Filing Procedures for Stables (2011)

1. Board of Health Approval
   - A Farm Animal / Stable Permit Application must be completed
   - A Manure Management Plan must be submitted with the Application
   - A detailed site map, identifying the size of the stable and fencing must be submitted with the Application. Your well and septic locations should be identified on the map, along with the well sites of abutters.
   - A total of 7 copies of all the above needs to be submitted to the Health Agent, located at the Wellfleet DPW building, which will be distributed to the Board of Health members.
   - A public hearing date will be determined.
   - You are required to legally notify abutters of the public hearing 10 days prior to the meeting date, confirmed by certified mail (green cards which will be presented at the meeting). Abutter lists are available at the Town Assessor's Office for a cost of $15.00.

Board of Health Regulations
900 FARM ANIMALS

In view of Wellfleet's intent at remaining a rural town (per Article 54, voted at the April 1987 Town Meeting), the keeping of farm animals is allowed when and as permitted by the Board of Health at sites which meet zoning requirements. Conditions may be attached by the Board to any permit issued, which will take into consideration and/or regulate the following:

A. The kind and number of animals to be kept.
B. The intensity of development at the site of keeping.
C. The potential for nuisance factors to abutters and the general public.
D. Environmental and water supply concerns, and any other factors which may relate to public health and safety.
E. The animal(s) is to be properly fed, watered and sheltered; fencing is to be adequate so as to contain the animal; manure is to be removed from pens, stables and corrals on a daily basis; the animal and any compost pile are to be maintained so as to minimize odor, flies and rodents; manure is to be composted and no raw manure is to be used on the property; a plan for composting and storing manure is to be submitted to the Health Department for approval; the permit is subject to annual review. For permits granted to keep larger animals (horses, ponies, donkeys, mules, sheep, cattle, swine, or goats) in variance to the minimum lot size of three quarters of an acre, a standard well water test must be submitted annually, except where property is served by public water supply. Health Agent reserves the right to administer the water test in the event that potability is in question.

A new permit application shall be accompanied by a standard well water test taken within a year, except where property is served by public water supply. A permit to keep farm animals must be obtained from the Board of Health by any person wishing to keep one or more horses, ponies, donkeys, mules, sheep, cattle, swine, goats, or a gaggle or more than 3 fowl such as chickens, geese, turkeys, ducks and the like. The permit shall be issued for a period of up to one year and shall have conditions attached as deemed appropriate
by the Board. Such permits may be renewed, but in granting a renewed permit, the Board reserves the right to add, modify, or remove any conditions(s) attached to the expiring permit as deemed appropriate in the Board's judgment such as requesting an updated well water test where inspection of site conditions vary significantly from approved plans on file in a manner that suggests inadequate well protection.

Permits to keep one or more horses, ponies, donkeys, mules, bovines or other large animal will be granted (1) only after a public hearing of which abutters will have been legally notified in advance, and (2) only if the applicant has by deed, easement, and/or lease at least three-quarters of an acre (30,000 square feet) under his/her control at the site of the keeping of said animal(s).

The annual Permit to Keep Farm Animals shall run from January 1st to December 31st.

 Owners of horses, ponies, donkeys, mules, bovines or other large animals must provide the Board of Health with evidence that the animal(s) has/have been vaccinated in accordance with all State requirements, when application is made for a Permit to Keep Farm Animals or a renewal thereof.

To preclude pollution of shellfish and recreational waters, the keeping of domestic waterfowl within 100 feet of any body of water is prohibited. All domestic waterfowl shall be penned.
Filing Procedures for Stables – ZBA

2. Wellfleet Zoning Bylaw Requirements – Approval
   - A Special Permit application must be filled out and submitted to the Town Clerk with 11 copies. Copies are available at the Building Inspector's office, Town Hall or Christine Bates, Committee Secretary (508) 349-0323.
   - The Wellfleet Zoning Bylaw to be referenced is 5.3.1 – Residential Stable, Private
   - An assessors map (available at the Assessor’s office); site plan identifying the dimensions, location of the stable and fencing location; and a drawing or picture of the stable are to be attached as part of the application.
   - The original and 11 copies are to be taken to the Town Clerk’s office.
   - Abutter notification of the meeting will be provided by the Committee Secretary.
   - The fee is $25.00 for the Special Permit application and $35.00 for the abutters list and legal ad costs (total $60.00) payable to the Town of Wellfleet

ZONING BYLAWS

Stable, Private – An accessory building in which horses are kept for private use and not for hire, remuneration of sale.

P – A permitted use
0 – An excluded or prohibited use
A – Use authorized under special permits as provided for in Section 8.4.2
PB – Permitted only under a Special Permit issued by the Planning Board

5.2 PERMITTED USES - Permitted uses and uses authorized under special permits shall be in conformity with the provisions of Section 5.3 (Use Regulations) and shall not be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, dust, glare, odor, fumes, smoke, gas, sewage, refuse, noise, vibration, danger of explosion or fire, traffic congestion. Any use not listed as a permitted use in Section 5.3 shall be deemed a prohibited use, except that a use not listed in Section 5.3 may be allowed by special permit as provided for in Section 8.4.2 from the Board of Appeals provided said Board determines that the use closely resembles in its neighborhood impact(s) a use listed as permitted or authorized under special permit, in the same zoning district. Said determination shall be in addition to the required findings of the Board as provided for in Section 8.4.2. ATM 4/23/90.

5.3 USE REGULATIONS
   (Amended 4/30/85 ATM, Art. 60; 4/29/86, Art. 22)

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<th>5.3.1 Residential</th>
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2 With the approval of the Zoning Board of Appeals upon advice of the Board of Health and in accordance with restrictions that may be imposed.
FARM ANIMAL/STABLE PERMIT APPLICATION

Name ___________________________ Phone _________________________

Mailing Address __________________________

Location Address of Animals __________________________

Location of Wells __________________________

Briefly explain:

A. Number & Type of Animal(s) __________________________

B. Fencing

Type __________________________

Distance to Property Lines __________________________

Distance to Wells __________________________

C. Plan of Care and Maintenance

Water __________________________

Vermin Control __________________________

Manure __________________________

D. Housing (describe what applies)

Size of Shelter __________________________

Grain/Hay Storage __________________________

Flooring __________________________

Light __________________________

Ventilation __________________________

If applying for a livestock permit, have you received Special Permit from the Zoning Board of Appeals? __________ Date: __________

Signature __________________________ Date __________