

Chaplin Planning & Zoning Commission,

Thank you for your time this evening reviewing our proposal for a limited farm on our property of 3.55 acres at 242 Tower Hill Road.

We have recently relocated to Chaplin from the South shore of Massachusetts in hopes of being able to bring our horses home. Being unable to secure a property in Mass (we either missed out in the crazy bidding wars or were priced out of the market), we expanded our search and I remembered reading posts on social media from horse people in The Quiet Corner which sounded perfect – and here we are.

We are hoping to build a 32'x34' low profile barn to house our 3 horses; a large pinto pony mare and 2 geldings retired from harness racing. We are pleasure riders looking forward to exploring the local trail systems which sound amazing!

We have been rough boarding the herd for the last 6 years; stalls and paddocks cleaned twice a day, every day. To keep pest-free, we would incorporate the Pyranha Spray Master Barn Misting System (used in our previous location), the application of Fly Predators, secure feed storage, exceptional housekeeping and manure management consistent with CT state standards. We also carry a \$1,000,000 Excess Personal Liability insurance policy through USEF for claims arising from the use and/or ownership of a horse and for horse-related accidents involving bodily injury and property damage.

We are proposing minimal clearing to make room for the barn and paddocks and do not intend to make any changes to the front of the house, curb, septic system or well. Fencing would be electric to be beefed up with board fencing as soon as possible and a vegetative buffer on neighboring lot lines. We intend to get approval from the Health Department for the barn should our application for a limited farm be approved.

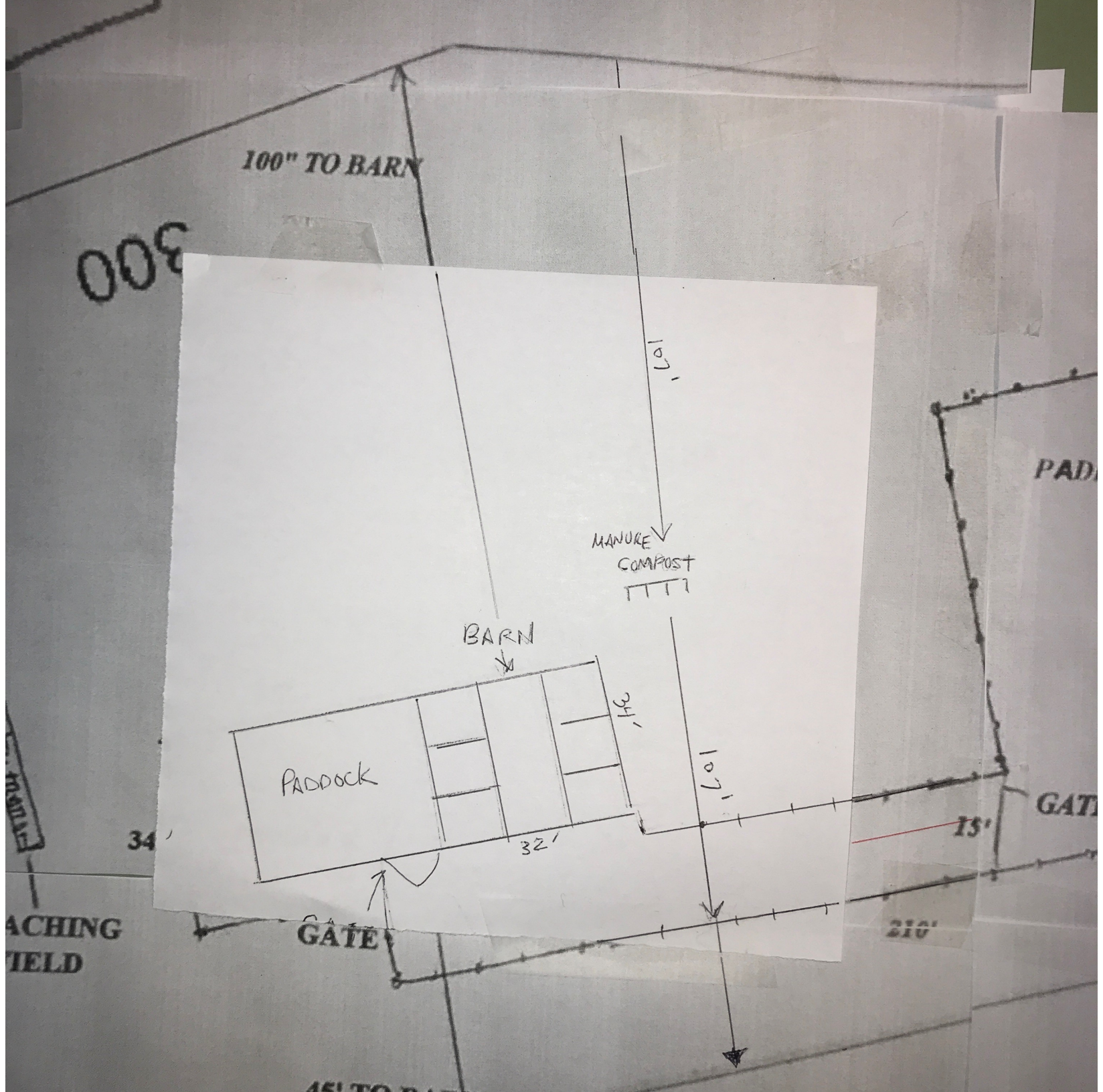
One of the features we love the most about our property is that the back is bordered by Stonehouse Brook. It's a pristinely beautiful spot and we intend on being good stewards of this magnificent body of running water. All equine activities will be confined to the top half of the lot, with no disruption to the existing riparian buffer and we will be utilizing a manure composting system consisting of 3 sided bays on a concrete slab under a roof that will be located approximately 700 feet from the brook. The three-sided construction reduces runoff and composting generates temperatures high enough to kill parasites, weed seeds and fly larvae. Runoff from the manure composting site will be diverted to a vegetative filter strip. The barn will have gutters and downspouts; a concrete floor and the stalls will be matted, allowing for reduced bedding material (and thus, a reduction of material to be composted). Paddocks will have crushed stone on top of filter fabric with a top layer of gravel/sand which will retain rainwater before it can run off the perimeter.

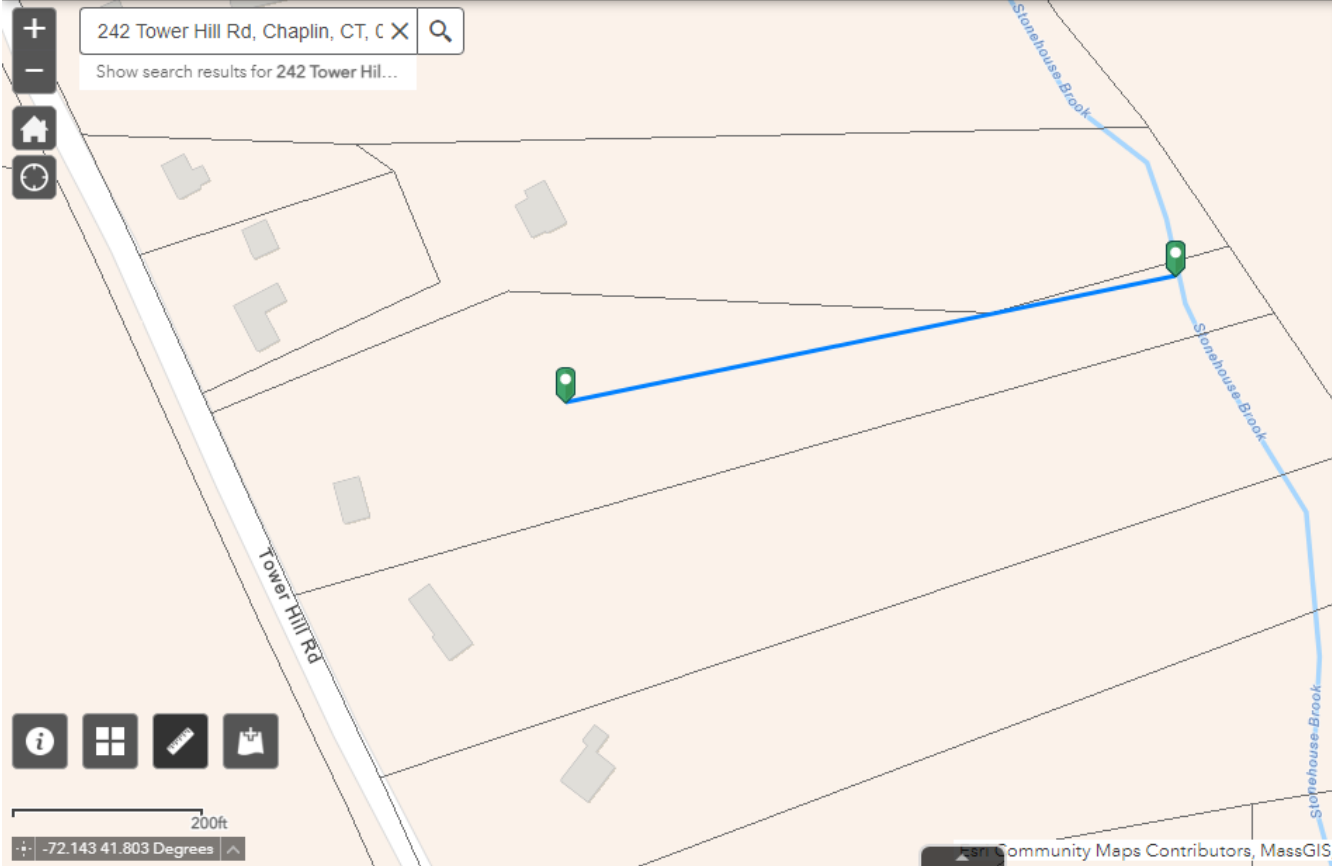
We feel our property and our situation fit the definition of a limited farm perfectly. Our experience and passion caring for our horses will ensure our beautiful new neighborhood of Tower Hill Road is not negatively impacted by our small farm.

We welcome any feedback or inquiries the commission may have.

Thanks for your consideration.

Liz and Shawn Hunter





Measurement

Feet

Measurement Result

648.2 Feet

Clear

Press CTRL to enable snapping



