

Zoning Board Of Adjustment
Unapproved Meeting Minutes
16 July 2025

Board present: Peter Remy, Nancy Ranson, Ernie Perham, Alan Bell

Supporting Staff: Kaelyn Willette; Clerk

Public Present: Matt Simula, Wendy Petschik, Peter Petschik

Minutes

Chairman Remy opened the public hearing at 7:00pm and invited Matt Simula to discuss his application for a home business for a training, boarding, breeding facility. It will be 305' long by 50' wide that will consist of 32 horse stalls, 50x50 areas at each end to allow for training and two 24 x 24 rooms attached on each of the long side. There will be one tractor trailer load of sawdust per month, one tractor trailer load of hay every 2 months, two employee cars per day and roughly 3-8 client cars per day. Mr. Simula will be adding in a septic and well next to the barn. The lighting will be facing down to not bother any neighbors. There will be 20-25 students for training but no overnights. Abutter Wendy Petschik asked how far from the road will the new barn facility be? It is about 300ft from the road to the nearest corner of the barn facility.

At 7:36pm the board went over the 4 requirements for a special exception:

- They found that the specific site is an appropriate location.
- Such approval would not reduce the value of any property within the district or otherwise be injurious, obnoxious or offensive.
- There will be no nuisance or hazard to vehicles or pedestrians.
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

7:39pm Alan Bell moved to approve the special exception home business concerning article table 505 section home business of the zoning ordinance, applicant proposes to have a horse boarding, breeding, training facility contingent on 2 employees and 2/3 of manure taken off site. Ernie Perham seconded, the board unanimously agreed.

7:46pm Nancy Ranson moved to approve the June 21 2025 meeting minutes, Alan Bell seconded the board unanimously agreed.

7:47pm Alan Bell moved to change the Zoning Board Adjustments public hearing from 7:00pm to 6:30pm. Nancy seconded the board unanimously agreed.

7:48pm Nancy Ranson moved to adjourn the meeting, Alan Bell seconded the board unanimously agreed and the meeting concluded.