



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext.118 rwatchilla@townofware.com

Notice of Public Hearing Planning Board

LEGAL NOTICE

to be published in the *Ware River News*
issues 5/19/2022 and 5/26/2022

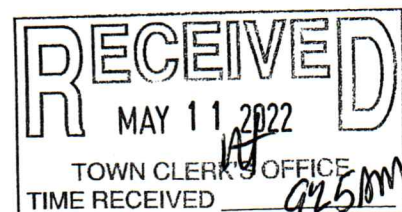
SP-2022-07

NOTICE is hereby given that the Ware Planning Board, acting as the Special Permit Granting Authority, will hold a Public Hearing on THURSDAY, June 2, 2022 at 7:35 PM on the application of Pamela Hausser, for a Special Permit to convert a pre-existing metal building into a Dog Kennel (Customary Home Occupation) under Section 4.4.1, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. Pursuant to Chapter 22 of the Acts of 2022, this hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the Planning Board as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be held in the Selectmen's Meeting Room, 126 Main Street, Town Hall, Ware, MA. It is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of public. The meeting may be accessed remotely via zoom. Go to <https://zoom.us/join> or join by phone. Phone Number: 929-205-6099; Meeting ID: 784 604 1861; Password: 01082.

SITE LOCATION: 73 Hardwick Pond Road, Ware, MA. Said premises being further described in deeds recorded in the Hampshire County Registry of Deeds, Book 13942, Page 39. Property is also identified as Assessor's Parcel # 43-0-14. Zoned: Rural Residential (RR).

A complete copy of the application can be found at the Town Clerk's office and on the Planning & Community Development Department website under Recent Filings. Anyone interested or wishing to be heard on the application should appear at the time and place designated.

Richard Starodoj, Chairman
WARE PLANNING BOARD



Town of Ware

Planning Board

Director of Planning &
Community Development

Planning & Community Development

Application for Special Permit



126 Main Street
Ware, MA 01082
413.967.9648 ext. 186
www.townofware.com

SP-2022 - 07

Applicant

Name of Applicant (primary contact): Pamela J Hauser

Address: 73 Hardwick Pond Road, Ware

Phone: _____ Cell: 413-388-6240

Email Address: pamelaj66@icloud.com

Owner

Name of Owner (primary contact): Mark E Hauser

Address: 73 Hardwick Pond Road, Ware

Phone: _____ Cell: 508-525-0890

Email Address: meh44321@gmail.com

Request

Choose applicable Zoning Bylaw Section: 4.4.1

Will the project require a: Site Plan Review: ☐ Yes* ☒ No Variance: ☐ Yes* ☒ No *Explain in narrative

Property

Location of Property: 73 Hardwick Pond Road

Assessor's Tax Map/Parcel Number: 43-0-14

Deed Reference - Hampshire District Registry of Deeds Book/Page Number: 13942 / 39

Plan Reference - Hampshire District Registry of Deeds Book/Plan Number: _____

Zoning District: RR Acreage: 35 +/-

Check all that apply: ☐ Wetlands ☐ Floodplain ☐ Aquifer

Proposal

Brief description of the proposal: Converting an empty, pre-existing metal building to a kennel. Propane heat and a/c is installed. And inside dog pens, with dog doors that lead out to 6' long runs, that face the back side of the building.

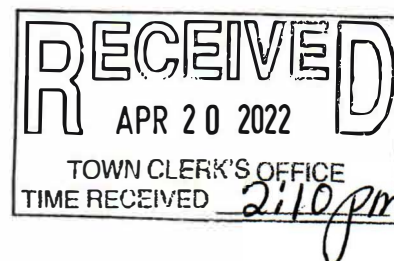
Sign

Applicant's signature: _____

Owner's signature: _____

Date: 4-12-2022

Town Clerk's stamp:



Official Use Only: Preliminary Review By: RW Date: 4/20/22

Fee: \$ 250.00 Date Paid: 4/20/22 Check #: 0112

Date of Public Hearing: _____

Decision of Board: _____

Date of Decision: _____ Expiration Date: _____

Town of Ware
**Planning &
Community Development**
Land Owner
Authorization Form



126 Main Street
Ware, MA 01082
413.967.9648 ext. 120

Applicant

Name of Applicant (primary contact): Pamela J Hausser
Company: The Boston Puppy, llc
Address: 73 Hardwick Pond Road, Ware
Phone: _____ Cell: 413-388-6240
Email Address: pamelaj66@icloud.com

Owner

Name of Owner: Mark E Hausser
Address: 73 Hardwick Pond Road
Phone: _____ Cell: 508-525-0890
Email: meh44321@gmail.com

Property

Address of Property: 73 Hardwick Pond Road, Ware
Assessor's Tax Map/Parcel Number: 43-0-14

Proposal

Brief description of the proposed work: Converting an empty, pre-existing metal building to kennels.
Propane heat and a/c have been installed and inspected. Inside the building will be 12-15 pens
to house 12-20 Boston Terriers, with doggy doors to outside runs that are 6' long, and face the back.

Authorization

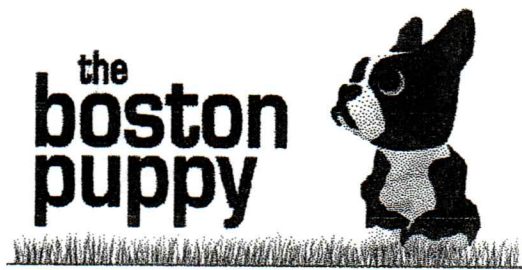
As the owner or authorized agent of the property listed above, I hereby give permission to the Applicant as stated above to perform work at aforementioned property. Said permission includes, but is not limited to, acquiring all required permits and performing all work required to complete the project.

By signing this Form, I acknowledge and agree that I am not released from responsibility for:

- (a) the payment of any and all fees associated with the issuance of any: permits, orders, notices or other approvals ("Approvals") by the Town of Ware pursuant to any applications, including taxes, that effect said property;
- (b) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable town, state and federal laws, codes, rules, regulations and requirements; and
- (c) correcting any violations of the terms and conditions of such Approvals issued by the Town of Ware pursuant to any application to effect my property.

Signature

Original Owner's Signature (Blue Ink Only): [Signature] Date: 7/12/2022
Mailing Address: 73 Hardwick Pond Road Town/State/Zip: Ware, MA 01082
Phone Number: 508-525-0890 Email: meh44321@gmail.com



www.TheBostonPuppy.com
pamela@TheBostonPuppy.com
413.388.6240

BUSINESS SUMMARY

The Boston Puppy, located at 73 Hardwick Pond Road, Ware, MA, has operated as a breeder of AKC certified Boston Terriers since 2010. Pamela Hausser, founder and principal, is a Boston Terrier advocate and enthusiast. The company's primary market is New England and Pamela has built a thriving business via a steady stream of repeat clients, word of mouth referrals, and new clients. The company has recently completed the build out of a temperature controlled, professional kennel system, that can accommodate up to 20+ dogs. The company is profitable and is forecasted to steadily expand revenue over the next 12-18 months due to its expanded breeding capacity. To learn more, please visit www.thebostonpuppy.com or contact via email: Pamela@thebostonpuppy.com.

I, Mark E. Hausser, owner of property located at 73 Hardwick Pond Rd, do give my permission to Pamela J Hausser to run her business, The Boston Puppy, on said property.

MARK E. HAUSSER

Date: 4-12-2022



TOWN OF WARE

126 Main Street, Ware, MA 01082

REQUEST FOR ZONING DETERMINATION FOR A BUSINESS

BY ZONING ENFORCEMENT OFFICER

Zoning Enforcement
BUILDING DEPARTMENT

Anna S. Marques
Building Inspector

413.967.9648 ext.180

Date of Request April 19, 2021 Date Received _____
Name of Business The Boston Puppy, llc
Type of Business (brief written description, attach additional sheet if necessary)
Breeding of Boston Terriers, for sale to the public.

Address of Business 73 Hardwick Pond Road, Ware
Business Owner Pamela J Hausser
Home Address 73 Hardwick Pond Road, Ware
Phone (business) 413-388-6240 (home) No home line.
Email pamelaj66@icloud.com

Property Owner
Mark E Hausser
[Signature]
Signature of Property Owner

Property Owner Address
38 Cherry Street
Hudson, MA 01749

COMPLETE THIS SECTION IF BUSINESS IS LOCATED AT A RESIDENTIAL ADDRESS

Does the Business occupy more than 300 square feet ☒ YES ☐ NO
Are there any employees not residing at the premise ☐ YES ☒ NO
If YES - How Many _____
Will there be any signage ☒ YES ☐ NO
Will there be any additional traffic or parking ☐ YES ☒ NO
Any outdoor storage of equipment or product ☐ YES ☐ NO
Any change to the outside appearance of the residence ☐ YES ☒ NO
If YES, to any of the above, please explain: _____
The signage will be at least 20 yards into the driveway,
just to guide people, knowing they have the correct
destination.

[Signature]
Signature of Applicant

April 19, 2021
Date

FINDING OF ZONING ENFORCEMENT OFFICER/BUILDING COMMISSIONER

ZONE: RR Parcel ID: 43-0-14
PRIMARY USE OF PROPERTY: Residence
ACCESSORY USE OF PROPERTY: Dog Breeder
TYPE OF BUSINESS: Customary Home Occupation
☒ ALLOWED IN ZONE ☐ NOT ALLOWED IN ZONE

☒ If checked, Applicant must arrange for an inspection by the Building Department
before opening for business

NOTES: ALL OTHER FEDERAL, STATE AND LOCAL REGULATIONS MUST BE FOLLOWED

[Signature]
Anna S. Marques, Building Inspector

4/20/2022
Date

Notes: *Special Permit Required