



ZONING BOARD OF APPEALS  
WHATELY, MASSACHUSETTS

Updated 05-2021

2023 APR 12 AM 9:37

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

To: Town Clerk  
Whately, Massachusetts

Application fees: \* Residential/Agricultural Use: \$175   x    
(check one) Commercial/Industrial Use: \$225       

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

(check one)        Variance   x   Special Permit        Appeal

to do the following:

We are hoping to provide an educational, recreational beginner horseback riding camp for children ages 6-12 at our horse farm this summer. The camp would have a maximum of 8 campers, would run 9-3 M-Friday. For the summer of 2023, there would only be two weeks of camp. As an agricultural business, running horseback riding camps and giving lessons are a major part of our agricultural income.

on premises located at 64 River Road Whately, MA  
(street address)

Residential/Agricultural 1  
Zone (Map and Parcel No.)

Owned by Alyson Bull and Annie Sexauer of 64 River Rd Whately, MA  
(name of owner) (address of owner)

Name of applicant: Alyson Bull Signature of applicant: *Alyson Bull*  
(print or type)

Mailing address of applicant: 64 River Rd South Deerfield, MA 01373

Phone No. of applicant: 802-922-0382 Email of applicant: alysonrbull@gmail.com

Relationship to owner: self

\*The full cost of advertising all legal notices required to hold a public hearing by the Zoning Board of Appeals shall be the responsibility of the applicant. The applicant shall make full payment of the advertisement costs prior to the opening of the public hearing. If the applicant does not make full payment of the advertising costs prior to the opening of the public hearing then the Zoning Board of Appeals shall open the public hearing and immediately continue the public hearing to a date, time and place certain. The payment of all advertising costs shall be in addition to any other fees charged by the Zoning Board of Appeals. The advertising costs will vary by application and will be provided to the applicant once the legal ad is submitted to the newspaper and the newspaper provides the quote. The applicant will be informed of that cost and the payment can be made payable to the Town of Whately.

## INSTRUCTIONS FOR PETITIONERS

### FILING TO APPEAR BEFORE THE ZONING BOARD OF APPEALS

1. Familiarize yourself with sections of the Zoning By-Law pertinent to your petition. You may represent yourself or have someone represent you.
2. One copy of the application with the correct fee: \$175 for Residential/Agricultural Use; \$225 for Commercial/Industrial Use is to be given to the Town Clerk. Each petitioner is urged to discuss the application with the Building Commissioner first. At that time the Building Commissioner may inform the petitioner of the requirement that all plans must have the stamp of the registered engineer or surveyor (this may be waived).
3. Be informed that review fees and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project, at the sole and absolute discretion of the Zoning Board of Appeals.
4. The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.
5. If the petition is an appeal from a decision of the Building Commissioner, the Board of Selectmen or any other permit granting authority, such appeal to the Zoning Board of Appeals shall be taken within 30 days from the date of the order or decision that is being appealed.
6. To be granted a variance, a Petitioner must establish that special conditions exist affecting the parcel of land or building, that literal enforcement of the Zoning By-Law would involve substantial hardship, financial or otherwise, and that the variance may be granted without detriment to the public good and without nullifying or substantially derogating from the intent of the By-Law. Be prepared to present this data at the public hearing. It is strongly suggested that this data be prepared in writing and submitted to the Board at the hearing. It is emphasized that all of the foregoing requirements must be satisfied before the Board of Appeals is authorized under the laws of the Commonwealth to grant a variance.

In order to expedite consideration of your petition, include all factors that may be relevant to the question of hardship, financial or otherwise, including, but not limited to, purchase price, when purchased, mortgage indebtedness, expenses of maintenance and upkeep, income, taxes, etc. The Petitioner should present all facts indicating why a hardship exists and how it may be overcome by the granting of the variance.

7. If your petition before the Zoning Board of Appeals requests a Special Permit rather than a Variance, be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the petition requested; that the petition requested will not tend to impair the status of the neighborhood; that the permission requested will be in harmony with the general purposes and intent of the regulations in the Zoning By-Laws. You should also include in your application any copies of existing Special Permits for the parcel of which you have knowledge.

ZONING BOARD OF APPEALS  
TOWN OF WHATELY

Copies of the Zoning By-Laws are available at the Town Clerk's office for a small fee.

The petition must be filed with the Town Clerk together with the filing fee.

The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways. (PLEASE USE A SEPARATE PIECE OF PAPER FOR ADDITIONAL ROOM)

ABUTTERS

Lined area for listing property owners and addresses.

Abbutters:

**NOURSE REALTY, LLC**

41 RIVER RD  
S DEERFIELD, MA 01373

Nourse Realty, LLC owns 60 River Rd and 62 River Rd as well as all the remaining farmland that abuts our southern property line. They also own the property abutting the property adjacent to ours both across the street to the south and on the southern property line.

**GABRIEL & ALLISON Russo**

59 RIVER RD  
S DEERFIELD, MA 01373

The Russo's own 59 River Rd as well as a large parcel of farmland across the road from us. They also own 72 River Road which is the entirety of our northern property line.

**CIESLUK NICOLE M**

69 RIVER RD  
S DEERFIELD, MA 01373

Nicole Ciesluk owns 69 River Rd which is the other property across the road from our property.

**HEWITT WILLIAM W**

78 RIVER RD  
S DEERFIELD, MA 01373

William Hewitt owns the property adjacent to 72 River Rd which abuts our northern property line.

Sweet River Farm, LLC  
64 River Road  
Whately, MA

Zoning Board Application for a Special Permit to run a summer horseback riding camp at Sweet River Farm, LLC located at 64 River Road Whately, MA.

64 River Road is currently zoned in Residential/Agricultural Zone 1 in Whately, MA. As such, the property is zoned for agricultural purposes which include, "the raising of livestock including horses, the keeping of horses as a commercial enterprise." MA GL Chapter 128 Section 1A.

Sweet River Farm, LLC is licensed as a commercial horse stable through the MA Department of Agriculture and one of the proprietors is a licensed horseback riding instructor through the MA Department of Agriculture. Running a summer horseback riding camp for children will provide a significant source of income for our horse business.

The summer camp programming at Sweet River Farm, LLC will have a maximum of 10 students ages 6-12, with some limited spots for 5 year olds. For the summer of 2023, we are limiting the number of campers to 6-8 depending on the age and ability of the campers. Our programming will run from 9 am-3 pm Monday through Friday. For the summer of 2023, we will only be running two weeks of programming. We do hope to expand in future years to offer more weeks throughout the summer. Activities will include daily horse chores, daily horseback riding lessons, as well as horse husbandry and horsemanship instruction. There will also be arts and crafts, games, and physical activities to keep children engaged throughout the day.

In Massachusetts, any program that runs between June 1st and September 30th that has more than five children in attendance must be licensed as a summer recreational camp. Based on these criteria, our program meets the definition of a summer camp and must be licensed in accordance with state law. Safety is our topmost concern and our program is currently in the process of being licensed by the Board of Health. We have been in direct communication with Mark Bushee, director of the Foothills Health District and are working to ensure that we are in compliance with all camp regulations and requirements per MA general law.

The addition of a summer camp at Sweet River Farm, LLC will provide a substantial benefit to families in the community. It is extremely difficult to find summer camp and enrichment opportunities for children. Most camps in the area are full or waitlisted within



Sweet River Farm  
64 River Rd  
Whately, MA



# Summer HORSE CAMP

Monday-Friday 9am-3 pm  
July 17th-21st, 2023  
August 7th-11th, 2023

## CAMP ACTIVITIES INCLUDE

| Hands on Horse Care | Daily Riding Lesson |  
| Horsemanship Skills | Games | Crafts |  
| Afternoon Interactive Horse Activities |  
| Demonstration on Friday for Families |



**AN INDIVIDUALIZED HORSE  
CAMP WHERE RIDERS GAIN  
CONFIDENCE AND HAVE  
FUN!**

**Sweet River Farm Camp Staff**  
**Alyson Bull, Camp Director**  
**Annie Sexauer, MA licensed and PATH**  
**Certified Therapeutic Riding Instructor**

**·No previous horse experience necessary**

**COST: \$450/WEEK**

**For beginning walk, trot, canter riders**

**Ages 6-12**

**6-8 campers per week**

**\*\*Limited space for 5 year olds on an individual basis.\*\***

**REGISTRATION INFORMATION:**

**sweetriverfarmwhately@gmail.com**

**413-350-5137**

**THIS CAMP MUST COMPLY WITH REGULATIONS OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC HEALTH AND BE LICENSED BY THE LOCAL BOARD OF HEALTH.**



# 300 feet Abutters List Report

Whately, MA

April 12, 2023

## Subject Property:

Parcel Number: 14-0-28  
CAMA Number: 14-0-28  
Property Address: 64 RIVER RD

Mailing Address: BULL ALYSON R SEXAUER ANN M  
64 RIVER RD  
S DEERFIELD, MA 01373

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## Abutters:

Parcel Number: 07-0-14  
CAMA Number: 07-0-14  
Property Address: E/S RIVER RD

Mailing Address: NOURSE REALTY, LLC  
41 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 07-0-15-1  
CAMA Number: 07-0-15-1  
Property Address: 41 RIVER RD

Mailing Address: NOURSE REALTY, LLC  
41 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-21  
CAMA Number: 14-0-21  
Property Address: W/S RIVER RD

Mailing Address: MAIEWSKI PAUL R  
97 RIVER RD  
S DEERFIELD, MA 01373-9766

Parcel Number: 14-0-24  
CAMA Number: 14-0-24  
Property Address: 72 RIVER RD

Mailing Address: RUSSO GABRIEL E  
59 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-25  
CAMA Number: 14-0-25  
Property Address: 73 RIVER RD

Mailing Address: HARTSHORNE PAUL H HARTSHORNE  
ROBERT D  
73 RIVER ROAD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-26  
CAMA Number: 14-0-26  
Property Address: 71 RIVER RD

Mailing Address: JOHNSTON TRACY P TRUSTEE TPJ I  
JOHNSTON LESLIE J JR TRUSTEE  
79 S MILL RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-27  
CAMA Number: 14-0-27  
Property Address: 69 RIVER RD

Mailing Address: CIESLUK NICOLE M  
69 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-29  
CAMA Number: 14-0-29  
Property Address: 59 RIVER RD

Mailing Address: RUSSO GABRIEL & ALLISON  
59 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-29-1  
CAMA Number: 14-0-29-1  
Property Address: W/S RIVER RD

Mailing Address: RUSSO GABRIEL & ALLISON  
59 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-30  
CAMA Number: 14-0-30  
Property Address: 62 RIVER RD

Mailing Address: NOURSE REALTY, LLC  
41 RIVER RD  
S DEERFIELD, MA 01373



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4/12/2023

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# 300 feet Abutters List Report

Whately, MA  
April 12, 2023

Parcel Number: 14-0-31  
CAMA Number: 14-0-31  
Property Address: 60 RIVER RD

Mailing Address: NOURSE REALTY, LLC  
41 RIVER RD  
S DEERFIELD, MA 01373

Parcel Number: 14-0-31-1  
CAMA Number: 14-0-31-1  
Property Address: OFF RIVER RD

Mailing Address: NOURSE REALTY, LLC  
41 RIVER RD  
S DEERFIELD, MA 01373



[www.cai-tech.com](http://www.cai-tech.com)

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4/12/2023

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