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RE: Application of Permit of Use, Special Exemption

We, the prospective buyers, of 1116 Main Street, South Windsor, CT are applying for a permit of change of use of the land and buildings at this address. The property is and existing horse farm which has a little over 5 useful acres for this purpose. Buildings include a 4 horse stall barn (can accommodate 6) each stall with outside runs, an indoor arena (80' X 180') and a tobacco barn (32' X 160', which has 3 stalls). There are currently 5 grass paddocks on the property.

We would like to have a small boarding and training operation of dressage horses on the property. There would be only client and personal horses stabled on the farm. Any boarded horse would be in a training/lesson program package. Each owner are likely to come in to ride or view the horses training a few times a week. Owners may have additional lessons on their own horse. We would bring 4 horses that are in training with us now, currently these owners only see their horses several times a year. There is ample parking around the indoor arena for visitation by owners.

On occasion there may be an outside client who trailers in their horses to the farm for a lesson, more likely in the winter than in the summer months. Again, parking on the pathway around the indoor arena gives ample room for this.

As there are currently 5 paddocks that we would strive to keep grass covered by good equine management practices (manure pick up, mowing and weed trimming). The maximum number of horses on the property would be 10. Each horse would be in paddocks singularly, for no more than 4 hours a day, giving each of the 10 horses time to be in paddocks on grass daily. The likely number of consistent horse population on the property would be between 6 and 8 horses.

We would **not** have a public lesson program or run shows on the property. We would **not** have "school horses" for others to ride. Long term (more than a day or two) client horse trailers would have to be stored off the property.