

From: Ch. 40A §9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy or said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**Kennel  
Application Form for Special Permit**

Bolton, Mass January 9 2023  
(Date of Filing)

Name of Applicant: Pamela L Johnson - House=A-Dawgs LLC

Address: 525 Wattaquadock Hill Road - Bolton MA 01720

Deed or property Recorded in: Book No. 55432 Page 185 of the  
Worcester South District Registry of Deeds,

Bolton Assessor's Map and Parcel: 3A - parcel 34

Location and Description of Property (include zoning district(s)): \_\_\_\_\_  
525 Wattaquadock Hill Road - single family home

Lot Frontage: 175 feet Lot Area: 57,320 Square Feet

Description of Kennel Requiring a Special Permit (refer to §110-2 of the Code of the Town of Bolton for definitions of kennel types):

In-home dog boarding that allows dogs to board in a home environment. No outside kennel facilities  
All dogs sleep inside in dedicated areas of the home on dogs beds and designated furniture

Signature of Owner or Agent \_\_\_\_\_

Address 525 Wattaquadock Hill Road, Bolton MA 01740

Phone Number 978-881-4429

Date Received \_\_\_\_\_

By \_\_\_\_\_

Fee Paid \_\_\_\_\_

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 57757  
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Recorded Book and Page : 55432 / 185  
Number of Pages(including cover sheet) : 5  
Receipt Number : 933327  
Recording Fee (including excise) : \$1,584.20

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 06/06/2016 10:23 AM  
Ctrl# 154784 29784 Doc# 00057757  
Fee: \$1,459.20 Cons: \$320,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**QUITCLAIM DEED**

We, **LEONID M. ABLAVSKY** and **EDITH T. ABLAVSKY**, Husband and Wife, of Waltham, Massachusetts, Trustees of the **ABLAVSKY 2011 REVOCABLE TRUST**, under Declaration of Trust dated November 22, 2011, a Certificate of which is recorded herewith,

for consideration paid and in full consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) DOLLARS**

grant to **AMY GREELEY** and **PAMELA L. JOHNSON**, as joint tenants with the right of survivorship, of 525 Wattaquodock Hill Road, Bolton, Worcester County, Massachusetts,

*with Quitclaim Covenants*

That certain parcel of land with the buildings thereon situated in Bolton, in the County of Worcester, and said Commonwealth, known as 525 Wattaquodock Hill Road, Bolton, Massachusetts, bounded and described as set forth on the attached Exhibit.

The undersigned hereby release any and all Rights of Homestead which have been declared in the property or have been granted as a matter of law and further states that there are no other persons entitled to protection under the Homestead Act.

Being the same premises conveyed to Grantors by Deed dated November 22, 2011 and recorded with the Worcester District Registry of Deeds in Book 48334, Page 372.

Property Address: 525 Wattaquodock Hill Road, Bolton, Massachusetts 01740

Executed as a sealed instrument this 22<sup>nd</sup> day of May, 2016.

**ABLAVSKY 2011 REVOCABLE TRUST**

Leonid M. Ablavsky, Tr.  
LEONID M. ABLAVSKY, Trustee

Edith T. Ablavsky Tr.  
EDITH T. ABLAVSKY, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

MIDDLESEX, ss.

5/22, 2016

On this day, before me, the undersigned Notary Public, personally appeared the above-named **LEONID M. ABLAVSKY** and **EDITH T. ABLAVSKY**, who proved to me through satisfactory evidence of identification, which was the presentation of a drivers license, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees of the **ABLAVSKY 2011 REVOCABLE TRUST** and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Sherrill R. Gould  
Notary Public: Sherrill R. Gould  
My Commission Expires: 05/22/20



**EXHIBIT**

The land in Bolton, Worcester County, Massachusetts, on the Northerly side of Wataquadock Hill Road, containing fifty-seven thousand three hundred and twenty square feet (57,320 sq. ft.) more or less, bounded and described as follows:

**BEGINNING** at the southwesterly corner of the same at a concrete bound in the ground at land of Joseph J. Schartner and Dorothy Schartner; and running

**THENCE** by said Schartner land, N. 2° 30' E., two hundred twenty-eight and 57/100ths, (228.57) feet to an angle at a concrete bound in the ground;

**THENCE** by land of said Schartner, S. 87° 30' E. one hundred seventy-five (175.00) feet to an angle at a concrete bound in the ground;

**THENCE** by Schartner land, S. 2° 30' W. two hundred twenty-eight and 57/100ths (228.57) feet to Wataquadock Hill Road at a concrete bound in the ground;

**THENCE** by said Wataquadock Hill Road, N. 87° 30' W. one hundred seventy-five (175.00) feet to the point of beginning

Intending to convey and hereby conveying the same premises described in "Plan of Land in Bolton, Mass., Owned by: Joseph J. Schartner, et ux, Scale: 1"=40' August 4, 1960, Plan by: Joseph H. Rego, 12 Davis Road, Hudson, Mass." recorded with the Worcester District Registry of Deeds, Book 255, Plan 12.

Also another parcel of land adjoining the above described premises, bounded and described as follows:

**BEGINNING** at a concrete bound at the Northwesterly corner of the above-described lot now or previously of Bertram Nicholas et al; said bound being located N. 3° 58' W. and distant 226.66 feet, more or less, from the Northerly side of Wataquadock Road;

**THENCE** N. 3° 58' W., by land now or formally of Ernest Wagner ninety-eight and 97/100ths (98.97) feet to an iron pipe at land of Norman A. Sturlaugson;

THENCE N. 86° 02' E. by land of said Sturlaugson, one hundred seventy-five (175.00) feet to the corner;

THENCE S. 3° 58'E. by land of said Sturlaugson and by land of Bruno Innerasky ninety-eight and 97/100ths (98.97) feet to a concrete bound at the northeasterly corner of said Nicholas land;

THENCE S. 86° 02' W. by land of said Nicholas, one hundred seventy-five (175.00) feet to the bound first mentioned.

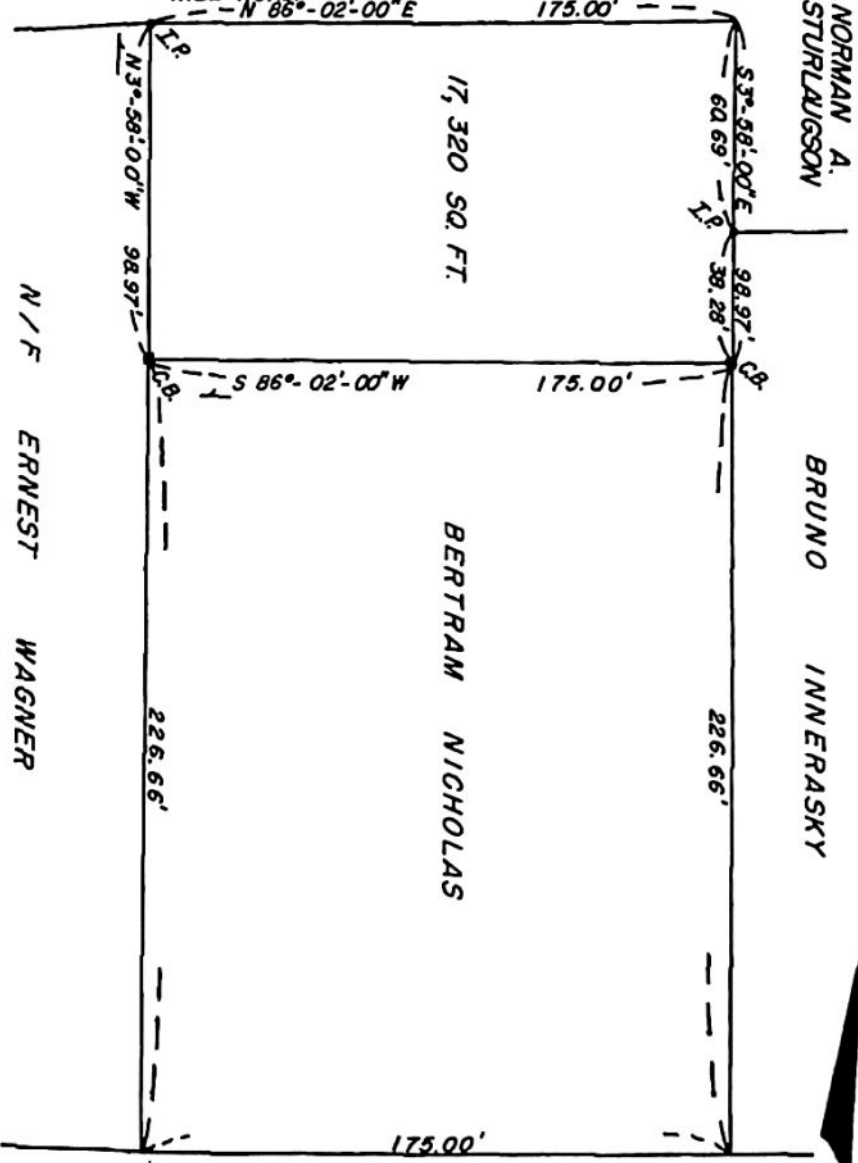
Being that parcel of the land shown on Plan No. S-2393, entitled, "Land in Bolton, Mass. surveyed for Norman A. Sturlaugson, Scale: 1"=40', September, 1969, Charles A Perkins Company, Inc., Civil Engineers and Surveyors, Clinton, Mass.", recorded with the Worcester District Registry of Deeds, Plan Book 333, Plan No. 53.

The parcel first described is subject to a taking by the County of Worcester for highway purposes recorded with Worcester Registry of Deeds in Book 4266, Page 304. See also Plan Book 262, Plan 85 in the same Registry of Deeds.

ATTEST: WORC Anthony J. Vigliotti, Register

WORCESTER DISTRICT REGISTRY  
 OF DEEDS-WORCESTER, MA.  
 PLAN BOOK 333 PLAN 53  
 Received Jan 23 1970  
 Sheet 12 of 30  
 ATTEST: *[Signature]*  
 Registrar

**NORMAN A. STURLAUGSON**  
 (IN EXCESS OF 13 ACRES REMAINING)  
 WITH OVER 400' FRONTAGE ON WADAQUADOCK  
 HILL ROAD.  
 --- N 86°-02'-00"E 175.00' ---



**BOLTON PLANNING BOARD**  
 APPROVAL UNDER SUBDIVISION CONTROL LAW  
 NOT REQUIRED C 41 S 81 - P  
 DATE: 007-13-1969  
*Howard A. Mayo*  
*Oliver P. Lawrence*  
*Walter S. Barker*  
*[Signature]*

NOTE: THE 17,320 SQ. FT. PARCEL SHOWN ABOVE IS TO BE CONVEYED TO AND ANNEXED WITH ADJOINING LAND OF BERTRAM NICHOLAS TO FORM ONE UNDIVIDED LOT.

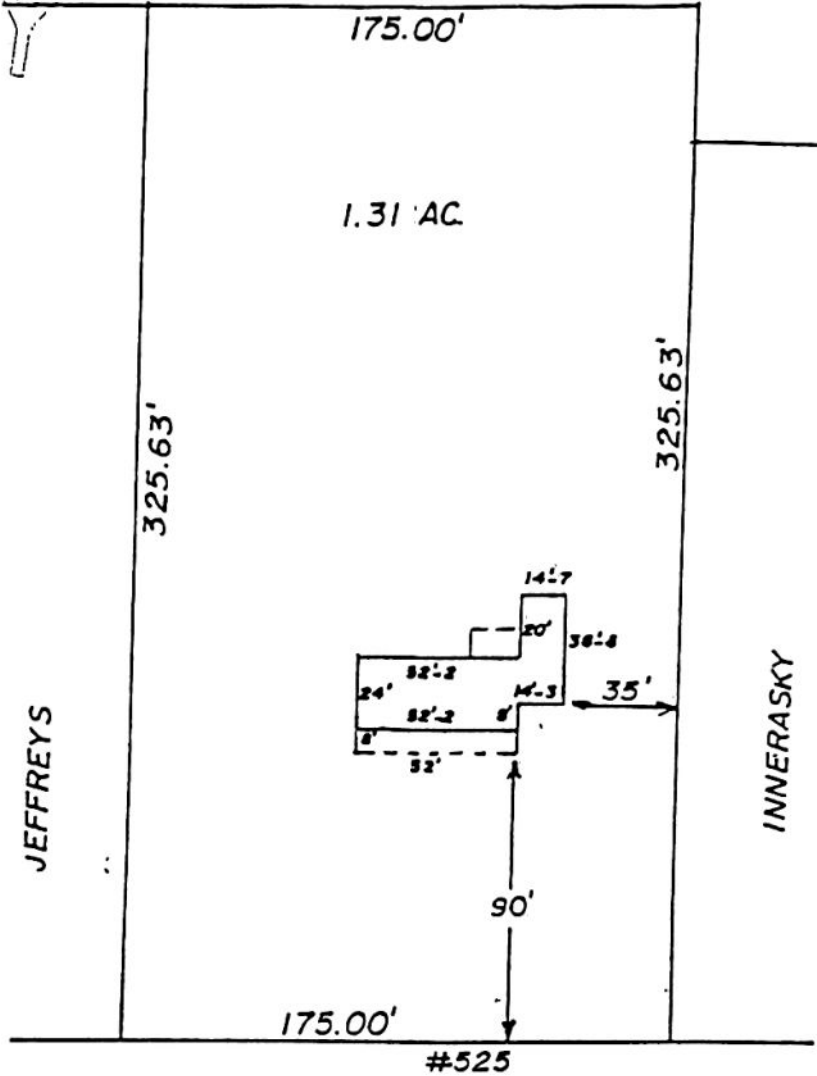


REF: 3274, 3107, S-810

LAND IN  
 BOLTON, MASS.  
 SURVEYED FOR  
 NORMAN A. STURLAUGSON  
 SCALE: 1"=40'  
 CHARLES A. PERKINS CO. INC.  
 CIVIL ENGINEERS & SURVEYORS  
 CLINTON, MASS.  
 SEPTEMBER 1969  
 PLAN NOS-2393

WADAQUADOCK HILL ROAD

COPY



**WATTAQUADOCK HILL ROAD**

**House Certification Plan Of Land In  
BOLTON MASS.**

CLYDE R. WHEELER INC.  
110 OLD BAY ROAD  
BOLTON, MASS.

SCALE 1" = 60'

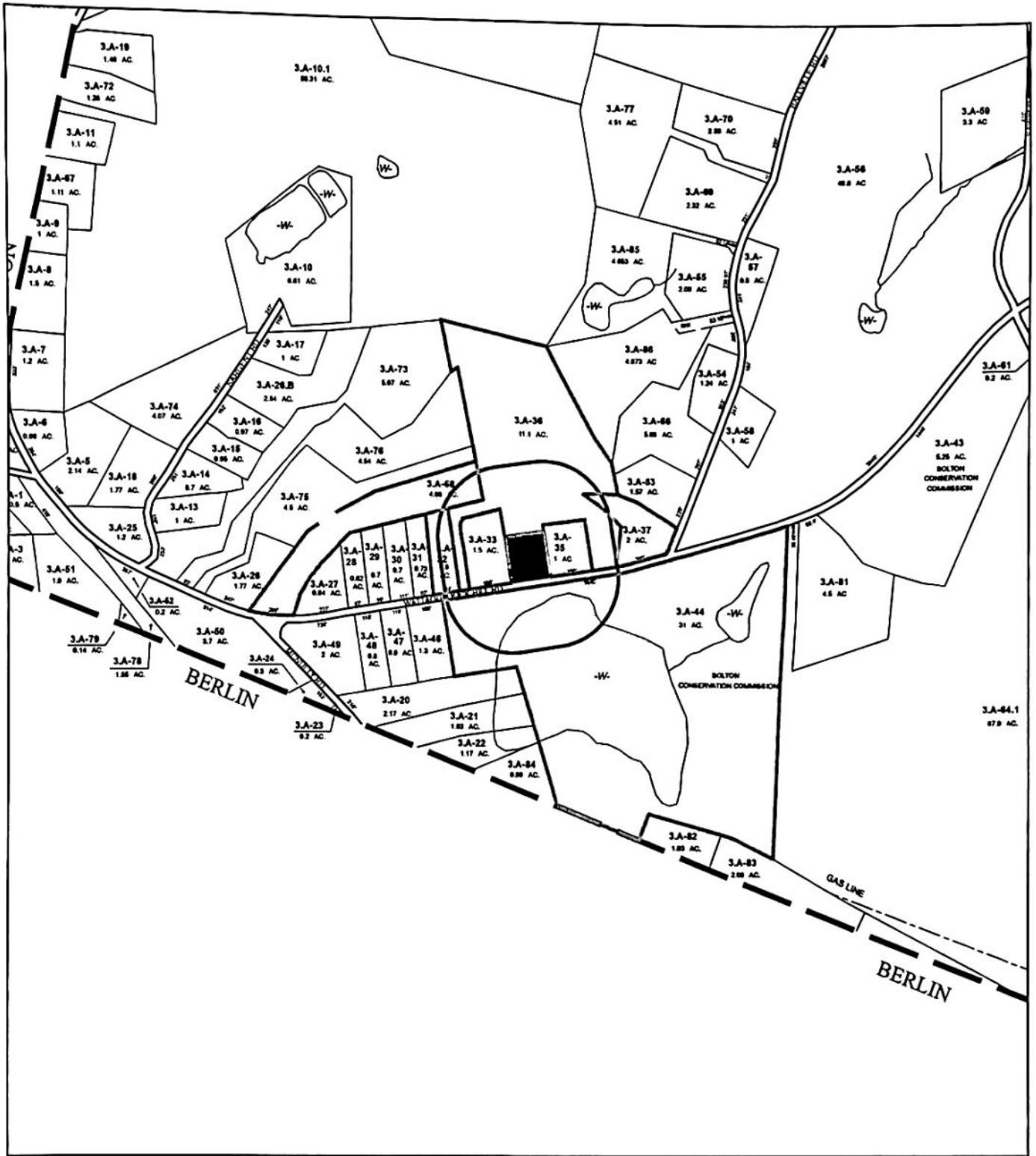
3 JULY 1987



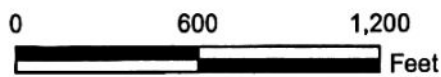
NOTE: THIS PLAN IS NOT TO BE RECORDED OR USED TO ESTABLISH PROPERTY LINES. I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED ON THE GROUND AS SHOWN ABOVE AND COMPLIES WITH THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAW OF THE TOWN OF BOLTON AND THE BUILDING SHOWN IS NOT LOCATED IN THE FEDERAL FLOOD HAZARD ZONE. ALL VISIBLE EASEMENTS AND ENCROACHMENTS ARE SHOWN HERE-ON.

*Clyde R. Wheeler*  
REG. LAND SURVEYOR 55-79





**Abutters List - 300 Ft/Map 3A-34/525 Wattaquaddock Hill Rd  
Bolton**



4/24/2018

*Cart. And: Cynthia Bradley*

# Abutters List Report

Town of Bolton, MA

April 24, 2018

Subject Properties:	
003.A-0034.0 003.A-0000-0034.0 525 WATTAQUADOC HILL RD	GREELEY AMY & PAMELA L JOHNSO 525 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0032.0 Cama Number: 003.A-0000-0032.0 Property Address: 541 WATTAQUADOC HILL RD	Mailing Address: JANDA ALLEN J 541 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0033.0 Cama Number: 003.A-0000-0033.0 Property Address: 533 WATTAQUADOC HILL RD	Mailing Address: <del>JEFFREY JEANA</del> <i>Teabo, Sharon</i> 533 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0035.0 Cama Number: 003.A-0000-0035.0 Property Address: 519 WATTAQUADOC HILL RD	Mailing Address: LAWTON JUDITH & RICHARD INNE 519 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0036.0 Cama Number: 003.A-0000-0036.0 Property Address: 539 WATTAQUADOC HILL RD	Mailing Address: <del>GUIDRY LEAH NICOLE</del> <i>SAWDOON, SAMANTHA</i> 539 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0037.0 Cama Number: 003.A-0000-0037.0 Property Address: 505 WATTAQUADOC HILL RD	Mailing Address: FERRELL ANDREW & GENTRY 505 WATTAQUADOCK HILL RD BOLTON, MA 01740
Parcel Number: 003.A-0044.0 Cama Number: 003.A-0000-0044.0 Property Address: 0 WATTAQUADOC HILL RD	Mailing Address: TOWN OF BOLTON ACTING PLUMM BOLTON CONSERVATION COMMISS 663 MAIN ST BOLTON, MA 01740
Parcel Number: 003.A-0068.0 Cama Number: 003.A-0000-0068.0 Property Address: 571 WATTAQUADOC HILL RD	Mailing Address: RICE ARTHUR B JR & LINDA S 571 WATTAQUADOCK HILL RD BOLTON, MA 01740

## Development Impact Statement

- House-A-Dawgs offers in-home boarding for dogs. No outside kennels are used. Dogs are boarded in an environment that is similar to being in their own home. Crates are utilized if requested by the owner. Dogs are divided into separate areas when boarding and sleeping.
- Grooming is offered as a service to the clients.
- I am a certified dog trainer but no training is offered as a service.
- No parking is needed as we have a 95' driveway where people enter, drop off their dogs and leave until they return for pickup.
- We have safe vehicle and pedestrian access to and from any entries to the house or yard.
- We do not use signage.
- We use only sensor lights located on our house.
- No employees except myself
- Hours of operation – 7am – 6pm



Bolton, MA




January 11, 2023

1 inch = 120 Feet

[www.cai-tech.com](http://www.cai-tech.com)



 WaterLines

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

To whom it may concern,

My name is Sharon Teabo and I live at 533 Wattaquaddock Hill road, direct neighbors to Pam and Amy. I am so pleased to live in a community-based neighborhood and town. Supporting local business is so important especially in these times that I want you to know and truly understand Pam's business next door in in no way any kind of problem. In fact, it is just the opposite. They, as well as all small business, represent the kind of community I love being a part of as well as supplying an essential service. Please let me know if there is anything I can do or say to help support this business in any way.

Thank you,

Sharon Teabo  
533 Wattaquaddock Hill Road  
Bolton, MA 01740

Samantha Sawdon  
539 Wattaquaddock Hill Road  
Bolton, MA

January 9, 2023

Re: House-A-Dawgs, LLC  
525 Wattaquaddock Hill Road  
Bolton, MA

To Whom it may concern in the Town of Bolton,

I am a resident of the Town of Bolton and abut Pam Johnson's home and business House A-Dawgs, LLC at the back of her property. I am writing because I support local business in our town. Pam has run an excellent business of dog boarding and day care for all two and a half years that I have known her. Her business does not affect me negatively in any way as a property owner abutting the property where she conducts business. I have visited the home a number of times and the animals within her care are always in excellent condition, have an extensive play and shelter area in the back yard, and a clean and caring environment.

I do not have any issues with noise from the dogs, and if the animals start barking Pam quickly steps in and quiets the dogs or brings them inside to ensure no disruption to her neighbors. It appears to be a well run, successful business; one that we should support as members of our community.

I am happy to speak further with Town Officials as needed and can be reached via phone at 508-981-7353.

Sincerely,

  
Samantha Sawdon

January 10, 2023

To Whom it May Concern:

As a long-time resident of Bolton, MA and a close neighbor of Pam Johnson and Amy Greeley, I would like to express my strong support for the operation of House-A-Dawgs, located at 525 Wattaquadock Hill Road.

During the course of operation of this business, I have never encountered an issue with the owners or animals being boarded. The owners have always kept in communication with us regarding dogs being boarded. They have continually checked in with us to see if we had any issues regarding their business. I'm happy to report that we have nothing derogatory to say about their operation.

I encourage you to read reviews on this business, especially the glowing testimonials published on their business website. I also encourage you to take into consideration the feelings of surrounding neighbors when coming to your decision.

I am extremely grateful for the opportunity that the town of Bolton is providing with this initiative, and I again strongly recommend and support the operation of House-A-Dawgs, so that it can function as intended.

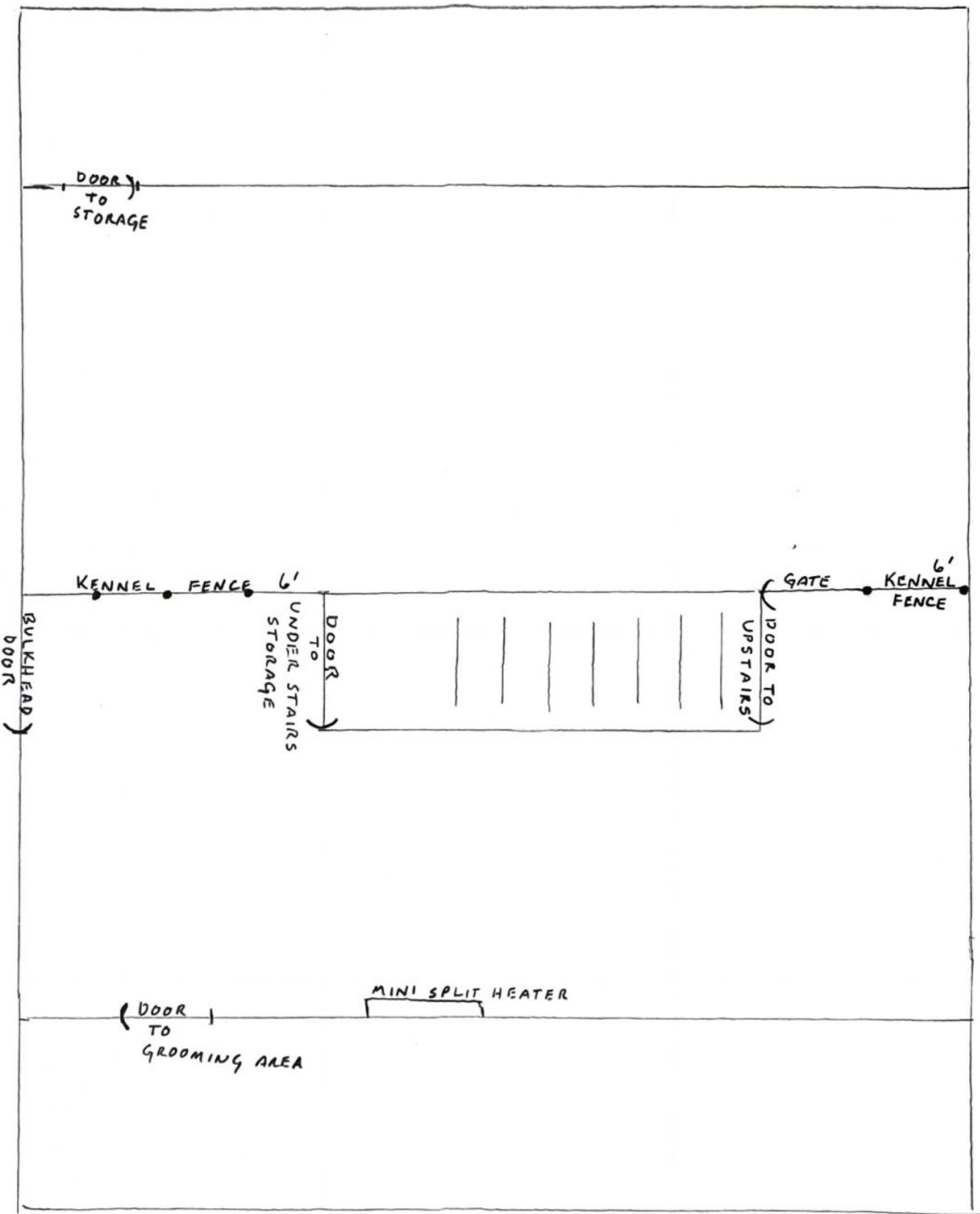
Please do not hesitate to reach out if you have further questions.

Thank you,

A handwritten signature in black ink that reads "Aimee Ayers". The signature is fluid and cursive, with the first name "Aimee" written in a larger, more prominent script than the last name "Ayers".

Aimee Ayers  
519 Wattaquadock Hill Road  
Bolton, MA 01740  
(978) 844-8382  
[Aimee.ayers10@gmail.com](mailto:Aimee.ayers10@gmail.com)

BASEMENT - DEDICATED DOG AREA



DOOR TO STORAGE

KENNEL FENCE 6'

BULKHEAD DOOR

DOOR TO UNDER STAIRS STORAGE

DOOR TO UPSTAIRS

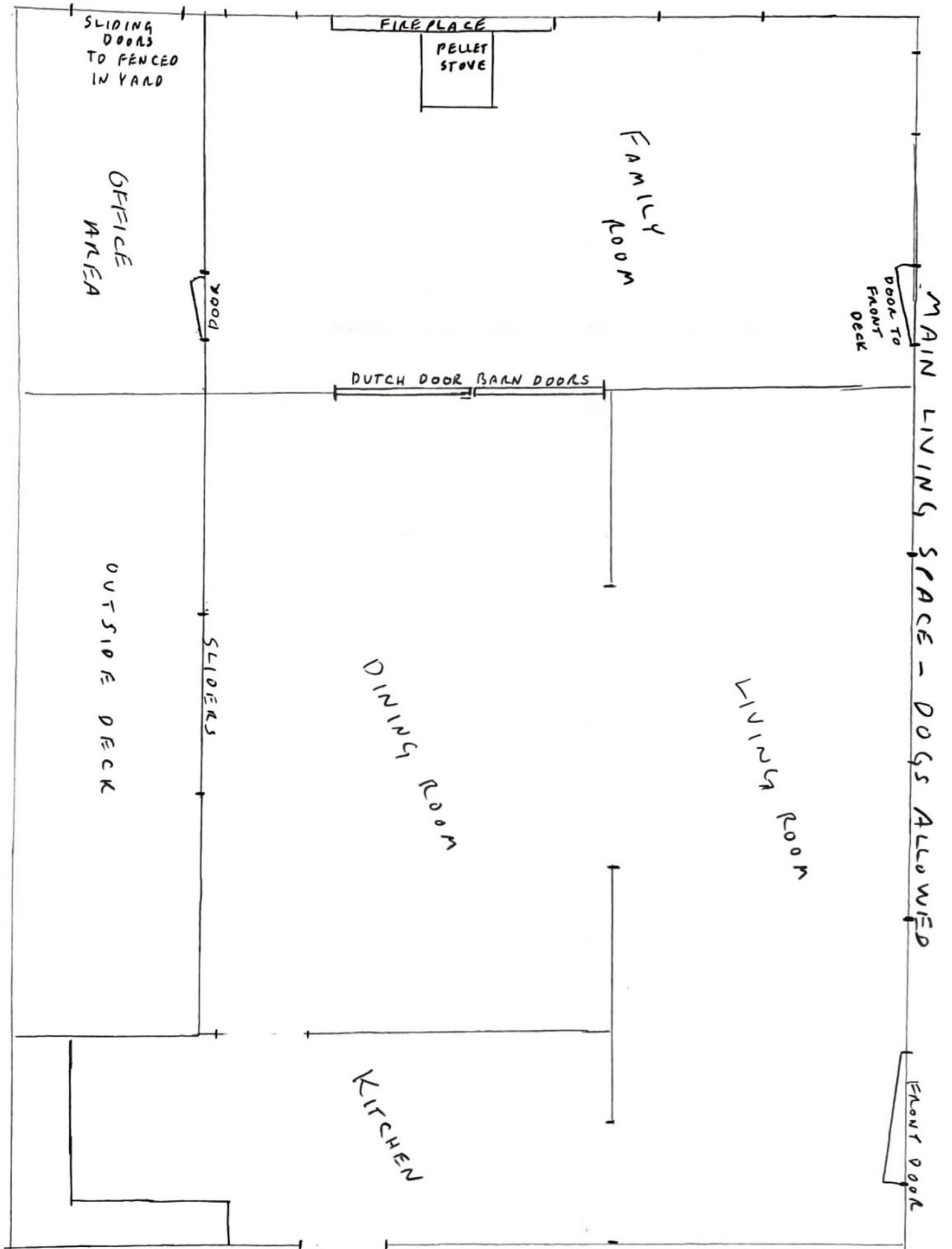
GATE

KENNEL FENCE 6'

MINI SPLIT HEATER

DOOR TO GROOMING AREA





MAIN LIVING SPACE - DOGS ALLOWED

BEDROOM 3

BEDROOM 2

BEDROOM 1

BATHROOM

SLIDING

OUTSIDE DECK

