

**ZONING BOARD OF APPEALS
FEBRUARY 26, 2013
PUBLIC HEARING**

Charles Marino called the meeting to order at 6:00 P.M. with the following in attendance:

Charles Marino, Chair	Steve Macary, ZEO
Arlene Schwartz-Regan, Vice-Chair	Sue Goggin
Basiliza MacCalmon, Secretary	Public - 0
Edward Rachuba	
David Cronin, alternate	

1. Charles Marino took attendance and noted there was a quorum. David Cronin was made a regular voting member.
2. **VOTED:** Unanimously on a motion by Ed Rachuba and seconded by Basiliza MacCalmon to **APPROVE** the December 4, 2012 regular meeting minutes as written.
3. **6:00 P.M. PUBLIC HEARING APPEAL #1957** – Theron Simons of 45 Gabriel Drive will seek a variance of section 24.1 Schedule B to install boarding stables closer to the property line than allowed by the Naugatuck Zoning Regulations.

Basiliza read Appeal #1957 into the record.

The commission took a 2 minute recess.

Theron Simons, of Gabriel Farms, LLC, 45 Gabriel Drive, explained that in 2007 they obtained a zoning permit to construct a large arena and barn on their property. Due to the economic downturn, they did not construct it at that time. He said they run Hidden Acres Therapeutic Riding Center out of the existing barn. The program has grown since they started it in 2008. Right now, lessons are being given outside and in inclement weather the lessons have to be cancelled. Due to lack of funds, instead of building the original large facility, they would like to build a 60 foot, round, hollow structure where the therapeutic lessons can be held. He said when the money becomes available they would still like to build the large arena and barn. The reason they want to build it there is because it is the best location for access for children who come in wheelchairs. It was clarified that all the neighbors are relatives of Mr. Simon's and that there was no one at the meeting to oppose the plan. There was no further discussion.

VOTED: Unanimously on a motion by Ed Rachuba and seconded by Basiliza MacCalmon to **GRANT** Appeal # 1957.

5. There were no additional items added to the agenda.
6. **VOTED:** Unanimously on a motion by Basiliza MacCalmon and seconded by Arlene Schwartz-Regan to **ADJOURN** the meeting at 6:20 P.M.

RESPECTFULLY SUBMITTED:

Basiliza MacCalmon, Secretary/sg