

MINUTES

TOWN of DIX - ZONING BOARD of APPEALS

Date: May 8, 2010

Present: Joe Hammond, Willie Hayes, Brian Ervay

Old Business:

None

New Business:

Officer Selection: By unanimous vote the following slate of Officers was selected:

Chairperson - Joe Hammond

Secretary - Willie Hayes

Treasurer - Brian Ervay

Review of Applications: The following Applications were submitted to the ZBA by the Planning Board.

Rhoads - Request to Subdivide Property

Discussion: The lot is less than 4 acres. The minimum lot size for that zone is 2 acres, therefore it is not possible to subdivide. Moreover, the proposal called for a division into three parcels, making each lot significantly smaller than allowed.

Decision: **Not Allowable** under current Zoning.

Guild - Request to raise farm animals on property

Discussion: The lot is zoned RR-S and farm animals are not allowed according to the Rules. However, the owner has 25 acres and is near agricultural land and the proposal involves raising a small number of pigs and cattle as an agricultural project for his daughter. He has sufficient space (greater than 10 acres) to meet code in general and it is an agricultural youth project.

Decision: A site visit was made and the applicant was interviewed to confirm the above and examine the particulars of the situation. It was determined that the

Application would be granted given the following stipulations.

- There will be no more that a total of six head of livestock on the grounds.
- There will be fencing adequate to maintain the animals no less than 250 feet from the front and rear of the property and no less than 50 feet from the sides of the property.

Respectfully Submitted