the Town Clerk and no appeal has been filed with this office.

Signed and certified this _____ day of _____, 2025,

Whitney E. Flynn, Town Clerk