

Nottingham Planning Board
October 21, 2020

1 **Members Present:** Eduard Viel, Vice Chair; Susan Mooney, Secretary; Tiler Eaton BOS
2 Rep.; Gary Anderson, SRPC Rep.

3 **Members Absent:** Dirk Grotenhuis, Chair; Ian MacKinnon; Robert “Buzz” Davies,
4 Alternate; Leanne Gast, Alternate.

5 **Others Present:** Devan Tyack, Applicant; Alison Standley, parent of applicant.
6

7 **Public Hearing/ Site Walk**

8 **Case #20-006-SPR** Application from Devan Tyack requesting a Site Plan Review for a
9 horse boarding business with a future plan for training and riding lessons.
10

11 **Note:** Planning Board members all wore masks and all persons present practiced social
12 distancing and other behaviors consistent with methods to prevent the spread of Covid
13 19.
14

15 **Call to Order:** 5:38 PM. On site at 108 Stage Road, Tax Map 43, Lot 34, Sublot A
16

17 The purpose of the site walk was to look at the site and to discuss among those attending
18 the issues relevant to the proposed site plan application.
19

20 The property is 10+/- acres and has 200’ of frontage onto Route 152. The house and
21 buildings are located up a dirt driveway of several hundred feet to the highest point on the
22 parcel. The property was previously used as a horse boarding and riding facility by
23 previous owners. The existing barn, estimated to be 30’ x 60’, is presently being
24 reconstructed to upgrade the building to accommodate horse stalls and hay storage.
25

26 The buildings, apart from the residence, are the main barn and large indoor riding ring,
27 and small shed presently housing a couple of horses. An additional smaller barn building
28 will be relocated from the applicant’s former residence in MA to a site on the property.
29 The applicant’s own horses will be housed in this barn apart from those boarded.
30 Outdoor areas included a large paddock and riding ring and an parking area for
31 approximately ten+ (10) vehicles. There appears to be riding trails in the woods beyond
32 the open areas.
33

34 Other features present and for the future were addressed and noted below.

- 35 • Restroom facilities for visitors apart from the main house.
- 36 • State regulations that may determine adequate accommodations for the horses,
37 vaccinations and the like. Mr. Anderson will forward information along.
- 38 • Lighting on the property.
- 39 • Applicant stated that the business would close at 7:30 or 8:00 PM to decrease the
40 necessity for noise and light producing activities.
- 41 • The number of vehicles entering/leaving the property on a daily basis, and also for
42 events when horse owners would be picking up and returning their horses for
43 shows.
- 44 • Keeping the driveway unpaved or upgrade to paved.
- 45 • The availability for vehicles to park near the egress end of the driveway.
- 46 • Fire safety concerns. Everything up to code and approved by the Fire Department.

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- 47 • Manure disposal – Applicant indicated that there would be some storage on site,
48 the majority will be removed from the site.
49 • Set backs from abutters appeared okay. No abutters’ properties were visible from
50 the site (autumn leaves were still on the trees).
51 • It is anticipated there would be two to three (2-3) part time employees.
52 • The renovated barn is stick frame construction, approximately 60’ X 60’ footprint
53 with a standard peaked roof. Ground floor area would contain 20 stalls, the area
54 above would be used for hay storage.
55 • The applicant owns six (6) regular size horses and three (3) mini’s. She adopts
56 rescue horses.
57 • No Shows are planned to be held on site
58 • No trailer storage beyond personally owned
59

60 There were no other items considered. The evening darkness was almost complete.
61 The applicant is expected to attend the next Planning Board meeting scheduled for
62 October 28, 2020.
63

64 **Adjournment:**

65 The meeting was adjourned at 6:12 PM
66 Respectfully submitted,
67 Susan P. Mooney
68 Secretary
69 Edited by JoAnna Arendarczyk- Land Use Clerk
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