

**BOARD OF ZONING APPEALS**  
Easton, Connecticut

Certified Mail  
Return Receipt# 70190160000065056842

May 26, 2021

Charles J. Willinger, Jr., Esquire  
Willinger, Willinger & Bucci, P.C.  
1000 Bridgeport Avenue, Suite 501  
Shelton, CT 06484

Re: **Appeal of Z-20-5388, Zoning Permit issued to Sueide Sahla, 59 Tranquility Drive, Easton, CT.** The current owner is the Connecticut State Police Barracks Trust. An appeal of the decision of the Zoning Enforcement Officer to issue a Zoning Permit for property located at 59 Tranquility Drive for a 10' x 10' slaughterhouse with sink and separate septic, was filed by Charles J. Willinger, Jr., Esquire, of Willinger, Willinger & Bucci, P.C.

Dear Attorney Willinger:

Please be advised that at the May 24, 2021 special meeting of the Easton Zoning Board of Appeals the Board voted to **DENY** your **Appeal of the decision of the Zoning Enforcement** to issue a Zoning Permit for property located at 59 Tranquility Drive for a 10' x 10' slaughterhouse with sink and separate septic, filed by you on behalf of your clients.

The Easton Zoning Board of Appeals found in its motion that the Appeal had been submitted timely, based on testimony given by several neighbors of 59 Tranquility Drive at the Public Hearing and that the Zoning Enforcement Officer had received a copy of the Appeal, based on his testimony and the testimony of the Planning and Zoning Secretary at the Public Hearing. **This appeal was DENIED and the Board upheld the decision of the Zoning Enforcement Officer to issue a Zoning permit but MODIFIED the Zoning Permit through the imposition of certain conditions; a copy of the modified Zoning Permit is attached and will be available on-line on the Zoning Board of Appeals' website at eastonct.gov.** The vote was 4 in favor and one opposed.

A legal notice will be published in the Fairfield Citizen on May 28, 2021. The effective date of this decision is 15 days from the date of publication in the Fairfield Citizen.

If you have any further questions, please do not hesitate to contact us.

Very truly yours,

ZONING BOARD OF APPEALS  
OF THE TOWN OF EASTON, CT.

  
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JOHN HARRIS, CHAIRMAN *ma*

JH:ma  
cc: Easton Planning and Zoning Commission  
Peter Gelderman, Esquire, Berchem Moses & Devlin, P.C.

INSTR # N2021000445  
DATE FILED 05/25/2021 02:35:59 PM  
CHRISTINE HALLORAN  
TOWN CLERK  
EASTON CT

Legal Notice/Easton, CT

The Easton Zoning Board of Appeals at its **IN-PERSON Special Meeting Monday, May 24, 2021, at 5:00pm at the Samuel Staples Elementary School Cafetorium, 515 Morehouse Road, took action on the following Appeal.**

**Appeal of Z-20-5388, Zoning Permit issued to Sueide Sahla, 59 Tranquility Drive, Easton, CT.** The current owner is the Connecticut State Police Barracks Trust. An appeal of the decision of the Zoning Enforcement Officer to issue a Zoning Permit for property located at 59 Tranquility Drive for a 10' x 10' slaughterhouse with sink and separate septic, was filed by Charles J. Willinger, Jr., Esquire, of Willinger, Willinger & Bucci, P.C. **This appeal was DENIED. The Board upheld the decision of the Zoning Enforcement Officer to issue a Zoning Permit but MODIFIED the Zoning Permit through the imposition of certain conditions; a copy of the modified Zoning Permit will be available on-line on the Zoning Board of Appeals' website at eastonct.gov.**

A copy of the appeal is on file in the Easton Town Clerk's Office and on-line at: eastonct.gov, Zoning Board of Appeals.

Dated this 24<sup>th</sup> day of May 2021 by John Harris, Chairman, Easton Zoning Board of Appeals

**Please publish in the May 28, 2021 issue of the Fairfield Citizen.**



# NOTICE OF ZONING PERMIT EASTON, CONN.

PERMIT NO. Z-20-5388\* DATE April 30, 2020

GRANTED TO Sueide Salha

LOCATION 59 Tranquility Drive

TO ERECT OR BUILD 10' x 10' slaughter house with sink and separate septic.

## NOTICE

**CERTIFIED PLOT PLAN REQUIRED  
BEFORE CONSTRUCTION OF BUILDING  
ON FOUNDATION.  
ART. IX PAR. 9.2.4**

Certification of Zoning Compliance for this structure is contingent on approvals by Building and Health Departments and approval by Ct Dept. of Agriculture Small Poultry Processor Inspection Program.

Z.E.O. FOR PLANNING AND ZONING COMMISSION

Phillip A. Doremus

This permit is based on information submitted with your application. If any changes or alterations are to be made which are not covered in the initial application, then a new and additional permit should be obtained.

This Notice should be posted in a conspicuous place where it is readily visible to the enforcement authority during the entire time required to complete the work.

7/88 \*Zoning Permit Modified by the Easton Zoning Board of Appeals May 24, 2021. The Board imposed certain conditions which are attached.

Conditions Imposed by Easton Zoning Board of Appeals on Zoning Permit Z-20-5388  
Connecticut Police Barracks Trust (current owner), 59 Tranquility Drive  
Public Hearing held at Special In-Person Meeting at Samuel Staple Elementary School  
Cafetorium, 515 Morehouse Road, Easton, CT on May 10, 2021  
Decision made May 24, 2021 at Samuel Staples Elementary School Cafetorium

The Easton Zoning Board of Appeals reviewed all documentation submitted as part of the public hearing record and based on that information denied the Appeal of Zoning Permit Z-20-5388 and upheld the decision of the Zoning Enforcement Officer to issue a Zoning Permit, but MODIFIED the Zoning Permit through the imposition of certain conditions:

1. Based on Exhibit A, page 2, paragraph 6, submitted by Andrew Blum via e-mail to Margaret Anania on May 3, 2021, as an attachment entitled "My Statement", consisting of three pages, the Zoning Board of Appeals required there be no "Roosters" on-site at 59 Tranquility Drive.
2. Based on Exhibit 10, Connecticut Department of Agriculture Bureau of regulatory Services Small Poultry Processor Inspection Program Compliance Guide, 23 pages in all, submitted by the Zoning Enforcement Officer, Phillip A. Doremus, the Easton Zoning Board of Appeals required that they comply with this Program and specifically referenced compliance with the provisions of Connecticut General Statutes Section 22-326t.
3. Based on Exhibit J, the Business Plan submitted with the Zoning Permit Z-20-5388, entitled "Arthur's Farm", the Easton Zoning Board of Appeals required that the Business Plan be complied with and may not be modified unless such modification is approved by the Easton Planning and Zoning Commission.
4. Based on Exhibit A, page 3, paragraph 3, submitted by Andrew Blum via e-mail to Margaret Anania on May 3, 2021, as an attachment entitled "My Statement", consisting of three pages, the Easton Zoning Board of appeals required that in compliance with this Exhibit A that: "The leftover chicken remains will be immediately taken off-site by a licensed haz-mat company."
5. The Easton Zoning Board of Appeals required compliance with the Site Plans submitted with the Zoning Permit and submitted at the public hearing as Schedule 8, two Site Plans prepared by R.J. Gallagher Jr. & Associates, Civil Engineers, 39 Mill Plain Road, Suite #2, Danbury, Connecticut, 203-798-9640, 59 Tranquility Drive, Easton, Connecticut, prepared for A. Blum dated 11/29/19, last revised 4/08/2020.
6. Based on information discussed at the public hearing the Easton Zoning Board of Appeals required that lighting on the property comply with the Easton Zoning Regulations.