TOWN OF CHESHIRE

PLANNING BOARD

191 CHURCH STREET CHESHIRE, MASSACHUSETTS 01225
PHONE (413)743-1690 EXT 114 | EMAIL PLANNING@CHESHIRE-MA.GOV

RECORD OF PROCEEDINGS – PETITION #PB005

Public Hearing – November 4, 2025 & November 10, 2025

Pursuant to a notice duly filed with the Town Clerk, a public hearing of the Planning Board was held in person at 191 Church Street (Meeting Room) on Tuesday November 4, 2025, at 5:00PM and Monday November 10, 2025, at 5:00PM.

NOVEMBER 4, 2025

MEMBERS PRESENT: Peter Traub, Chairman; Francis Griswold, Member; William Moreau, Alternate.

MEMBERS ABSENT: Arthur Kaufman, Member; Amy McCarthy, Member; Daniel Skorcz, Member.

OTHERS PRESENT: Mia Francesconi, Executive Assistant; Jennifer Morse, Town Administrator; Jason Levesque, Stafford Hill Armory LLC; Karen Kruszyna; Michelle & Thomas Francesconi; Shawn McGrath; Dan Hajdas; Jaydip Patel, Cheshire Liquor Center; Emily & Sean Conley; James Gradziel; Paul Baran; Brian Koczela, BEK Land Surveyors & Foresters Associates.

NOVEMBER 10, 2025

MEMBERS PRESENT: Peter Traub, Chairman; Arthur Kaufman, Member; Amy McCarthy, Member; Daniel Skorcz, Member; Francis Griswold, Member.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mia Francesconi, Executive Assistant; Jennifer Morse, Town Administrator; William Moreau, Alternate; Jason Levesque, Stafford Hill Armory LLC; Michael Kruszyna; Dan Hajdas; Jaydip Patel, Cheshire Liquor Center; Emily & Sean Conley; James Gradziel; Paul Baran.

P. Traub opened the public hearing for Petition #PB005 ("A Special Permit Application (SPA) for 456 Fred Mason Road, Parcel ID No. 226-006, submitted by Emily and Sean Conley, to establish a dog daycare and boarding business.") at 5:33PM on November 4, 2025.

P. Traub invited E. and S. Conley to present their Application to the Board.

E. and S. Conley explained that they submitted a Special Permit Application, per Town of Cheshire General Code c. 225 §3.2 (27.), for 456 Fred Mason Road, Parcel ID No. 226-006, to establish a dog daycare and boarding business. S. Conley stated that they had always wished to operate a dog daycare and boarding business, but it had never been feasible for them until recently. They planned to initially operate solely as a dog daycare with the goal of eventually adding a dog boarding service. The dog daycare would likely operate from 7:00AM until 5:00PM, Monday through Friday.

P. Traub expressed his belief that the Application met all required findings outlined in Town of Cheshire General Code c. 225 §10.1 (E.) and stated that he did not have any questions for the applicant.

P. Traub invited F. Griswold and W. Moreau to comment on the application and/or ask questions.

F. Griswold and W. Moreau had no comments or questions for the applicant.

P. Traub opened the public comment period for Petition #PB005 at 5:35PM on November 4, 2025.

J. Gradziel asked P. Traub if a Special Permit would "follow" the property, meaning if a Special Permit was granted and E. and S. Conley were to sell the property; would the Special Permit's validity stay with the property and be valid for whomever was to purchase the property. M. Francesconi stated that he was correct in his statement, however, if the dog daycare and boarding business was inactive for a period exceeding one (1) year, the Special Permit, if granted, would be deemed invalid regardless of the property owner. E. and S. Conley assured J. Gradziel that they did not plan to sell the property.

W. Moreau noted that the Application stated that the business would house six to ten (6-10) kennels. He asked E. and S. Conley if the number of kennels directly correlated to the number of dogs that would be under their care. E. and S. Conley stated that W. Moreau was correct; the maximum number of dogs they would have under their care while operating the business, besides their own, would be ten (10) dogs. J. Gradziel asked members how that number could be guaranteed. P. Traub explained that the Board could choose to issue conditional approval, with the ten (10) dog maximum as a condition.

P. Traub asked E. and S. Conley how parking would be accounted for. E. and S. Conley explained that their property has a large driveway that can accommodate six (6) vehicles at a time. They did not expect any more than six (6) vehicles to be present at once as most patrons would be dropping off and picking up their dogs at different times.

J. Gradziel asked the Board if they would consider conditional approval with the condition that at least one (1) responsible adult, employed and insured by the business, always be on premises when dogs under care of the business are on premises. Members agreed to take J. Gradziel's suggestion into consideration.

P. Baran expressed his support for E. and S. Conley and their proposed dog daycare and boarding business.

P. Traub explained that there were only three (3) members of the Board present, therefore a vote could not be taken on the Application until at least four (4) members of the Board were present per Town of Cheshire General Code c. 225 §10.1 (G.) and that in order for that requirement to be met, another meeting must be scheduled. Members discussed.

The Applicant(s) and the Board agreed that the second meeting would be held on Monday November 10, 2025, at 5:00PM for the continuation of the public hearing for Petition #PB005.

A motion was made by F. Griswold and seconded by P. Traub to continue the public comment period for Petition #PB005 until a meeting of the Planning Board on Monday November 10, 2025, at 5:00PM.
Vote: Unanimous

Motion Carries: 3-0

A motion was made by P. Traub and seconded by W. Moreau to continue the public hearing for Petition #PB005 until a meeting of the Planning Board on Monday November 10, 2025, at 5:00PM.
Vote: Unanimous
Motion Carries 3-0

P. Traub reopened the public hearing for Petition #PB005 at 5:32PM on November 10, 2025.

P. Traub invited E. and S. Conley to continue their presentation of their Application to the Board.

E. and S. Conley summarized their reason behind their submission of a Special Permit Application, explaining that they were looking to establish a dog daycare and boarding business at their property located at 456 Fred Mason Road, Parcel ID No. 226-006. They explained that they were amenable to the conditions suggested by J. Gradziel at the previous meeting on November 4, 2025, at 5:00PM.

P. Traub invited members to comment on the application and/or ask questions.

A. Kaufman asked E. and S. Conley if there was a governing body, such as the Board of Health, that would perform regular inspections of the business. M. Francesconi explained that Board of Health permitting would be required to run a dog daycare and boarding business. He then asked E. and S. Conley if they had a working relationship with a local veterinarian that would provide care in the event of an emergency. E. and S. Conley confirmed that they had a good relationship with a local veterinarian, but in an emergency, would likely bring a dog to the emergency animal hospital in South Deerfield.

P. Traub reopened the public comment period for Petition #PB005 at 5:40PM on November 10, 2025.

J. Graziel reiterated his suggestions that the Board issue conditional approval with the conditions that the maximum number of dogs they could have under their care while operating the business, besides their own, was ten (10) dogs and that at least one (1) responsible adult, employed and insured by the business, always be on premises when dogs under care of the business are on premises. Members again agreed to take J. Gradziel's suggestions into consideration.

No further public comment.

P. Traub closed the public comment period for Petition #PB005 at 5:50PM on November 10, 2025.

A motion was made by P. Traub and seconded by A. Kaufman to issue a Special Permit for Petition #PB005, to Emily and Sean Conley, 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:

— *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).*

— *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).*

Vote: P. Traub, Yes; A. Kaufman, Yes; A. McCarthy, Yes; D. Skorcz, Yes; F. Griswold, Yes. Motion Carries: 5-0

P. Traub closed the public hearing for Petition #PB005 at 5:54PM on November 10, 2025.

Respectfully submitted,

Mia Francesconi – Executive Assistant

Peter Traub – Planning Board Chairman

RECEIVED
@2:27pm
NOV 17, 2025
TOWN CLERK
CHESHIRE, MA.