

# Town of Manchester Planning Board Meeting Minutes

## August 15, 2023 – 7:00pm

**Present:** Board Members Julie Vanderwall, Jefferey Flower, John Boeckmann, Lee Sanders, Steve Buerman, and Tammy Worden; Chairman Scott VanAken; Code Enforcement Officer Steve DeHond; and Secretary Laurel Pitcher.

**Absent:** None.

**Also, present:** Amy Sitterly, Kimberly Voss, Josh Hale, Glendalis Hale, Elena Colon, David Ondra, and Carol Wandersee.

**Application #4650-23:** Consider site plan submitted by Josh Hale who is requesting to keep large farm animals, pigs, and cows on property located at 228 Co Rd 27, tax map no. 3.00-1-56.110 in a Rural Residential district pursuant to Chapter 325 Section 325-40.21.

Josh Hale began by giving an overview of his property. He said that his family has lived there for three years, and they have a vision of growing their homestead into a holistic farm one day. He said that they currently have 11 pigs, 2 cows, and approximately 30 chickens. Mr. Hale also said that every animal is moved to a new location on the property every day.

Chairman VanAken asked if any public questions or comments were had at this time, and there were not.

The Board did some calculations to determine the approximate area that would be required for the number of animals owned by Mr. Hale. They found that he does have enough land to meet code requirements, but he would not have enough to add any additional large animals. The Board also determined that the buildings on the property are situated in compliance with code no closer than 500 feet from any other residential structure or property line. A variance will not be needed for this project.

A question was asked about animal waste and how Mr. Hale goes about dealing with that. He said that the chickens are the main source of keeping everything clean. As previously stated, Mr. Hale moves each animal daily, and he said that between 3-4 days after the cows or pigs are in an area, the chickens are moved to that same area. The chickens pick apart the larger animal droppings which spreads it out. They also eat insect larvae found in the feces at the same time. Mr. Hale said that he has enough land that each pig will be in the same spot at most twice a year, so the land is not getting overused.

Another question was asked about fencing and whether there's a plan for permanent fencing on the property. Mr. Hale said that right now he has temporary electric fencing, and he's waiting to determine the outcome of this meeting before putting a permanent electric fence in place with electric poultry mesh for the chickens.

A motion was made by Tammy Worden to close the public hearing of application #4650-23. Motion seconded by Jefferey Flower. All voted "Aye." Motion carried.

A motion was made by Steve Buerman to approve Site Plan #4650-23 submitted by Josh Hale who is requesting to keep large farm animals, pigs, and cows on property located at 228 Co Rd 27, tax map no. 3.00-1-56.110 in a Rural Residential district pursuant to Chapter 325 Section 325-40.21. Motion seconded by Lee Sanders. All voted "Aye." Motion carried.

Let it be known that Josh Hale has agreed to keep all animals a minimum of 100 ft away from the well located on neighboring property.

### **Previous Minutes:**

A motion was made by Lee Sanders to approve the meeting minutes, which took place on July 18, 2023. Motion was seconded by Julie Vanderwall. All voted "Aye." Motion carried.

The Board discussed an error found with zoning maps that were printed earlier this year, therefore the following motion was made.

A motion was made by Tammy Worden to change the zoning on parcel 32.00-1-24.100 back to general commercial as it was mistakenly zoned agriculture on the newly adopted map dated 1-10-23. Motion seconded by Jefferey Flower. All voted "Aye." Motion carried.

At this time the meeting was adjourned at 7:26 pm.

Respectfully submitted,

Scott VanAken  
Chairman, Planning Board

Laurel Pitcher  
Recording Secretary