

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, MARCH 22, 2011
6:45 P.M.

The Zoning Board of Appeals held the following public hearing in the Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:45 PM on Tuesday, March 22, 2011:

1. 6:45 PM - Application 11-03: Teresa (Hendricks) Bombard, Lot Number 002 (64 Kinsman Hill Road), seeking variance of the Zoning Regulations Section 4.1.3 to allow two horses to be housed on the property.

MEMBERS PRESENT: Ronald Babbitt, Leo MacDonald, Robert Chubka, John Magness, Richard Strnad
MEMBERS ABSENT:

The applicant, Teresa (Hendricks) Bombard, submitted additional information about her property to be considered at the regular meeting.

Chairman Babbitt asked for comment from the public. David Bombard of 64 Kinsman Hill Road, husband of the applicant, said it would be nice to have their horses at home and that it would make it easier for them to take care of them.

Chairman Babbitt asked for comment from the public opposed to the application. Burton Jernstrom, the applicant's abutting neighbor at 74 Kinsman Hill Road, gave comment. He stated that he had grown up on a farm, and considers horses to be dangerous and devious. He also stated that the Bombards have a half dozen dogs that are always barking. He is also concerned that manure will be dumped on his property line, which happens to be his front yard. He is concerned that the swale of the land will allow the manure to go through to Versailles Pond, which also goes through his yard. Another concern of his is the flies, rats and mice that will be drawn to the property. Although Mr. Jernstrom states that he thinks of the Bombards as "good neighbors", he feels he must complain. He also stated that other neighbors are moving away from Kinsman Hill because of the activity that goes on at the applicant's property.

Chairman Babbitt asked Mr. Jernstrom if he was aware that the applicant was allowed to keep one horse on the property per the town's regulations, to which the answer was "yes".

The applicant responded by saying that the proper fencing would be put up to secure the horses to the property. Mrs. Bombard also stated that manure will be piled on non-neighboring side of the property, and will be covered.

Chairman Babbitt questioned the applicant if she has plans for someone to regularly take the manure away, to which the answer was "yes".

J. Magnus questioned Ben Hull, Town Zoning Enforcement Officer, about the acreage requirements for livestock. B. Hull stated he did not know where the regulations first came from. Chairman Babbitt questioned B. Hull as to whether or not the regulations were simply copied from another town's regulations. He then stated that he felt the regulations should require so much square footage per pound of animal. He then read from the regulations 4.1.3.

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ZBA Board Member L. MacDonald entered at this point in the hearing.

R. Chubka questioned the applicant as to the age of her two horses, to which the answer was 12 years and 8 years old. He then questioned her as to a horse's lifespan, to which the answer was late 20's to mid 30's.

The applicant's neighbor, B. Jernstrom, once again gave comment. He stated that the applicant had a half dozen dogs that were left to bark all day. He questioned if the horses would also be left unattended.

Chairman Babbitt interjected and asked if the applicant owned pleasure horses, to which the answer was "yes". When asked where the applicant rode, she stated that the horses are currently boarded at another property. Chairman Babbitt mentioned that at the site walk the members saw a horse trailer, and the applicant stated that she will take them off property for trail riding.

Chairman Babbitt asked the public if there was anyone present to speak in favor of the application. There was no one to speak in favor.

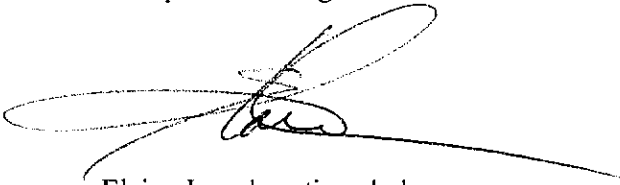
Chairman Babbitt asked if anyone was present to speak against the application. Karen Jessee of 70 Kinsman Hill Road, spoke against the application. She stated that she lives next door to the Bombards, and that the dogs are left neglected to bark all day. Ms. Jessee stated that her family has had to deal with bonfires, noise, and can't even open their windows because of these neighbors. She stated that she is in the process of trying to move because of the Bombards and the activity at the property.

R. Strnad asked if the horses would aggravate the dogs more, or vice-versa. Chairman Babbitt suggested that that question could not yet be answered. L. MacDonald stated that horses like companionship. R. Babbitt stated that although by nature horses and dogs are enemies, it would all depend on the individual dog.

Mrs. Bombard then stated that she has lived at this house for ten years, and has had dogs the entire time. She states that during this hearing was the first time she ever heard her neighbors complain. She also states that she isn't clear as to what the "ruckus" is that the neighbors claim goes on at her property, as it is just she and her husband that live there.

Chairman Babbitt asked for any other comments from the public. There was none.

This public hearing was closed at 7:10PM.



Elaine Joseph, acting clerk

APPROVED: _____
Ronald Babbitt, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 3-24-2011 AT 1:15 PM
ATTEST. BETSY M. BARRETT, TOWN CLERK