

# Town of Manchester Planning Board Meeting Minutes

## November 17<sup>th</sup>, 2020 – 7:00pm

**Present:** John Boeckmann, Steve Buerman Scott VanAken, Julie Vanderwall, Jeff Flower & Lee Sanders - members, Stuart Gwilt, Chairman, and Steve DeHond, Code Enforcement Officer

**Absent:** Jill Havens, Recording Secretary

**Also, present:** Applicant(s) – Valerie Quade & Josh Loucks

**Special Use Approval #4611-20:** Valerie Quade who is requesting to house a horse and chickens on property located at 484 County Road 27, part of tax map no. 12.00-1-19.210 in an A-1 district pursuant to Chapter 325 Section 51-B.

The chairman read the public hearing notice. Eleven (11) surrounding property owners were notified by mail of this meeting none of which were present.

**Stuart Gwilt, Chairman:** Please come forward and tell us what you want to do. I see your map and everything, where are the animals going to be located?

- **Valerie Quade showed location on the map provided**

**Scott VanAken, PB Member:** How much property do you have here?

**Valerie Quade, Applicant:** Total 7.2 acres

**Lee Sanders:** How many animals do you plan to have?

**Valerie Quade:** 3 alpacas

**Steve Buerman, PB Member:** By definition, 11.6 large animals are ok. Four (4) small animals = 1 large animal.

**Scott VanAken:** What is a large animal?

**Steve Buerman:** Definition defined Animals, Large: Anything over 20 pounds except for cats and dogs.

**John Boeckmann, PB Member:** Is there public water at this property?

**Valerie Quade:** Yes.

**John Boeckmann:** Is it in the barn also?

**Valerie Quade:** Yes.

**John Boeckmann:** What will you be doing with the animal waste?

**Valerie Quade:** It will be composted and used in the garden.

**Stuart Gwilt:** According to our code, 325-51-B, stabling of livestock is not permitted within 150 feet of any other residential structure or property line.

**Steve Buerman:** This is for storage, the applicant will have wandering animals

**Stuart Gwilt:** Will you have pigs too?

**Valerie Quade:** Yes, up to 3 or so.

**Stuart Gwilt:** You will have to stick to the profile as noted in 325-51-B:

- 1.) Stabling of livestock or storage of manure or other material creating dust or odors shall not be permitted within 150 feet of any other residential structure or property line.
- 2.) The housing and fencing of any animal(s) shall be in the located in the rear yard of the property.
- 3.) Storage and disposal of waster shall be provided so the same shall not constitute a nuisance or potential health hazard to the public.
- 4.) Appropriate shelter shall be provided for large and small animals
- 5.) The lot on which said animal(s) are kept shall have a minimum area of 1 acre for the principal building and an additional 32,000 square feet for each large animal and an additional 10,000 square feet for small animals.
- 6.) The Planning Board may also require screening and/or fencing for any buildings or structures located on the premises or for any corrals, runs, tracks or other open areas used by horses so that there is minimal impact on adjacent property owners. All such buildings, structures, corrals, runs, tracks or other areas shall be maintained in a neat and clean manner.
- 7.) Commercial stables or riding academies shall have a minimum lot size of 20 acres.

Will you be 150 feet away from Young/Strub?

**John Loucks, Applicant:** Yes, closest resident is across the street.

- **John Loucks showed location on the map provided**

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**Stuart Gwilt, Chairman:** Any other questions?

(Hearing none)

A motion was made by Steve Buerman to approve Special Use #4611-20 submitted by Valerie Quade who is requesting to house alpacas, pigs, chickens and bees on property located at 484 County Road 27, part of tax map no. 12.00-1-19.210 in an A-1 district pursuant to Chapter 325 Section 51-B. The motion was seconded by John Boeckmann. All voted “Aye.” Motion carried.

**Previous Minutes:**

No motion was made on previous minutes

Meeting adjourned @ 7:34pm.

Respectfully submitted,

Stuart Gwilt  
Planning Board Chairman

Jill Havens  
Recording Secretary

**\*NOTE:** The minutes of this meeting were taken by Planning Board Member, Scott VanAken and transcribed by Recording Secretary, Jill Havens.