

## **Mazolu Animal Sanctuary**

Currently there are no sanctuaries or rescues located in South Windsor. The first two years, there will be limited access by the public to the sanctuary. Volunteers will be needed, and I have a list of people who want to help with this endeavor. The animals planned to reside at the sanctuary the first few years can be taken care of by my family. Volunteers will make it easier. Two fundraising events will be planned each year on the property. Eventually, educational programs about rescue animals and animal behavior will be offered. We will work with the buildings and space currently available. The space is ideal for a sanctuary. There is space for horses, donkeys, goats, other farm animals and dogs to run. The back building will be used to house chickens/ducks. The back building may need to be remodeled or replaced due to rotting wood. A new one would be the same size or smaller.

Animals will be in fenced in areas that currently exist. The previous owner had horses and the fencing is the same. The land will be open spaces for animals and will not have an adverse effect on the neighborhood. The animals will be typical animals found on a farm and fit into the character of the neighborhood on Main Street. There should be minimal to no environmental impact to the area.

All deliveries and volunteers coming to the sanctuary will not disrupt the flow of traffic. Parking is available for volunteers and deliveries. Events will be planned in advance to not disrupt traffic. There is room for 15 cars on the property without using any of the fields, by using the flatten backyard between the outbuilding and the turn outs, and by using one side of the driveway.

Solar panels have been installed on the house and barn to aid in the electrical uses on the property. Drainage systems were addressed when the previous owners built the barn, horse ring and fenced in area for horses in 2005.

Current neighbors have been invited to the property and we discussed my desire to have an animal sanctuary. The neighbors are willing to assist with this endeavor. One neighbor found a generator for me knowing the high costs of starting a nonprofit animal sanctuary. This can benefit the community to have a place to advertise lost pets, or if someone needs to rehome their pet. I have had several inquiries for this already.

The house, barn, fences and outbuilding will remain unchanged. The only additional fencing would be to accommodate goats, which would be attached to the fencing already in place and around the cement pad currently on the property from the previous barn.

The sanctuary will be for unwanted animals, which will mostly be farm. These animals will not be work animals. This is a place for them to live out the rest of their lives in comfort. These will be mostly farm animals which keeps in line with the farms of Old Main Street. This should not impact the values of surrounding properties.

The house was built in 1884, but all renovations were completed by the previous owner. Only upkeep will be done on the property.

## **Mission:**

Mazolu Animal Sanctuary is a nonprofit animal sanctuary located in South Windsor, Connecticut. We are funded by private donations, grants and staffed by volunteer workers of all ages from all walks of life. The Sanctuary was started in 2021 by Jessica Waterhouse who has dedicated her life to healing and nurturing animals who suffered abuse, abandonment and neglect.

Mazolu Animal Sanctuary homes animals who have been adopted through rescue and are given proper care, rehabilitation\*, and a safe place to live out their lives. There is space available to foster animals from local rescues and local animal control for emergency shelter.

\*Rehabilitation means health and behavioral.

## **Board of Directors:**

**Jessica Waterhouse** – Founder, President and Director

- Works at Tunxis Community College for over 16 years as a professor
- Serves as a co-chair to the Careers and Social Science Department and Criminal Justice Program Coordinator
- Volunteers as a dog behavioral rehabilitator and assist adopt events for Pack Leaders Rescue for the past since 2017.
- Vice Chair of the Board of Education 2017-present

**Marilyn Shimeld** – Vice President

- Works for Amica Insurance for the past 25 years
- Volunteers for Pack Leaders Rescue

**Art Adducci** - Secretary

- Over a decade of leadership experience in the public and private sectors.
- Financial and analytical background provides an important viewpoint to the organization.
- Has an MBA and gone through a multi-year executive leadership training to ensure he was prepared to effectively lead an organization from the top down.

**Quentin Johnson** - Treasurer

- I have several years of corporate and nonprofit leadership experience
- I have served on the Lee b revels scholarship foundation
- I have a degree in economics with a minor in philosophy and Iberian studies
- I am a proud husband and father of 2
- I have also held several political roles including the finance committee for the board of education

**Jacob Waterhouse**

- Graduate of South Windsor High School, Class of 2019
- Volunteers at Pack Leader Rescue

## **The Property:**

**Location:** 215 Main Street, South Windsor, CT 06074

**Property details:**

**Main House** 2,232 sq feet not including full basement. The downstairs bathroom has an easy access from the deck and can be used for volunteers and events.

**Basement** currently has a framed-out room. This will be finished to contain space for either 2 dogs or a mother nursing puppies/kittens. Two addition kennels (6x6) to be built to hold dogs when needed.

**Detached garage:** to store animal supplies (crates, food in protected containers, etc).

**Tack Room attached to barn:** to have volunteers meet the animals. Temporary placement for fosters/resident animals.

**Barn:** 28' x 34' post and beam horse barn. Four stalls with sliding Dutch doors. The sanctuary will use 3 stalls. One stall will be left available for fostering or emergency placement. For foster or emergency placement, there will be no stall fee.

**Land:** 4.3 acres Currently the field to the right of the house has fencing for horses to run. The back section has an 80x80 privacy fence built for dogs. Inside there are (4) 8x8 kennels that are moveable, but have trek flooring and tin roofs for the dogs to have shade and to keep separated if needed. The barn has 3 fenced in turn outs accessible from the barn. There is also a lighted horse ring in the back which will have dog agility equipment to engage the dogs and used for any events that are offered. There is currently a foundation behind where the dog yard is. Future use may be to have an additional kennel built on it. Out building in the back of the property will be used to house chickens. No additional structures are planned. Fencing by the barn may be changed to accommodate goats or other farm animal.

**Parking:** The circular driveway and parking in the back end of the property will be able to accommodate for the limited events on the property. There is room for 15 cars on the property without using any of the fields, by using the flatten backyard between the outbuilding and the turn outs, and by using one side of the driveway.

**Planned Animals at Mazolu Animal Sanctuary:**

**Dogs** – there are to be no more than 12 resident dogs. Other dogs will be for temporary foster which will include up to 2 adult dogs or a mother and her litter. All

dogs have available space inside the house and the use of the 80 x 80 play yard. Dogs are assessed in behavior and special needs.

**Cats** – There will be no more than 4 resident cats. Other cats will be for temporary foster which will include up to 2 adult cats or a mother and her litter. All cats have available space in the barn and a mother and her litter will have space in the basement room.

**Horses/donkeys** – There will be no more than 2 resident horses or donkeys. Other horses/donkeys will be for temporary foster which will include up to 1 other horse or donkey. Each horse/donkey will have their own stall.

**Goats/sheep** – There will be up to 4 resident goats/sheep. They will have a stall in the barn. There is the emergency stall that would temporarily house goats/sheep.

**Rabbits** – There will be space provided up to 2 resident rabbits. Fostering will be available for 2 adult rabbits or a mother and her litter.

**Chickens** – There will be no more than 20 resident chickens. Eggs will be available to the public at the end of the property for a small fee to support the chicken upkeep. Chickens will be housed in the back building. One rooster will be the limit for the sanctuary.

**Pigs** – 2 pigs or mother and litter if there is an available stall.

**Ducks** – 4 ducks if there is room to house them in the coop.

**Birds** – if the need arises, a bird cage will be purchased and will be housed in the tack room.

**Lizards/turtles** – if the need arises, tanks will be available to house in the tack room or in the main house.

**Other animals** – if the need arises to home/foster/emergency placement of ferrets, hedgehogs, guinea pigs, chinchilla, hamsters, proper caging will be available.

**Current plan for resident animals for the next year:**

Dogs – 10, except for fostering.

Cats – 2, except for fostering.

Horse/donkey – 2

Chickens – 8

One open stall for foster/emergency placement.

This will be reviewed by the Board of Directors annually. Additions or changes in the permanent residents will be based upon space, volunteers, and donations. Animal health and safety is the priority.

### **Support:**

**Volunteers:** People who wish to work with the animals: walk, playtime, groom, feed, clean-up will be welcomed to come in shifts of three people at a time. There is adequate parking for volunteers in the circular driveway. After two years the board will consider a part-time paid position/internship based on need and finances.

**Donations:** Supplies and monetary donations will be pursued from our website, social media and events. All money raised will be used to: feed the animals, assist with medical costs, improvements to the animals housing in the barn, coop, dog yard, basement areas. Part-time paid positions may be available after the Board of Directors examines the finances after the first two years.

**Events:** There will be two limited events held on the property each year to raise funds to support the animals. Other fundraisers will not be held on the property. Notifications for events on the property will be given to the neighbors. This would occur on a weekend.

**South Windsor Animal Control:** Willing to assist with any animals that they may need to house. The empty stall will be available to them. Create a plan for abandoned animals left of property. **Animal Control from other towns:** If other towns need an emergency placement for any animal, the empty stall will be made available to them.

**Rescues:** Having been volunteering for Pack Leaders Rescue of Connecticut for the past four years, I will continue to foster dogs and cats from there. I will be open to the needs of other local rescues as needed.

**Website:** Will be utilized to post lost animals in town, rehome animals, highlight animals available at shelters/rescue, showcase the animals on the property, advertise for events, accept donations. We will also utilize social media outlets such as Facebook and Twitter.

### **Costs:**

**Horse(s)/donkey:** \$600 a month (For 2 – grain, hay, farrier, vet)

**Dogs:** \$252 a month (For 10 dogs – food, vet care)

**Cats:** \$40 a month (For 2 cats – food, vet care) \*Currently we have someone donating food.

**Chickens:** \$30 a month (For 8 chickens)

**Total:** \$922 a month --- \$11,064 per year

**Fundraising Goals:**

The goal for the first year is to raise \$5000 for food and veterinary bills. This is to be accomplished by website donation button, social media and fundraiser events. The Board will also be looking for grants to help support the animals. We are currently awaiting nonprofit status if the town approves the sanctuary.

**Public Use:** The sanctuary is not currently open to the public. There will be two events held on the property each year that the public will be invited in limited numbers. This is for the health and safety of the animals while acclimating to new surroundings and to enjoy a peaceful life. The first two years the public will be invited by invitation only for fundraising events.

**Purposed ideas for fundraising:**

**Sponsor an animal:** visitors from the website can select an animal to sponsor for a month.

**Wine/beer tasting event:** this may be on the property or at another location – still investigating.

**5K run/jog/walk:** this is being investigated for locations

**Rescue dog show:** this will be held on the property and would be limited to the number of participants and spectators. Would like to turn this into an annual event. Parking for participants will be on the property and limited guest can attend. For the first year, this would be a ticketed event to control and determine space and animal control.

**Donations:** Food, bedding, towels, cleaning products, toys, animal supplies will also be accepted. There will also be a donation button on the website for monetary donations.

**Corporate sponsorship:** will also be investigated.

**Future considerations:**

After 2 years of establishment the Board of Directors will consider:

**Rescue:** Working closely with Pack Leaders Rescue in East Hartford, investigating a limited rescue with local animal control officers.

**Educational Programs:** To teach about animal behavior. The decision will be based on: temperament of animals, interest and insurance costs. This would occur one or two

Saturdays a month depending on interest. Parking would be on the circular driveway and there is parking available in the back of the property.

**Animal themed party:** People could come and use the tack room and have a party with animal theme. The decision will be based on: temperament of animals, insurance costs, and interest. This would be available on Saturdays. Parking would be on the circular driveway and there is parking available in the back of the property.