



MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 200

Application for Special Permit & Site Plan Review



Please Do Not Write In Shaded Boxes

Application # SP 2026-01

Amount of fee &
date pd. \$50

Date filed with
Town Clerk _____

Checked
by Planner ☒

PB Hearing
Date 8/25/26

PB Decision
Filed _____

1. APPLICATION IS HEREBY MADE TO THE TOWN OF MONTAGUE PLANNING BOARD
FOR: Special Permit pursuant to Section(s) _____ of the Montague Zoning Bylaws
Site Plan Review pursuant to Section(s) _____ of the Montague Zoning Bylaws

2. Applicant Finn Cross

Address 63 French King Hwy, Gill MA 01354

Phone 413-537-4078 Email Foxhollowdogtraining@gmail.com

3. Property Owner Montague Airport Commission, Town of Montague

Address 10 Aviation way, Turners Falls MA 01376

4. Applicant is: _____ Owner ☒ Lessee _____ Contract Purchaser _____ Tenant in Possession

5. Location of Property 40 Industrial Blvd, being situated on the east side of
Industrial Street, and shown on the Assessor's Map(s) # 17
Parcel(s) 17-0-033; Franklin County Registry of Deeds Book # 7745, Page 58.
Zoning District Industrial

6. Description of proposed work and/or use Setting up a dog day
care and training facility

7. Site Plan attached ☒ Yes _____ No (see checklist for information required)
If not attached, application may be considered to be incomplete and may not be accepted for filing.



MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207

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9. I hereby certify that information contained herein is true to the best of my knowledge.

Applicant's Signature _____

Date 7/26/26

Application Filed: _____

Attest to filing, Town Clerk: _____

Decision Filed: _____

Attest, Town Clerk _____

INFORMATION FOR APPLICANT:

ADDITIONAL COPIES: In addition to the original application form and supplemental documents, a digital copy of all materials in .pdf format is also required. The Planning Board may require up to 6 hard copies of any and all documents, at the discretion of the Planning Board Chair.

FILING FEE: \$50.00 for a special permit; \$200 plus \$2.00 per parking space for site plan review; plus \$3.00 for each "party in interest" listed to a maximum of \$100, payable to the Town of Montague, is required to be paid before the application will be accepted for filing with the Town Clerk and Planning Board Clerk. The Planning Clerk can provide you with an estimate of the approximate number of parties of interest prior to submission of application. Applicant will also be billed for cost of legal advertisement; which must be paid in full before the public hearing.

NOTICES: The Planning Department will obtain the certified abutter's list and conduct the statutory legal notices which include mailing notice to parties of interest, posting and advertising the public hearing.

ADDITIONAL APPLICATION REVIEW FEES: The Planning Board may determine that the assistance of outside professional expertise is required due to the size, scale or complexity of a given project or its potential impact on the health, safety and welfare of the Town. When outside review is determined to be necessary, the Board may require that the applicant pay all reasonable expenses for this purpose, in accordance with Board regulations and M.G.L. Chapter 44 Section 53G.

CONDITIONS FOR APPROVAL: The applicant should be aware that if the application is approved, the Board may, at its discretion, and in addition to any applicable conditions specified in the zoning ordinances or subdivision regulations, impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or serve the purposes of the zoning ordinance and subdivision regulations. Such conditions will be imposed in writing. The applicant may be required to post bond or other security for compliance with said conditions in an amount satisfactory to the Board.

FOR ADDITIONAL INFORMATION, CONTACT:

Planning Department, Town of Montague

Town Hall, One Avenue A

Turners Falls, MA 01376

Phone (413) 863-3200 Ext 207 Fax (413) 863-3222

Email: planner@montague.net



MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863 3200 ex 206

Management Plan Form

APPLICANT INFORMATION:

Applicant: Finn Cross

Address: 63 French King Hwy

Gill, MA 01354

Telephone: 413 · 537 · 4078

Email: Foxhollowdogtraining@gmail.com

Owner: Montague Airport Commission, Town
(if different from applicant) of Montague

Address: 10 Aviation way

Turners Falls MA 01376

Telephone: _____

Email: airport@montague-ma.gov

PROJECT INFORMATION:

Project Address and Description:

40 Industrial Blvd, Turners Falls MA 01378

Airport Hangar

Amendment to previously approved management plan?

☐ yes

☐ no

INFORMATION REQUIRED FOR ALL PROJECTS:

(Attach additional sheets as necessary)

Trash and recycling, including storage location, enclosure or screening, with frequency of pickup and name of hauling company, and responsible party to contact in case of complaint:

landlord has offered to haul trash away with other tenants. Trash would
be stored in enclosed / locked barrels, the area it would be stored until
pick up would be the loading dock with fence across opening.

Parking, including size and number of spaces, location, screening, provision for handicapped spaces:

currently there will be 2-3 spaces to park with over flow going onto
grass section between building and tree line

Lighting, including hours of illumination by location, types and wattage of fixtures:

all exterior lighting is on from dusk to Dawn. All Fixtures must
or exceed dark sky compliance requirements. Wattage is under
250/Fixture. All Fixtures are led.

Signage, including location, size, materials, and any illumination:

- 3x4 ft sign on building facing street, vinyl or wood
- 4x4 ft sign on driveway coming in to the left before the electrical box or behind

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings:

All landscape maintenance is the responsibility of Airport Staff

Snow Removal, including name of contractor:

All snow removal is the responsibility of Airport staff. Snow will be piled away from parking lot into tree line depression

ADDITIONAL INFORMATION FOR SPECIFIC PROJECT TYPES (ATTACH ADDITIONAL SHEETS):

ADDITIONAL INFORMATION REQUIRED FOR APARTMENTS:

Number of units, existing and proposed
Number of bedrooms, existing and proposed
Number of tenants
Owner-occupied?
On-site manager?
Copy of standard lease
Noise management of tenants, parties, music, and any outdoor HVAC equipment
Material, equipment, and large household goods storage
On-site recreational facilities

ADDITIONAL INFORMATION REQUIRED FOR NON RESIDENTIAL USES/ HOME OCCUPATIONS:

Type of business
Number of Employees
Hours of operation
Deliveries to the site
Equipment used/ Noise generated
Material and equipment storage

Name of Applicant: Finn Cross

Name of Property Owner: Montague Airport Commission

Parcel #033

Current Zoning: Industrial



Mission Statement

Fox Hollow Dogs provides specialized day care and training services with focus on supporting both ends of the leash with accessible education on canine behavior with force and fear free teaching practices. Our services center on the fast-growing area of canine behavioral science and provide our community educational resources to best meet the needs of dogs in our programs and the people who love them.

We currently have 2 part-time employees; we hope to grow into having 4-6 kennel employees/trainers on our staff both full and part time.

Fox Hollow is planning to be open 7-days a week.

Our Day School program would run Monday – Friday, 7:30am – 5:00pm.

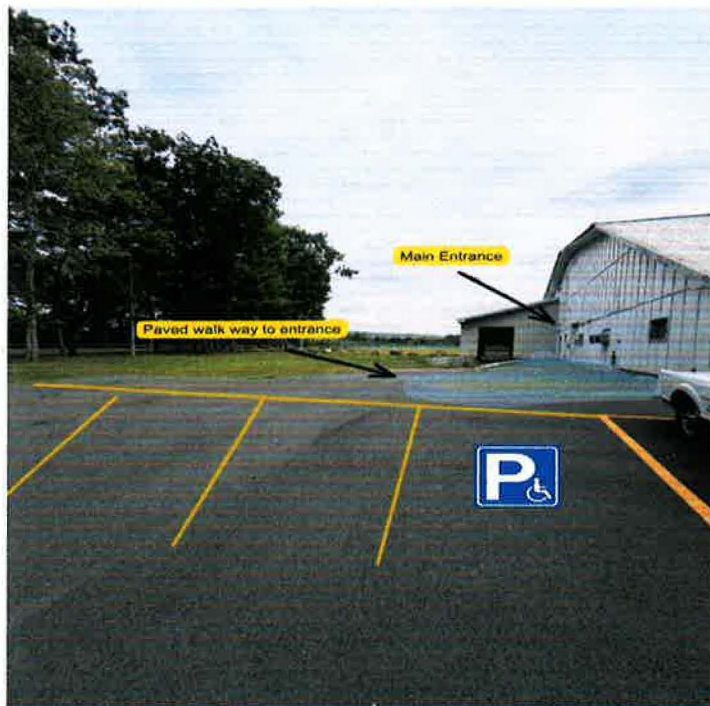
Our training services would be offered Monday – Sunday, 7:30am - 7:00pm.

The times during the day with added traffic to this location would be between 7:30am-9:00am for Day School drop off, between 3:00pm – 5:00pm for Day School pick up.

Our training classes have anywhere from 4 to 6 students so traffic would ebb and flow depending on class times but only by about 6 people.

Deliveries would be supplies as needed, they would enter through our lobby to drop off deliveries to our front desk.

We have access to the existing parking lot at the building location, and the landlord has offered to add 3-4 more spaces for us. We will have one accessible parking space directly in front of the walkway to our main door.



Mockup of parking lot addition and accessible space

We plan to fence in the red section on the site map. The measurements are 90ft long and 100ft wide for a square footage of 9,000square feet.

We will be using 5-6ft fencing like the one pictured below. I also plan to add another layer of hardwire cloth to the bottom to make sure that the yard is fully secure.



We will be covering public facing areas of the yard with privacy covers like slats or fake greenery. This is mostly for the dog's benefits to reduce barking or be stressed out with people coming and going from the road or the facility. Reducing noise pollution from barking dogs. As far as general noise of dogs, we work hard with our dog clients on not excessively barking and our staff is trained to positively interrupt these types of unwanted behavior:



If for some reason our clients do not pick up after their dogs when attending any of our services, part of our teams' tasks is to do a walk about the property to make sure there isn't any dog waste left behind

Inside the dog yard part of the role of our employees is to scan for dog stool constantly and scoop it immediately. This not only prevents bugs, but also parasites from infecting the ground. We have a small metal trash can that we keep a bag in to toss the trash into.

At the end of every day all trash will be collected and stored in the old loading dock in a locked trash barrel to prevent critters from opening bags. We will also be putting a gate across the opening to deter critters from even attempting to get to our trash.



Dog uses to occur outside:

We would have our Day School social groups in our outdoor play yard from 9am-1pm, rotating depending on the day and how many dogs we have with us. Team members would also have special enrichment activities or training sessions in the yard.

We would also hold training classes outside to help dogs learn to perform skills with distractions. This would be both inside the yard and just outside the facility.

Signage for the business would be a small sign at the entrance to the property.

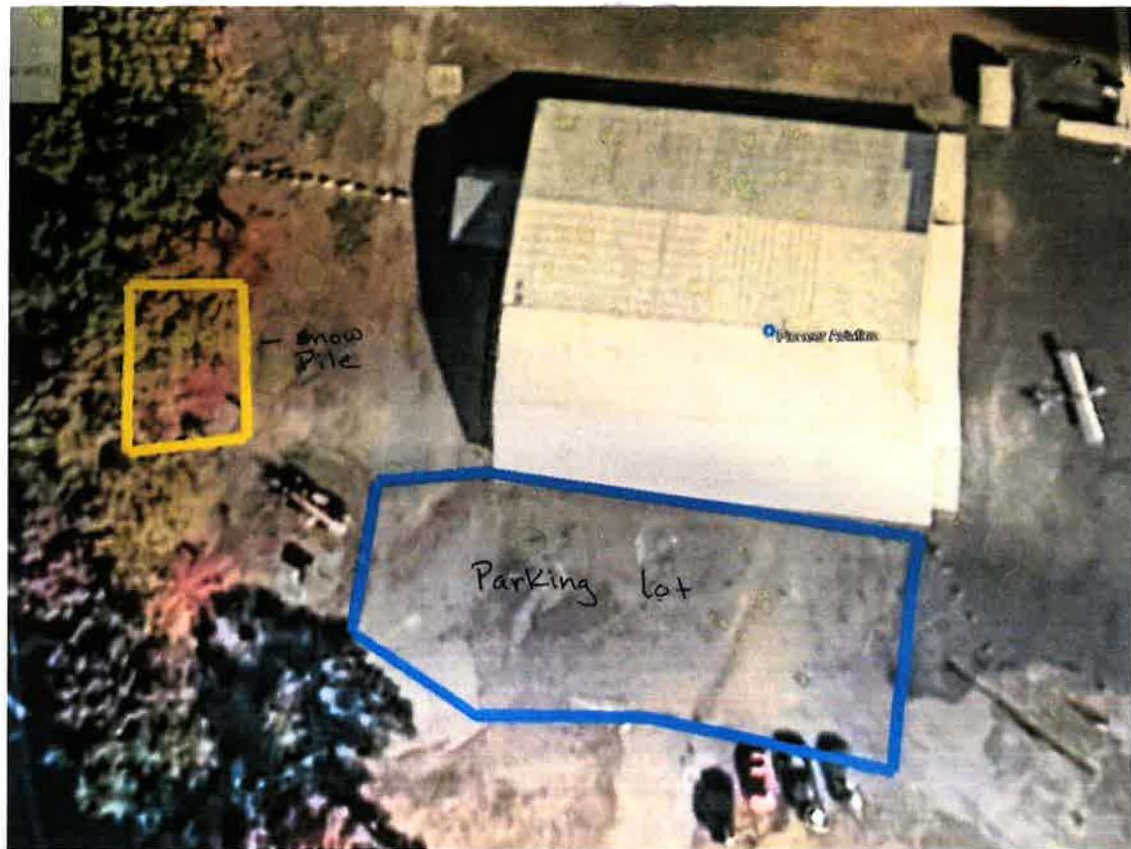


As well as signage on the side of the building to help direct customers to the right entrance.



Our landlord is installing emergency lighting outdoors for us. All the exterior lighting is on from dusk until dawn. All fixtures meet or exceed dark sky compliance requirements. All fixtures are LED and under 250 watt

Landscaping and snow are the responsibility of our landlord. They have shared an image where the snow will be moved to until it melts.





Turners Falls Municipal Airport

One Avenue A, Turners Falls MA. 01376
Town Hall 413-863-3204 Airport Office 413-863-0044
Airport Manager 978-305-2452

Finn Cross
Fox Hollow Dog Training

To Whom It May Concern,

Please accept this letter of support and endorsement for Fox Hollow Dog Training and owner Finn Cross. The Montague Airport Commission is excited to welcome this business onto the airport and into the Turners Falls Municipal Airport family. This is a beneficial opportunity for both the Town of Montague and the Airport Commission to foster the continued growth of our community by hosting this business. The Airport Commission understands that the primary usage will be a commercial dog kennel and training center. This usage and operation is considered compatible with the current daily operations at the airport, and the Airport Commission has no concerns at this time with the proposed business model.

Work is currently underway to update the location of the proposed business and will be completed by the end of August 2026. The proposed location will meet all life safety regulations and ADA requirements prior to the initial move in. The Montague Airport Commission strongly encourages the approval and support of this business. If there are any questions please do not hesitate to reach out to the Airport Manager or the Montague Airport Commission.

On behalf of the Montague Airport Commission:

Thank you,

Bryan Camden
Airport Manager

Caroline Daly
41 Egypt Rd.
Whately, MA 01093
413.427.7153
CarolineRDaly@gmail.com

July, 29, 2026

Dear Planning Board,

It is my pleasure to recommend Finn Cross and Fox Hollow Dog Training for the necessary special permitting required to expand and move the business.

I have known Finn for over five years and over that period I have witnessed immense growth within them and their business. My family began working with Finn upon adopting a medically complex puppy from out of state. They have been there every step of the way for us from puppy obedience to recall to human socialization to advanced agility- all the while helping my family navigate the medical challenges of Idiopathic Epilepsy. There has never been a challenge that Finn has turned away; we truly would not have made it this far without their expertise, guidance, and friendship.

I believe my family and dogs have participated in every iteration of Fox Hollow Dogs since its inception. Starting with small positive reinforcement puppy obedience classes and day hikes, to in home and private sessions, to day school and personalized training, to larger scale classes focusing on reactivity, canine good citizen, agility, and more. Finn has always had the best interest of not just my dogs, but all dogs, in mind when developing the next phase of Fox Hollow Dogs.

In addition, Finn and Fox Hollow Dogs always find time to learn from and give back to the community; they are constantly participating in events in town and in the county at large. One of the things I admire most about Finn is their dedication to learning, be it continuing their own education with classes and clinics, to hosting sessions for the community. I have had the pleasure of accompanying Finn for one of these occasions: a training day partnering with the Franklin County Regional Dog Shelter and Better Together Dog Rescue to help develop handling skills amongst the employees and volunteers.

I have witnessed Finn take Fox Hollow Dog Training through many stages, every one building on the last. I know from watching this evolution over time that the best is yet to come and I hope you can help them get there.

I am happy to answer any questions or further discuss my recommendation if needed.

Sincerely,

Caroline Daly