



TOWN OF HINGHAM

Board of Appeals

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Town Clerk
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NOTICE OF DECISION SPECIAL PERMIT MODIFICATION

IN THE MATTER OF:

Applicant: Colleen Kennedy-Muzio
3 Sidehill Road
Hingham, MA 02043

Owner: S. John Hajjar, Trustee
Anchor Plaza Realty Trust
134 East Howard Street
Quincy, MA 02169

Subject Property: 211 A Lincoln Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 22660, Page 46 and
Certificate of Title No. 101847 issued by the Plymouth County Registry District
of the Land Court

Plan Reference: Floor Plan, dated February 9, 2026

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application of Colleen Kennedy-Muzio (the "Applicant") for a modification of a Special Permit A1, under § III-A, 4.5 of the Zoning By-Law (the "By-Law"), originally issued April 11, 2018, which allowed for dog training, socialization and related retail sales, to also allow for the boarding of dogs, at 211 A Lincoln Street, located in Business District B.

The Board heard the application at a duly advertised and noticed public hearing on Tuesday, February 10, 2026, during a meeting held via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Robyn S. Maguire, Chair, Paul K. Healey and Jed Ruccio. At the conclusion of the February 10, 2026 hearing, the Board voted unanimously to grant the requested modification of the Special Permit A1 under § III-A, 4.5 of the By-Law, subject to the conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant all as made or received at the public hearing. No public comments were made during the hearing.

BACKGROUND

The subject property consists of multiple parcels that in combination total approximately 5.6 acres in size. The site is bifurcated by a zoning district boundary line, with the front portion zoned Business B and the rear zoned Residence A. The property supports a multi-tenant shopping center, which includes a health club, restaurants and the Applicant's business, "A Pet's Life".

On April 18, 2018, the Board issued a Special Permit A1 which allowed for dog training, socialization and related retail sales to the previous owner at the business "Fox and Hounds". The Applicant purchased "Fox and Hounds" in 2023 and has operated the business since that time under the name "A Pet's Life". The Applicant has operated the business with the same uses granted to "Fox and Hounds" in 2018, however, the 2018 Special Permit did not allow for the overnight boarding of dogs as the then owner did not offer it as part of their business model.

The Applicant filed for the modification of the Special Permit requesting approval from the Board to now allow for the overnight boarding of dogs.

§III-A, 4.5 of the Schedule of Uses reads as follows: Commercial breeding, sale, or boarding of dogs, cats, or fur-bearing animals (unless governed by subsection 2.1), subject to special condition 1 of Section III-B, except in the Industrial Park District.

Based upon the information submitted and received at the hearing, the Board made the following finding and decision:

FINDING AND DECISION

Upon a motion made by Paul K. Healey and seconded by Jed Ruccio, the Board voted unanimously to **FIND** that the proposed modification does not materially affect the findings made in connection with the Special Permit A1 Decision issued April 11, 2018.

And to **GRANT** approval to modify the Special Permit A1 issued April 11, 2018 (the "Original Special Permit") at 211A Lincoln Street, located in Business District B, to allow overnight boarding of dogs, subject to the following modified and new conditions:

1. Condition 1 of the Original Special Permit is replaced with the following: The Applicant shall operate the use, which consists of dog daycare, training and overnight boarding, along with related retail sales, in a manner consistent with the approved plans and the representations made at the hearing before the Board.

2. Condition 2 of the Original Special Permit is replaced with the following:
The hours of operation for all uses will be 6:30am – 7:00pm weekdays only, except:
 - (a) the hours of operation for the exterior dog training area shall be limited to 9:00am - 5:00pm on weekdays only; and
 - (b) boarding hours will be 24-hours/7 days, with quiet hours 9pm – 7:00am, allowing for only brief, supervised relief breaks.
3. Condition 3 of the Original Special Permit is deleted.
4. The maximum number of allowed dogs pursuant to state rules and regulations for Kennels, including Ollie's Law, shall be determined by the Hingham Animal Control Officer.
5. A Staff member must be present at all time when dogs are being boarded overnight.
6. Condition 9 of the Original Special Permit is deleted.
7. All other conditions of the Original Special Permit not modified herein remain in full force and effect.

For The Board of Appeals,



Robyn S. Maguire
February 25, 2026

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk, that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.