



RECEIVED  
2017 SEP 25 AM 10:01  
TOWN OF WESTMINSTER

**TOWN OF WESTMINSTER  
ZONING BOARD OF APPEALS  
11 SOUTH STREET  
WESTMINSTER, MA 01473**

**Meeting Minutes  
August 17, 2017**

**Call to Order:**

The meeting of the Zoning Board Of Appeals was called to order at 7:00 p.m. at Westminister Town Hall, 11 South Street, Westminister, MA by Acting Chairman Robin Brasili.

**Roll Call:**

The following members were present: Acting Chm. Robin Brasili, Members Matthew Kotoski and Peter Romano, and Recording Secretary Joseph Benavidez. Also present were Jennifer Ferreebee, Troy Ferreebee, Erin Carignan, Greg Carignan and Margaret Romano.

**Approval of Minutes from previous meeting(s):**

Mr. Kotoski made a motion to hold on voting on the minutes of July 13th and July 27th. The motion was seconded by Peter Romano and approved by a unanimous vote.

**Case #17-04 - Troy and Jennifer Ferreebee - 185 Knower Road**

**Applicant's testimony:**

At 7:02 p.m. Ms. Ferreebee, of 185 Knower Road, stated her case, explaining the purpose of a 22' by 30' paddock, with roughly 12' by 12' stalls, is to house her current pony as well as leave the option for a second pony on the property. She continued saying the abutters who are within the space violation have "okayed" the addition.

At 7:04 p.m. Mr. Kotoski addressed concerns regarding potential waste from the animal and Acting Chm. Brasili read a letter from town Board of Health agent Elizabeth "Wibby" Swedberg regarding the potential negative side effects of an abundance of waste including how much an adult horse is expected to produce.

Witness for applicant:

NA

Those in opposition or speaking with concerns:

At 7:12 p.m. Greg Carignan, of 189 Knower Road, said he can already smell the manure on his property and that he believes a paddock and an additional horse will only exacerbate the situation. He continued expressing a concern regarding pests and how manure pits should be 12' by 12' and at least 5 five deep and that the Ferrebees do not have the space for a pit.


At 7:15 p.m. Ms. Ferrebee responded apologizing for the smell and Mr. Ferrebee said they could plan potential waste removal options.


Discussion

At 7:27 p.m. Mr. Kotoski made a motion to close the hearing. The motion was seconded by Peter Romano and approved by a unanimous vote.

Following a discussion regarding waste removal, town bylaws and the paddock size, Acting Chm. Brasili made a motion to grant the variance with a condition: the side of the paddock abutting the neighbor must be set back greater than three feet from the property line. The motion was seconded by Mr. Kotoski and approved by a unanimous vote.

**Mr. Romano made a motion to adjourn the meeting at 7:58 p.m. This motion was seconded by Mr. Kotoski and approved by a unanimous vote. The next Zoning Board of Appeals meeting was set for September 21st.**

  
\_\_\_\_\_  
Zoning Board of Appeals Members

  
\_\_\_\_\_  
Date