

DRAFT UNAPPROVED

Note: Please find the following **DRAFT** minutes of the Zoning Board of Adjustment. These **DRAFT** minutes are subject to being amended, extended and approved by the Zoning Board of Adjustment during it's next meeting.

Zoning Board of Adjustment
Craig Daniels, Chairman
May 11 2010
7 p.m.

PRESENT: Craig Daniels-Chairman, Terry Finsterbush, Celie Aufiero, David Dow, Bob Cavalieri, Jim Taylor-Community Development Director, and Paula Rowe Recorder.

Approval of Minutes:

Celie Aufiero made a motion to approve the minutes of April 13, 2010 with a second from Bob Cavalieri and carried.

Public Hearing:

I. David Plumley will apply for a modification of his approved Special Exception as provided for under Article IV, Section 403.1.g of the Enfield Zoning Ordinance. He wishes to keep a horse on his property year round. The property (Tax Map 28, Lot 32) is located at 46 Shaker Blvd in the Residential (R1) District.

Rachel presented for her and David Plumley of their year round intent. Mr. McKibben opposes. Tracy Young who also lives on this road informed that he opposes also, due to erosion of the property and changing conditions. Ms. Saladino who lives next door doesn't oppose but had a few questions regarding the location of the fence. It will follow the red tape place a couple of days ago. Linda McKibben also had a question about a setback from a well. It will be 75' from the nearest well. Ms. McKibben is concerned with smells, flies, and if the horse has enough room to run. The horse run will be approximately one third of an acre. Mr. Dow stated that he has raised horses in a smaller area.

Mr. Finsterbush inquired of a relative who has 3 horses, showing the map layout presented to the ZBA for this horse. The relative said this is suitable for one horse. Mr. Finsterbush felt that this R1 is not a place for horses. Mr.

Dow pointed out that horses and other farm animals are a use permitted by special exception in the R1 district.

Ms. Aufiero feels the property is inappropriate for a year round horse, as it is a closely built residential area. There is ledge in the area, and will not allow for any infiltration. She is concerned for the welfare of the horse in this small area. Mr. Dow said he has kept a horse on a much smaller area with no problems. Celie emphasized horse management.

David Dow and Bob Cavalieri would like to see the property now that the horse has been on it before they cast a vote. Celie, Terry and Craig did feel a second site visit is not needed.

Chairman Daniels read the 4 criteria for polling the board.

Appropriate location for the use – 3 no and 2 yes

Effect property values – 4 no and 1 yes

Proper Operation of the Use - 4 yes and 1 no

Applicable use of location – 3 yes and 2 no

Craig Daniels made a motion to deny this modification of the approved Special Exception. The board did not feel that the site was appropriate for year round stabling of a horse and that for this property, granting a special exception to stable a horse year round, might adversely affect property values. Celie second this. 4 people (Celie, Terry, Craig and Bob) in favor of this motion and one (David) opposed.

Election of Officers:

Craig Daniels was previously nominated and voted in as Chairman.

David Dow nominated himself as Vice Chair and Craig second this and carried.

Celie Aufiero said she would continue as secretary and Craig second this and carried.

Next Meeting:

Tuesday, June 8, 2010 – nothing has been scheduled yet.

Adjourn:

Motion to adjourn came at 7:45 p.m. from Craig Daniels with a second from

Terry Finsterbush and carried.