

BLOOMFIELD TOWN PLAN AND ZONING COMMISSION

RECEIVED

APR 17 2024

Type of Application

| | |
|---|--------------|
| <input type="checkbox"/> Site Plan | \$ *300.00 |
| <input checked="" type="checkbox"/> Revised Site Plan (addition or change to existing building or site) | \$ **300.00 |
| <input checked="" type="checkbox"/> Special Permit (public hearing required)* | \$ ***360.00 |
| <input type="checkbox"/> Sign Permit** | \$ 110.00 |
| <input type="checkbox"/> Flood Management | \$ 160.00 |

* A sign must be posted on the site for ten days prior to the public hearing.

**Only if not previously presented as part of a site plan or special permit application.

Dog Star Reserve, Inc.
Applicant (to whom notices will be sent)(860) 748-5470

Daytime Phone #

12 Tobey Rd, Bloomfield, CT 06002
Mailing AddressDan@dogstarreserve.org

E-mail Address

Hadden Realty Holdings LLC
Owner (if different from applicant)(860) 212-2852

Daytime Phone #

20 Northwood Drive, Bloomfield, CT 06002
Owner's Addressestimating@thorgoodelectric.com

E-mail Address

Applying as Owner Developer Agent OtherLocation of Site 20 Northwood Drive Zone I-2Applicable Section(s) of the Zoning Regulations: 94, 95, 4.4.C.4.i, 7.8,Describe the proposed Special Permit: See Exhibit A attached hereto and
make a part hereofIs the property located within 500 feet of a town boundary line? Yes No
Dog Star Reserve, Inc.

By:

Applicant's Signature

Daniel McCabe, Its President

Date

4/17/24

By:

Owner's Signature (if different from applicant)

Royce Hadden, The Managing Member4/17/24

Read the attached list of procedures and complete the Disclosure Form for all applications.

Please see page 2 for additional fees.

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Owner's Address

estimating@thiorgoodelectric.com

E-mail Address

Applying as Owner Developer Agent Other

Location of Site 20 Northwood Drive Zone I-2

Applicable Section(s) of the Zoning Regulations: 9.4, 9.5, 4-4.C.4.i, 7.8,

Describe the proposed Special Permit: See Exhibit A attached hereto and

Made a part hereof

Is the property located within 500 feet of a town boundary line? Yes

No

Dog Star Rescue, Inc.

By: Daniel McCabe Applicant's Signature

Daniel McCabe, Its President

Hadden Realty Holdings, LLC

4/17/24

By: Royce Hadden Owner's Signature (if different from applicant)

Royce Hadden, Its Managing Member

4/17/24

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EXHIBIT A

The applicant, Dog Star Rescue, Inc. (DSR), seeks special permit and site plan approval in connection with the proposed establishment of a new headquarters facility in an existing building located at 20 Northwood Drive (the “Property”). DSR is a 501C3 non-profit organization dedicated to the rescue and rehoming of dogs in need. DSR’s mission is to guide stray, abandoned, shelter, and owner-surrender dogs of all breeds and ages to qualified, caring, lifelong homes. DSR is an entirely volunteer-run organization and currently has approximately 125 active volunteers.

DSR is the contract purchaser of the Property, which will replace its existing leased facility located at 12 Tobey Road in Bloomfield. The proposed facility will provide DSR with a permanent and more spacious home for its operations and will greatly enhance DSR’s ability to fulfill its mission of rescuing and rehoming dogs in need. DSR is committed to operating in a manner that is both responsible and beneficial to the community. DSR also operates a veterans adoption program, DogStars4veterans (DS4V), which offers an adoption fee reduction for honorably discharged veterans, as well as no-cost dogs with training support for disabled veterans. Additionally, DSR operates CT Dog Gone Recovery (CTDGR), a volunteer-based organization dedicated to assisting in the recovery of missing dogs. Last year, DSR helped reunite 830 missing dogs with their families across the state of Connecticut. DSR’s network of volunteers, working in collaboration with state Animal Control Officers, plays a vital role in reuniting lost pets with their owners in the State of CT.

The proposed facility, which is located in an I-2 zoning district, will serve as DSR’s headquarters location, housing 28 indoor dog kennel spots, adoption coordination and office/administration space, incoming dog processing space, and four outdoor fenced dog exercise areas. The facility will be utilized as a central hub for DSR’s operations and for adoption events and volunteer meetings. DSR also relies on volunteer foster homes to care for dogs until they are adopted.

Interior renovations will be performed in the existing building for DSR’s operations. The proposed facility can comfortably accommodate the boarding of approximately 28 dogs at a time. The facility will be used by DSR’s volunteers who will access the facility seven days a week to care for dogs being boarded in the facility and for other rescue-related activities.

Saturdays are the primary day of operation of the facility, generally from approximately 9:00 am-3:00 pm. Adoption events are typically held every other Saturday during a mid-day timeframe. Sufficient parking for these events will be available through a combination of on-site and on-street parking. The adoption events are held on weekends when it is anticipated that the businesses on the street will not be in operation. In addition, DSR is proposing to create 13 additional outdoor gravel parking spaces on the Property. Given that these spaces are expected to be used primarily during the adoption events, the use of a pervious gravel surface will allow periodic use while avoiding an increase in impervious asphalt on the Property. DSR will also continue to hold adoption events at various community venues including national pet stores, local businesses, and other organizations. These events serve as crucial opportunities to connect DSR’s dogs with potential adopters and educate the public about responsible pet ownership.

Each of the four proposed outdoor fenced dog exercise areas typically will not be occupied by more than a total of four dogs at a time for approximately one hour time periods. Each of these areas will be supervised by at least one DSR volunteer at all times while in use. Dogs cannot access these areas directly and will be brought to them by a volunteer. Dog waste is immediately picked up using dog waste bags and disposed of in the covered dumpster.

All of the proposed operations have been conducted for six years at the current Tobey Road location with no complaints.

DSR submits that the proposed use is in accord with the special permit criteria of Section 9.5.E of the Bloomfield Zoning Regulations. The 20 Northwood Drive property is suitable for the proposed use in terms of location and size, and the proposed use will be in harmony with the appropriate and orderly development in the zoning district. The use will utilize the existing building. The use will not have adverse effects on traffic congestion or traffic operations. Adequate public utilities and services serve the property. Operations will be conducted so as to avoid impacts to the adjacent area.