

APPLETON PLANNING BOARD
Monthly Meeting Minutes
October 10, 2016

Attending: Ed Carroll, Jason Gushee, Riley Fenner, David Kelley
Visiting: Ryan Lanphere, Erica Lanphere, and Debbie Gushee

Opened at 7p.m.

No minutes available to approve from last month's meeting (Secretary Patrick Costigan not in attendance). Jason nominated Riley to take minutes for this meeting, Dave seconded, and Riley agreed. Jason indicated that he had spoken with Gary Roberts about filling an open seat on the Board, and he will be contacted and asked to attend the next Select Board meeting to be nominated and sworn in.

After introductions, Ed explained that the purpose of Mr. Lanphere's attendance at the meeting was to determine whether his proposed new construction on his property was subject to the Site Plan Review Ordinance. Mr. Lanphere indicated that he had not read the Site Plan Review Ordinance, and the purpose of the Ordinance was explained to him. Mr. Lanphere and his family presented his request to build a barn and covered riding area on his property located at 416 Gurneytown Road. A building permit for the project had been granted by the Code Enforcement Officer, who referred Mr. Lanphere to the Planning Board for a determination of whether or not his proposed project was also subject to Site Plan Review. Notices of the building permit approval were previously mailed to abutters.

Mr. Lanphere provided an aerial map of the proposed location of the construction and architectural drawings of the proposed structures. The construction consists of a 36' x 60' barn and a 70' x 150' covered riding area. The applicant was asked to describe the nature of the activity that would be conducted in the proposed construction. He stated that he and his wife have been breeding and raising horses on their property for a number of years, and that this activity would be continued in the proposed new construction. Mr. Lanphere's mother, Ms. Gushee, has also been actively involved in horse breeding in Appleton for a number of years. The property is in the agricultural tax program, based upon revenue from the periodic sale of horses that are raised on the property. The farm is named Oak Wall Farm.

They propose to also board horses for a small number of people (four) who they know in the new construction. Those individuals will pay for boarding through a combination of money and labor to maintain the boarding and riding space for their horses. Boarding services will not be advertised or offered to the general

public and the space will not be open to the public. Riding lessons will not be offered in the riding space. There will be no addition of a sign. The construction will not be visible from the road or from any adjoining properties, based upon the map indicating the location of wooded areas on the property surrounding the proposed construction site. They have been clearing some wooded areas on the property to use as pasture for a number of years, essentially reclaiming former pasture land that had since become overgrown with trees. There is still a substantial amount of forest on the property though. The applicant expects that there will be no impact upon the neighborhood in terms of increased traffic or noise from the proposed activity, and they feel that the proposed use is consistent with the residential character of the neighborhood and existing agricultural uses.

Riley stated that the proposed activity appeared to fall within the Home Occupation exemption to the Site Plan Review Ordinance, and this provision was shown to the applicants. He asked whether they intended to have any employees working in the proposed space, and the applicants indicated that they do not. Ed described some of the Board's recent discussions and decisions regarding the Home Occupation exemption, including a recent determination that a proposed farm store fell outside the scope of Site Plan Review.

After asking if any further comment or discussion was desired, Ed moved that the Board find the proposed project to be outside the scope of Site Plan Review. Riley seconded the motion. Jason abstained from taking part in the vote due to his family relationship with the applicants. Ed, Riley, and Dave voted to approve the motion. Ed agreed to provide a letter memorializing the Board's decision to Mr. Lanphere.

No other business.

Adjourned at 8pm.