

TOWN OF HOPKINTON
ZONING BOARD OF REVIEW



To: **Hopkinton Zoning Board of Review**
Town Hall
1 Town House Road
Hopkinton, R.I. 02833

Ladies/Gentlemen:

The undersigned hereby applies to the Hopkinton Zoning Board of Review for a USE VARIANCE in the application of the provisions or regulations of the Hopkinton Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

NAMES:

Applicant: Shannon Paquin Address: 43 Woody Hill Rd
Owner: Shannon Paquin Address: 43 Woody Hill Rd
Lessee: _____ Address: _____

1. Filing Instructions:

- The original application and eleven (11) copies, either typed or legibly printed, must be filed with the Town Clerk's Office in accordance with the minimum time required to post adequate notice.
- A filing fee in the amount of \$50.00 shall accompany an application to the Zoning Board of Review to cover the costs of processing. In addition to the \$50.00 fee, the applicant shall also be responsible for all costs incurred by the town in the course of review of this application, including stenographic services and legal advertisement, and will be billed when the final costs have been determined.
- All required checklist items for a USE VARIANCE must accompany the application in order to be considered a complete application.

2. Location of Premises: 43 Woody Hill Rd
(Name of Street or Road)

3. Plat(s) 17 Lots(s) 23B Zoning District(s) RFR-80

911 Address: 43 Woody Hill Rd

4. Dimensions of Lot: 400 feet by 467 feet Area: 5.054 acres
(Frontage) (Depth) (Square Ft. or Acres)

5. State present use of premises: Single Family Residential

6. State proposed use of premises: Single Family Residential

7. Is there a building(s) on the premises at present? yes

8. How long have you owned the premises? Purchased July 2020
State year which lot(s) were platted and recorded: approx 1973

9. Have you submitted plans to the Building & Zoning Inspector? NO
Has a permit been refused? NO
If a permit has been refused, attach a copy of the denial, in writing.

10. Please give the size (in feet) of all existing buildings and accessory structures:
2 Story Single Family: approx 50x30 and Shed: approx 10x8

11. Please give the size (in feet) of all proposed buildings and accessory structures:
None at this time.

12. Please describe the extent of the proposed alterations:

Please see attached sheet

13. Please indicate the number of families which building is to be arranged? Single family

14. Indicate the provision or regulation of the Hopkinton Zoning Ordinance under which application for USE VARIANCE is made:

There is currently no use category for kennel services

15. Clearly state the grounds for which this USE VARIANCE is sought:

Section 5 district use regulations states that uses not indicated are prohibited

16. Request of Waiver: Please indicate the checklist items that are requested to be waived by the Zoning Board and the reasons for the request.

Please Waive our Survey Was to Scale at 1in=30ft instead of 1=40

C. N/A

D. N/A

F. N/A

G. N/A

H. Existing well

Respectfully submitted,

Signature [Handwritten Signature]

Signature [Handwritten Signature]

Address 43 Woody Hill Rd

Phone Number (401) 533-4586

12. Please describe the extent of the proposed alterations:

We would like to operate a dog training and daycare business out of our home. Daycare would be from 8am-6pm on the weekdays. For now, only on Monday, Tuesday and Thursday. But we may add days if demand is there. The training clients stay with us for 2-3 weeks to be trained then are returned home. We only take up to 3 training dogs at a time. We would offer boarding only to past clients who's dogs already understand the rules we enforced during training.

We would care for a maximum of 12 dogs per day. Generally less than 12 dogs will be on the premises at a time other than during busy times such as holidays or school vacation weeks. The approx. 5 daycare dogs per week day do not stay overnight, so less dogs are kept overnight. On daycare days the dogs play outside in the fenced portion of our yard. The bulk of any noise from them playing in the yard would happen between the hours of 10-4. Being a training company, we are training dogs to be better versions of themselves. Therefore, we don't allow any nuisance barking. So the dogs are taught that is not allowed. We give the dogs lots of structure, exercise, stimulation, and discipline during the day. By the end of the day, they are content and happy to lay respectfully in their crates.

We have installed vinyl and wire fencing to create a secured yard for the dogs. We do not plan on constructing any additional structures at this time. We also do not plan on housing dogs outside in kennel runs. All dogs will be housed inside of the garage that is currently there. We have insulated and put up drywall to keep sound down and to keep it temperature regulated.

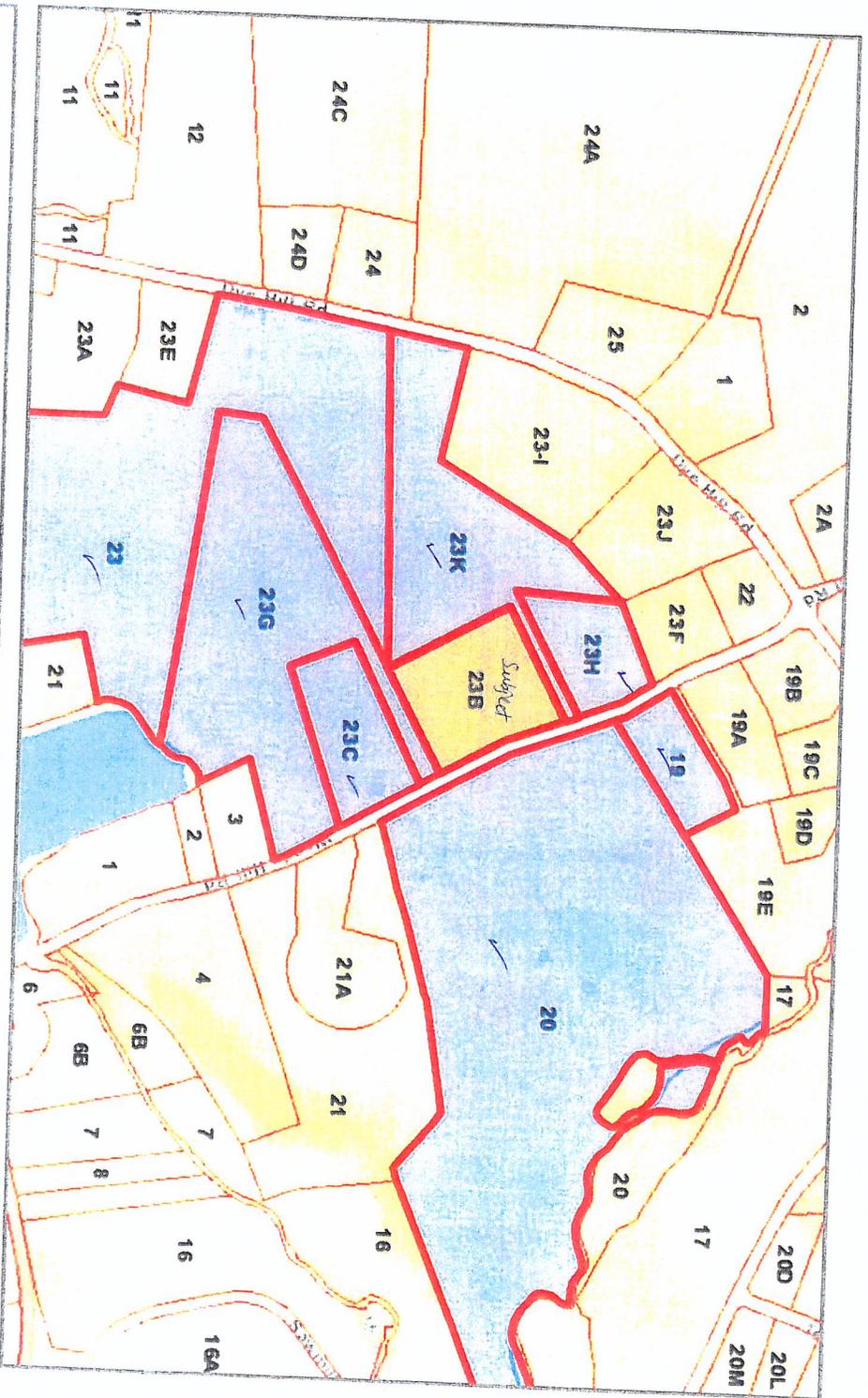
RECEIVED
3-12-20

ZONING BOARD OF REVIEW

**APPLICATION CHECKLIST FOR:
SPECIAL USE PERMIT**

The application for a Special Use Permit to the Zoning Board of Review must be accompanied with the following information:

- A. Three (3) copies of a site prepared by, and signed and stamped by, a professional engineer or professional land surveyor at a scale of no less than one (1) inch = forty (40) feet clearly showing:
- name & address of property owner(s)
 - date, north arrow, graphic scale, lot dimensions and area
 - plat & lot, zoning district(s) and setbacks
 - existing and proposed structures, and their relationship & distances from lot boundary lines
 - existing and proposed parking areas and walkways
 - existing and proposed landscaping, as it relates to the request
 - existing streets, 911 address, wells, septic system
 - list of names and addresses of all property owners within 200 feet of subject property
 - any peculiar site conditions or features
- B. Three (3) copies of a separate map indicating all property owners within 200 feet of the subject property and/or all those property owners and entities which require notice under Section 45-24-53 R.I.G.L., also depicting any zoning district boundary and uses of all neighboring properties.
- C. A soil erosion and stormwater control plan with supporting calculations based standards approved by the **USDA Soil Conservation Service** and in conformity with the **R.I. Erosion and Sediment Control Handbook**.
- D. A letter from a biologist indicating that there are no freshwater wetlands on or in proximity to the site such that the application is regulated by the R.I. Freshwater Wetlands Act. In those instances where the application is regulated



43 WOODY HILL RD HOPKINTON, RI 02833

1 inch = 733 feet



Data and scale shown on this map are provided for planning and informational purposes only. HOPKINTON (RI) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

8/25/2020

017/000/00019
KELVINGTON, KARL + HALEY R
60A WOODY HILL RD
HOPE VALLEY RI 02832-1

017/000/0023B
MANNING, DANIEL M & PAQUIN,
43 WOODY HILL RD
HOPKINTON RI 02833

017/000/0023H
AHERN, RALPH L + MARJORIE P
PO BOX 57
HOPKINTON RI 02833-0

017/000/00020
MAY HOLDINGS, LLC
101 E BACON ST
HILLSDALE MI 49242

017/000/0023C
CROSSEN, DANIEL J & PETIT, BARBARA J
35 WOODY HILL RD
HOPE VALLEY RI 02832-1

017/000/0023K
JOSEPH & CATHY CAPALBO LIVING
PO BOX 392
HOPE VALLEY RI 02832

017/000/00023
MILLS, GAIL + JENNIFER G
187 Dye Hill Rd
HOPE VALLEY RI 02832-1

017/000/0023G
WILSON, GLENNA C
6 WELLS ST
ASHAWAY RI 02804-2

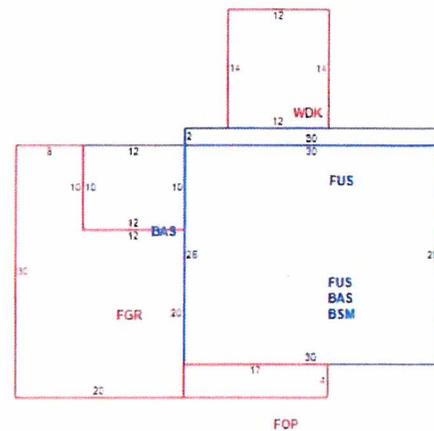
Building Percent Good: 77
 Replacement Cost
 Less Depreciation: \$207,900

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade	Above Ave
Stories	2.00
Foundation	Concrete / CB
Exterior Wall 1	Vinyl / Alum.
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asph / FBR.
Interior Wall 1	DW / Plaster
Interior Wall 2	
Interior Floor 1	Hd/Sft Wood
Heat Fuel	Oil
Heat Type	HW / Steam
AC Type	None
Bedrooms	4 Bedrooms
Full Baths	1
Half Baths	1
Extra Fixtures	0
Total Rooms	7
Bath Style	Average
Kitchen Style	Average
Attic Type	04
Condition	Good
Occupancy	No
Ceiling	
Detached	Yes
Antique	No
Perimeter	
Bsmt Quality	01
Fireplaces	2
Bsmt Garage	None
Bsmt Walk Out	No
Usrflid 300	
Usrflid 301	



(http://images.vgsi.com/photos/HopkintonRIPhotos/I00061557.JPG)

Building Layout



(ParcelSketch.ashx?pid=1853&bid=1853)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	900	900
FUS	Finished Upper Story	840	840
BSM	Basement	780	0
FGR	Garage	480	0
FOP	Open Porch	68	0
WDK	Wood Deck	168	0
		3,236	1,740

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 101
 Description Single Family
 Zone RFR8
 Neighborhood 14
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 5.05
 Frontage
 Depth
 Assessed Value \$88,300
 Appraised Value \$88,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed / Workshop	FR	Frame	80.00 SF	\$900	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2020	\$208,800	\$88,300	\$297,100	
2020	\$208,800	\$88,300	\$297,100	
2017	\$166,900	\$88,300	\$255,200	

Assessment				
Valuation Year	Improvements	Land	Total	
2020	\$208,800	\$88,300	\$297,100	
2020	\$208,800	\$88,300	\$297,100	
2017	\$166,900	\$88,300	\$255,200	

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