

Ann Morgan

From: vtsdmailer@vt-s.net on behalf of kenpcak@gmail.com
Sent: Thursday, December 10, 2015 3:21 PM
To: Planning Department
Subject: [Town of Grafton MA] SP 2014-7 / Consideration of Existing By-Laws
Attachments: consideration_of_grafton_zoning_by-law_sections_2_3.2.2_5.6.docx

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Hello Planning Department,

DEC 10 2015

Ken Pieciak (kenpcak@gmail.com) has sent you a message via your contact form (<http://www.grafton-ma.gov/user/14766/contact>) at Town of Grafton MA.

**PLANNING BOARD
GRAFTON, MA**

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Message:

Consideration of 15 Blanchard (Anderson) Special Permit 2014-7 pertaining to Primary Horse "Corral" / Stable / Boarding Facility in proximity to 3 Patricia Drive (Pieciak) property line respective of existing Grafton By-Laws

Source: Town of Grafton, Massachusetts Section 2:
Zoning By-Law, May 2015 Definitions; Page 7

Riding Stable: A facility for the boarding and/or riding of horses and ponies. These facilities are also sometimes referred to as boarding stables, riding academies, or riding trails.

Special Permit: A permission granted in writing by the special permit granting authority for a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning district as special permits, if specific provision for such special permits is made in this Zoning By-Law

Source: Town of Grafton, Massachusetts Section 5:
Zoning By-Law, May 2015 Special Regulations; Pages 13 & 14

5.6 Riding Stables or Academies or Trails or Boarding Stables Riding stables or academies or trails, or boarding stables for five or more horses or ponies, or other similar uses pursuant with M.G.L. c.40A Sec. 3, may be built and operated provided that:

- Any such facility shall be located on a lot at least five (5) acres in area.
- All buildings and structures, including riding rings and manure pits, shall be located at least 100 feet from any property or street line.
- The use of temporary buildings or trailers for the stabling of horses or ponies in excess of 15 days is prohibited.
- There shall be no storage of supplies outside of permanent buildings.
- All regulations on the stabling of horses or ponies made by state or local health authorities shall be complied with.
- Where the holding of shows or competitions is intended, off-street parking shall be provided at a rate of one space for every five spectators.

Such parking area need not be paved, but shall, at a minimum, be graveled or treated to reduce dust.

Source: Town of Grafton, Massachusetts Section 3:
Zoning By-Law, May 2015 Use and Intensity Regulations; Page 4

3.2.2 Special Rules

3.2.2.2 An animal kennel shall not be located within 100 feet of the boundary of a residential district or of an existing residential building on another lot.

Submitted by:

Ken & Diane Pieciak; 3 Patricia Drive; By-Law Consideration

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