Roscoe's Bed + Bark
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RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/02/15

SEPTEMBER 23, 2015

Ann Machado, City of Portland
Portland City Hall | 389 Congress Street | Portland, ME | 04101

Dear Ms. Machado,

I am writing to request a change of use to allow for my dog daycare. Roscoe's Bed + Bark is a full service pet care company proposed to open at 121 Hutchins Drive in Portland. The primary drivers of revenue include daycare, boarding, and grooming, all of which will take place at the business' Hutchins Drive location. While the building has been empty for over a year, it was previously used to house the manufacturing, storage and sales of trophies.

Adhering to the ASPCA's recommendation that a dog daycare allow for 75 square feet per dog, our maximum capacity for daycare and boarding will be 130 dogs. Our staffing model will provide for a 12:1 dog to staff member ratio, which is the lowest dog to staff ratio in the greater Portland area.

Regarding the standards outlined in the land use code:

(a) The proposed development is consistent with the purposes of this zone.

The existing building is located in a moderate impact industrial (I-M) zone, which is consistent with the zoning of other, similar businesses in the city of Portland (Camp Bow Wow, Happy Tails, Tiny Tails, etc.). Our primary business hours will be 6am-8pm, however there will be staff onsite 24 hours/day as long as we have dogs boarding with us. This will allow for pick up and drop off outside of our normal business hours, on an as-needed basis. The busiest time frames for client pick up and drop off will be Monday-Friday from 7am-9am and again from 4pm-6pm. The building's location in an I-M zone is appropriate to accommodate transportation related businesses. Though Roscoe's Bed + Bark is not in the business of transporting goods, its close proximity to I-95, Congress Street, and other major commuting routes ensures that any incremental increase in traffic won't cut through residential zones.

Furthermore, the I-M zone allows for a building and lot large enough to provide ample room for dogs to play safely indoors and out. The size of the building will allow for us to separate dogs into four different playgroups based on the dogs' size and temperament while still providing plenty of room for them to play. We will fence in an outdoor space, which will be large enough to hold one playgroup at a time. While there will be both dogs and employees onsite 24 hours/day, the outdoor play space will only be utilized between the hours of 7am and 7pm.

(b) The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of

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neighboring residents by controlling noise levels, emissions, traffic, lighting, odor, and any other potential negative impacts of the proposal.

Roscoe's Bed + Bark's number one priority is ensuring the safety and wellbeing of our clients. One of the primary drivers of providing a safe experience is maintaining a sanitary environment. We'll have a twice daily cleaning routine which includes sanitizing every surface inside and out that has been visited by our dogs. To do this, we use Accel, a veterinary grade hydrogen peroxide based cleaner. The cleaner is safe for dogs, safe for the environment, and will both disinfect and deodorize the space. This routine will ensure that we're preventing the spread of disease and germs, and maintaining a clean and fresh smell.

Our advantageous staff member to dog ratio will enable us to swiftly clean up after our clients when they've gone to the bathroom. We will use biodegradable bags to pick up messes immediately after they happen, and dispose of them in heavy duty 2 mil tear and puncture resistant trash bags. I have worked with Casella Waste Management to put together a subsequent waste disposal program that will ensure we're getting rid of the waste in the most responsible manner possible. Our dumpster will be completely secure and enclosed in a fenced in area at the back edge of the parking lot. It will be sanitized and deodorized regularly. Casella will empty the dumpster on a weekly basis, which is in line with the other animal care and veterinary businesses they serve. They have also expressed a willingness and ability to be flexible to our needs if we find that once a week is not often enough.

In addition to helping us manage messes, our low dog to staff member ratio will enable us to manage noise. It's important for us to do this for several reasons. We want to be good neighbors, but we also want to help create a safe environment for our employees and dogs. It's important to us that our dogs have a fun time while they're at daycare, but excessive barking can create behavioral and aggression issues that would create an unsafe environment. Furthermore, the persistent noise would create an unpleasant work environment for our employees. For all of these reasons – and despite what our name may imply – excessive barking will not be permitted at Roscoe's Bed + Bark.

Please find attached our application and supporting documents for more information about the buildout. Thank you for your consideration.

Best,

Ashley Boucher Caywood

OWNER, ROSCOE'S BED + BARK