

422 SPORT HILL RD

# 16467

Marcel Hunbal  
# 803-257-9171

70x152x16  
Riding Arena

UF# 226804

(c) John Asphalt  
# 203-520-1989

Footings approved  
• electrical released  
226804 1/22/2020

(c) elite educational Phil  
# 203-459-8234

- Final app. 8/24/2020  
\* NOT TO BE USED COMMERCIALY  
MA PSH ↑

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
3 Canterbury Lane  
Easton, CT 06612  
Dr. Marcel Hunbal



9590 9402 7597 2098 5721 08

2. Article Number (Transfer from service label)  
7020 0640 0001 5235 4636

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3800, July 2012 Domestic Return Receipt

0640 0001 5235 4636

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Easton, CT 06612

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$8.56</b>

0612  
03  
Postmark Here

07/14/2023



422 SPORT HILL

8/1/23



TOWN OF EASTON  
NOTICE OF BUILDING CODE VIOLATION

Please be advised that a visual inspection of  
422 SPORT HILL RD  
BUILDING CODE VIOLATION EXISTS

indicates that the following

DESCRIPTION: This Building does not have a  
Certificate of Occupancy and shall not  
be occupied

Contact me at your earliest convenience. Thank you for your cooperation.  
Peter Howard  
Building Official  
701.268.1291 x111  
phoward@eastontown.org

*Peter Howard*

Refer to Sec R-10  
OF THE IRC portion  
OF THE CT. STATE  
BUILDING CODE



422 S Fort Hill Rd

**TOWN OF EASTON**  
**NOTICE OF BUILDING CODE VIOLATION**

Please be advised that a visual inspection of  
 422 S FORT HILL RD  
 BUILDING CODE VIOLATION W/ISS

indicates that the following  
 description: *the building exterior has a  
 Catpawck or shingles, low curb, not  
 occupied*

Violated to or, per  
 of the State Police  
 of the State Police  
 Building Code

*Paul Johnson*

Complete one of your address (street name, street number, city, state, zip code) on the back of this notice.  
 Please return it to the Building Department, 1000 Main Street, Easton, MA 01025.





**TOWN OF EASTON**  
**BUILDING DEPARTMENT**

225 CENTER ROAD, EASTON, CT 06612  
PH. (203) 268-6291

Date: July 14, 2023

RE: Building Located at:  
422 Sport Hill Road  
Easton, CT 06612

Dear Dr. Huribal,

The Town of Easton, Building Department is writing to inform you that because the issued certificate of zoning compliance was rescinded by the Planning and Zoning Department, the certificate of occupancy issued on February 21, 2023 by the Easton Building Department is invalid.

According to Section 111.1 of the "2015 International Building Code portion of the 2018 Connecticut State Building Code," it is mandated that a building must not be occupied or utilized without the issuance of a certificate of occupancy by the building official. Therefore, until a valid certificate of occupancy is obtained, the building cannot be occupied or used.

Should you have any additional inquiries, I am available via phone or email.

Regards,

Peter Howard

Town of Easton Building Official  
203.268.6291 X111  
phoward@eastonct.gov

**FILE COPY**  
**BUILDING DEPT**



**Mark DeLieto**

---

08/24/23

*M.D.*

On this date, Mr. Marsel Huribal had the 3 stall horse shed that faced Old Oak Rd. near Sport Hill Rd. moved to a zoning compliant location. There had been a stipulation on the building permit (#16467) for the 70' x 152' indoor riding rink that was issued on 03/12/2020, that stated that a Certificate of Occupancy for the riding rink could not be issued until the 3 stall shed was moved to a zoning compliant location. As a result, I issued a Certificate of Zoning Compliance (CZC) for the 3 stall horse shed on this date. Photo's of the shed in its new location are included with this memo.



Mark DeLieto  
Zoning Enforcement Officer  
Easton Town Hall  
225 Center Road  
Easton, CT 06612  
[MDeLieto@EastonCT.gov](mailto:MDeLieto@EastonCT.gov)  
203-268-6291 ext 122



Office of the Building Official

Town of Easton

9/1/23

Dr. Marsel Hurbiral

3 Canterbury Lane

Easton CT 06612

Re: 422 Sport Hill Rd.-riding arena

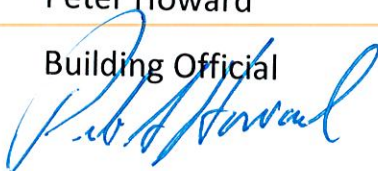
Dear Dr. Huribal,

Regarding the property at 422 Sport Hill Rd., specifically the riding arena (Building permit # 16467), I am in receipt of the new Certificate of Zoning Compliance, therefore, I have reinstated the Certificate of Occupancy for the Building.

Thank You

Peter Howard

Building Official



CC David Bindelglass

Mark DeLieto





## Zoning Board of Appeals

225 Center Road - Easton, Connecticut 06612

July 14, 2023

Steven Montgomery  
25 Old Oak Road  
Easton, CT 06612

Re: **ZBA-23-03: 422 Sport Hill Rd, submitted by S. Montgomery @ 25 Old Oak Rd** - Appeal Application for issuance of Certificate of Zoning Compliance (CZC) on 02/17/2023 by Zoning Enforcement Officer based on conditions not met.

Dear Mr. Montgomery:

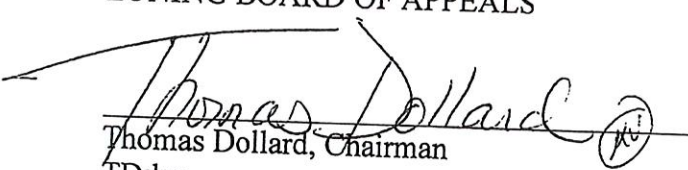
Please be advised that during a public hearing of the July 11, 2023 meeting of the Easton Zoning Board of Appeals, the Board made the motion to **APPROVE** your appeal application, ZBA-23-03, which subsequently revokes the Certificate of Zoning Compliance (issued 2/17/2023) granted to property owner Marsel Huribal for the indoor riding rink. The reason for this approval is due to erroneous issuance of the CZC as applicant was non-compliant with the condition stated on the Zoning Permit Z-20-5377 (dated 3/12/2020) which stated "this permit is conditioned on the relocation of the unpermitted building near Old Oak Road to a zoning compliant location".

The vote was 5 in favor, 0 opposed.

A legal notice will be published in the Fairfield Citizen on July 21, 2023.

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

Very truly yours,  
ZONING BOARD OF APPEALS

  
Thomas Dollard, Chairman  
TD:kv

cc: Easton Planning and Zoning Commission  
Easton Town Clerk Land Records  
Peter Gelderman, Esquire, Berchem Moses P.C.  
Marcel Huribal, property owner 422 Sport Hill Rd





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/28/20

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT NAME:</b>	
<b>PETER J BOCCAROSSA &amp; ASSOCIATES LLC</b>			
<b>95 Main St</b>		<b>PHONE (A/C, No, Ext): (203)847-3757</b>	<b>FAX (A/C, No): (203)847-8296</b>
<b>Norwalk, CT 06851</b>		<b>E-MAIL ADDRESS: bocco1@optionline.net</b>	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A: BERKSHIRE HATHAWAY GUARD</b>	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
		<b>NAIC #</b>	

<b>INSURED</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
<b>CANALES CARPENTRY, LLC</b>		
<b>5 BELFOR RD</b>		
<b>NORWALK, CT 06850</b>		

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CABP005661	08/30/19	08/30/20	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>50,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>1,000,000</b> PRODUCTS - COMP/OP AGG \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		CAAU021961	08/27/19	08/27/20	COMBINED SINGLE LIMIT (Ea accident) \$ <b>300,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	WCC-500-50209322019A	08/26/19	08/26/20	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>100,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>100,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>500,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
<b>HIGHLAND PLACE, LLC</b> <b>422 FORT HILL RD</b> <b>EASTON, CT 06612</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE



# CERTIFICATE OF OCCUPANCY

Building Department  
Town of Easton, CT

Date: 2-21-2023

Zone: Zone B

This document certifies that the structure located at **422 SPORT HILL ROAD** Owned by **MARSEL HURIBAL** and constructed under permit number **16467** has been inspected and substantially conforms to the requirements of the Connecticut State Building Code and Easton Town Planning and Zoning Regulations and is hereby approved for occupancy as listed below.

Portion of structure for which certificate is issued: **NEW CONSTRUCTION-70' x 152'**  
**INDOOR RIDING ARENA**

*Rescinded July 14, 2023 ASH*

*Peter Howard 2/21/23*  
Peter Howard  
Building Official

## Town of Easton

EASTON, CONNECTICUT  
BUILDING PERMIT

*NOT TO BE USED COMMERCIALY*

DOES NOT INCLUDE  
ANY SUB PERMITS

Permit No. *16467*

Date *3/12/2020*

Permission is hereby granted to *Marsel Huribal* owner of land / building.

To erect *70 x 152 x 16 Riding arena sitting on concrete Piers no plumbing or water*

Lot No. Located at No. *422 Sport Hill Rd* Street

Said building described in application and according to plans and specifications filed with the Building department.

This permit is granted on condition that all town ordinances and building regulations and state laws shall be complied with,

and is issued subject to the following conditions: *Per 2018 Connecticut state Building Code*

Construction value as estimated by Building Department *\$175,000.00*

Zoning Fee \$ *263*

Building Fee \$ *1420*

Occupancy Fee \$ *50*

Septic Fee \$ *100*

Well Insp. Fee \$

Administrative Fee \$ *53*

TOTAL \$ *1886.00*

*Ang C Ba*  
Building Official

This permit expires six months from date if work is not commenced, which means that a reasonable amount of the structural work must be done of which the Building Official shall be the sole judge.

Certificate of Occupancy must be issued before use is allowed.

*NEED (pacey) 3/10/2023*



# TOWN OF EASTON

## APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT

Date 2-25-2020

The Town of EASTON wants to be of service to you, the applicant. We will be better enabled to do so if you will complete this application by following the procedures set out in the **INFORMATION SECTION** on page 4. **IN INK**

House Number 422 Lot Number 2 Street SPORT HILL RD Zone R3  
Owner (Print) MARCEL HURIBAL Signature [Signature] A  B  
Phone: Home \_\_\_\_\_ Work \_\_\_\_\_ Mobile 203 257-9171  
Owners Address 3 CANTERBURY IN EASTON CT 06612  
Street City State Zip

### CERTIFIED PLOT PLAN OF FOUNDATION REQUIRED PRIOR TO FURTHER CONSTRUCTION

CONSTRUCTION: Use Group \_\_\_\_\_ New \_\_\_\_\_ Addition \_\_\_\_\_ Remodel \_\_\_\_\_ Change of Use \_\_\_\_\_ Demolition \_\_\_\_\_  
One Family Residence \_\_\_\_\_ Garage \_\_\_\_\_ Shed \_\_\_\_\_ Pool \_\_\_\_\_ Fence \_\_\_\_\_ Other INDOOR RIDING RINK  
Description 70' X 152' X 16' RIDING ARENA SITTING ON CONCRETE PIERS  
NO PLUMBING OR WATER  
— NO commercial use —

Is there a building on this lot now YES If so, how occupied? HORSE BARNS  
Size of structure 70' X 152' X 16' Number of floors 1 Size of Addition 10,640 SQFT  
Lot Size 3.037 ACRES Is proposed construction in a year flood plan? NO  
Applicant (print) JOHN'S ASPHALT INC.  
Address 88 EIM ST MONROE CT 06468 Phone 203 520-1989

I estimate the value of the work will be \$ 175,000

Applicant's signature [Signature]

Buildi Officials estimate of value \$ 175,000

ZONE FEE \$ 263  
BUILDING FEE \$ 1420  
CERT of OCC. \$ 50  
EPTIC FEE \$ 100  
ELL FEE \$ \_\_\_\_\_  
OMIN. FEE \$ 53  
YTAL \$ 1886.00

**FILE COPY**

PERMIT NUMBER #16467

DATE ISSUED 3/12/2020





# NOTICE OF ZONING PERMIT EASTON, CONN.

PERMIT NO. Z-20-5377 DATE March 12, 2020

GRANTED TO Highland Place, LLC

LOCATION 422 Sport Hill Road

TO ERECT OR BUILD New 70' x 152' indoor riding rink.

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

Zoning compliance for this permit is conditioned on the relocation of the unpermitted building near Old Oak Road to a zoning compliant location.

Phillip A. Doremus  
Z.E.O. FOR PLANNING AND ZONING COMMISSION

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.





PLANNING AND ZONING COMMISSION

225 Center Road - Easton, Connecticut 06612

CERTIFICATE OF ZONING COMPLIANCE

Property Owner (Applicant): Marsel Huribal

Location (Premises covered by this certificate): 422 Sport Hill Rd.

Record Map # or subdivision: Assessor's Map # 5502A, Block # 34, Lot # 1

This is to affirm that a review of an updated survey, along with my site visit on 08/24/23 and other available information shows that the 3 stall horse shed identified on the Zoning Permit for:

X  New Construction – 70’ x 152’ indoor riding rink.

Addition

Alteration

Other

applied for under: Zoning Permit # Z-20-5377 Issued: 03/12/20

Building Permit # 16467 Issued:

Has been moved out of the setback, and is now compliant with the applicable Easton Planning and Zoning Commission Regulations.

Signed Mark DeLieto Date 08/24/23  
Mark DeLieto  
Zoning Enforcement Officer  
Easton Planning and Zoning Commission

Copy: \* Addressee, Building Department, Electronic File

**Please Note: This is not a “Certificate of Occupancy” which must be issued by the Easton Building Department.**





PLANNING AND ZONING COMMISSION  
225 Center Road - Easton, Connecticut 06612

CERTIFICATE OF ZONING COMPLIANCE

Property Owner (Applicant): Marsel Huribal

Location (Premises covered by this certificate): 422 Sport Hill Road

Record Map # or subdivision: Assessor's Map # 5502A, Block 34, Lot 1

This is to affirm that a review of the survey on 02/17/2023 and other available information shows that the:

New Construction – 70' x 152' indoor riding rink

Addition

Alteration

Other

applied for under: Zoning Permit # Z-20-5377 Issued: 03/12/2020

Building Permit # 16467 Issued:

has been completed and found to be compliant with applicable Easton Planning and Zoning Commission Regulations.

Signed Mark DeLieto Date 02/17/23  
Mark DeLieto  
Zoning Enforcement Officer  
Easton Planning and Zoning Commission

Copy: \* Addressee, Building Department, Electronic File

**Please Note: This is not a "Certificate of Occupancy" which must be issued by the Easton Building Department.**





PLANNING AND ZONING COMMISSION

225 Center Road - Easton, Connecticut 06612

CERTIFICATE OF ZONING COMPLIANCE

Property Owner (Applicant): Marsel Huribal

Location (Premises covered by this certificate): 422 Sport Hill Rd.

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applied for under: Zoning Permit # Z-20-5377 Issued: 03/12/20

Building Permit # 16467 Issued:

Has been moved out of the setback, and is now compliant with the applicable Easton Planning and Zoning Commission Regulations.

Signed Mark DeLieto Date 08/24/23

Mark DeLieto  
Zoning Enforcement Officer  
Easton Planning and Zoning Commission

Copy: \* Addressee, Building Department, Electronic File

**Please Note: This is not a "Certificate of Occupancy" which must be issued by the Easton Building Department.**





14 Peters Road  
Trumbull, CT 06611  
Tel/Fax 203-459-8234  
contact@eliteelectricct.com  
Lic. #122336

#16467

August 24, 2020

RE: 422 Sport Hill Road, Indoor Riding Arena

TO: Town of Easton Building Inspector and Fire Marshall

This letter is to inform you that the above mentioned authorities having jurisdiction that a 90-minute loss of power test was conducted on the new riding arena and all Exit lights, Emergency lights and Exit Combo lights passed a 90-minute test.

Furthermore, all Emergency and Exit lights are wired into the localized lighting circuit. All Exit lights have remote outdoor heads installed so nobody is exiting into the dark.

Regards,

A handwritten signature in blue ink, appearing to read "Phil Reardon", is written over a horizontal orange line.

Phil Reardon  
Vice President

Visit us online at: [www.eliteelectricalcontractorsllc.com](http://www.eliteelectricalcontractorsllc.com)



# Town of Easton

225 Center Road  
Easton, Connecticut 06612  
(203)268-6291

## RECEIVED

MAR 12 2020

EASTON PLANNING &  
ZONING COMMISSION

### PLANNING AND ZONING COMMISSION APPLICATION - ZONING PERMIT

(Please type or print in ink)

*Highland Place LLC*

Date of Application 2-28-20

Application Number 2-20-5377

Name of Owner MARSEL HURIBAL Mailing Address 3 CANTERBURY LN. EASTON  
Location 422 SPORT HILL RD Record Map No./Subdivision \_\_\_\_\_  
Construction Applied for: New  Alteration \_\_\_\_\_ Addition \_\_\_\_\_ Repair \_\_\_\_\_  
Description: 70' x 152' INDOOR RIDING RINK

Type of Occupancy: Residence \_\_\_\_\_ Garage \_\_\_\_\_ Accessory Bldg.  Pool \_\_\_\_\_  
Other \_\_\_\_\_

Zone: A \_\_\_\_\_ (1 acre) B  (3 acre) SQ. Feet or Lot Size acres 3.037 Lot Footage \_\_\_\_\_  
Total Wetland Area (as determined by soil classification) \_\_\_\_\_

Activity in 100 Yr. Flood Plan? Yes \_\_\_\_\_ No

Building(s) Setback Existing: Front \_\_\_\_\_ Side Yards: Left \_\_\_\_\_ Right \_\_\_\_\_ Rear \_\_\_\_\_  
from boundary line. Proposed: Front 115' Side Yards: Left 170' Right 105' Rear 100.5'

Size of Basement (Living Space)

	Existing	Proposed	Existing	Proposed
Basement	_____ sq. ft.	_____ sq. ft.	Garage	_____
1 <sup>st</sup> Floor	_____ sq. ft.	_____ sq. ft.	Accessory	_____
2 <sup>nd</sup> Floor	_____ sq. ft.	_____ sq. ft.	Building	_____

Driveway: Length 100 ft. Width 24 ft.

Max. Height of proposed building (Section 3540) \_\_\_\_\_

Other \_\_\_\_\_  
28' - 3"

Please Leave This Space Blank

The undersigned applicant hereby consents to necessary and proper inspection of the subject premises by representative of the Planning and Zoning Commission, at reasonable times, both before and after any permit applied for has been granted by the agency. I hereby certify that the above answers are correct and true and that I shall conform to the requirements for the Zoning Regulation of the Town Of Easton, CT and I certify that I am the authorized owner/agent.

**ZONING PERMIT GRANTED  
BY  
EASTON PLANNING & ZONING COMMISSION**

*[Signature]*  
3.31.20

Signed *[Signature]*  
Owner agent

Address 6 OAK GLEN SHELDON  
Phone 203 520-1989

**FILE COPY**

# #16467





# Town of Easton

225 Center Road  
Easton, Connecticut 06612  
(203)268-6291

RECEIVED

MAR 12 2020

EASTON PLANNING &  
ZONING COMMISSION

## EASTON PLANNING AND ZONING COMMISSION

Date: 2-28-20

Zoning #: 2-20-5377

### Zoning Enforcement Officer

Town of Easton  
225 Center Road  
Easton, CT. 06612

RE: Zoning Permit Application

Applicant/Owner: MARSEL HURIBAL

Location: 422 SPORT HILL RD EASTON

Dear Sir:

I hereby acknowledge the requirements of **Section 8120** of the Town of Easton Zoning Regulations relative to certified plot plans.

Upon completion of the foundation walls or other solid supporting sub-structure, and no later than the request that the Building Department schedule a back-fill inspection I will comply with the requirements of the above referenced regulations.

For the purposes of this section a Certified Plot Plan shall meet the requirements of a "Zoning Location Survey" as defined in Standards For Surveys and Maps In The State of Connecticut, published by the Connecticut Association of Land Surveyors.

I further understand that prior to the issuance of a Certificate of Zoning Compliance I must submit to the Zoning Enforcement Officer an "Improvement Location Survey". The requirements for that document are also defined in the above-referenced standards.

Very truly yours,

By [Signature]  
Applicant

By [Signature]  
Owner

FILE COPY

#16467



# Town of Easton

225 Center Road  
Easton, Connecticut 06612  
(203)268-6291

RECEIVED

MAR 12 2020

EASTON PLANNING &  
ZONING COMMISSION

## EASTON PLANNING AND ZONING COMMISSION

Date: 2-28-20

Zoning #: 2-20-5377

Soil Erosion and Sedimentation Control Officer  
Town of Easton  
225 Center Road  
Easton, CT. 06612

RE: Zoning Permit Application of new construction  
Erosion and Sediment Control Agreement  
Applicant/Owner MANSEI HUNIBAL  
Location: 422 SPORT HILL RD. EASTON

#16467

Dear Sir:

I hereby agree to adhere to the Easton Zoning Regulations regarding Soil and Erosion and sedimentation Control and the following Erosion and Sediment Control Plan:

1. Land disturbance will be kept to a minimum; restabilization will be scheduled as soon as practicable.
2. Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes.
3. Culvert discharge areas will be protected with rip-rap channels, energy dissipaters will be provided as necessary.
4. Catch basins will be protected with hay bale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All Erosion and Sediment Control measures will be constructed in accordance with the standards and specifications of the Erosion and Sediment Control Handbook.
6. Erosion and Sediment Control measures will be installed prior to construction whenever possible.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures will be installed during the construction period if necessary or required.

#16467 FILE COPY





# Town of Easton

225 Center Road  
Easton, Connecticut 06612  
(203)268-6291

Zoning Permit For New Construction

Date: 2-28-20

Erosion and Sediment Control Agreement

Zoning #: 2-20-5377

Applicant/Owner: MARSEL HURIBAL

Location 422 SPONT HILL RD. EASTON

9. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
10. JOHN'S ASPHALT is assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the sediment Control Plan. This responsibility includes the installation and maintenance of Control measures informing all parties engaged on the construction side of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.

Very truly yours

By [Signature]  
Applicant

By [Signature]  
Owner

**FILE COPY**

**#16467**



# Town of Easton

Building Department

225 Center Road  
Easton, Connecticut 06612  
(203)268-6291

## Concrete Information Form

Pursuant to the Public Act 16-45, the permit applicant is required to provide the name of the concrete supplier and the name of the concrete installer prior to final inspection.

Address of Property 422 SPORT HILL RD. EASTON

Owner of Property MARSEL HURIBAL

Concrete Installer KING CONSTRUCTION

Concrete Supplier O & G

Print Name of Applicant JOHN'S ASPHALT / JOHN KEKIK

Signature of Applicant 

#16467  
FILE COPY



# TOWN OF EASTON – BUILDING DEPARTMENT

Anthony Ballaro  
Building Official  
225 Center Road  
Easton, CT.06612

Telephone 203-268-6291  
Fax 203-268-4928

ADDRESS 422 SPORT Hill RD.  
2005 CONNECTICUT STATE BUILDING CODE  
IRC R-313 AND CONNECTICUT STATE STATUES

SMOKE DETECTOR AND CARBON MONOXIDE DETECTORS SHALL BE  
INSTALLED IN THE FOLLOWING LOCATIONS

## SMOKE DETECTORS

1. In each sleeping room.
2. Outside each sleeping area in the immediate vicinity of.
3. In each story within the dwelling unit, including basements.

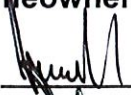
## CARBON MONOXIDE DETECTORS

1. Outside each sleeping area in the immediate vicinity of.
2. In each story within the dwelling unit.

When alterations or additions requiring a building permit occur or when one or more sleeping rooms are added or created in existing buildings, the entire building shall be provided with smoke detectors and carbon monoxide detectors located as required for new dwelling units.

**I AGREE TO COMPLY WITH ABOVE CODE REQUIREMENTS**

Signature of Homeowner or Holder of Permit:

HOMEOWNER: 

PERMIT HOLDER: 

PERMIT NUMBER: #16467

**FILE COPY**





STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

CANALES CARPENTRY LLC  
5 BELFOR ROAD  
NORWALK, CT 06850

has satisfied the qualifications required by law and is hereby registered as a

**HOME IMPROVEMENT CONTRACTOR**

Registration # HIC.0635321

Effective: 12/01/2019

Expiration: 11/30/2020



Michelle Seagull, Commissioner





**TOWN OF EASTON**  
**TOWN HALL - 225 CENTER ROAD**  
**MAILING ADDRESS - P.O. BOX 61**  
**EASTON, CT 06612**

Permit # **#16467**

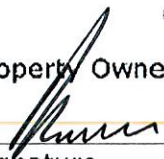
**NOTICE**

As part of the process for obtaining a driveway permit, certain building permits, a road opening permit, or certain other permits from the Town, the property owner and the general contractor are notified that **THE UNLOADING AND LOADING OF CONSTRUCTION MACHINERY INCLUDING, BUT NOT LIMITED TO TRACK MACHINERY, ON TOWN ROADS SO AS TO DAMAGE THE ROAD, CURBING, OR OTHER TOWN PROPERTY IS PROHIBITED.** Please note that the homeowner and the contractor will be responsible for any and all damage to the road, curbing, or other Town property. Final approval of any work covered by a permit will not be made until any damage has either been repaired to the satisfaction of the Town or payment for such damage has been made. In the event that you believe there is pre-existing damage for which you as the property owner, or the general contractor should not be responsible, it is your responsibility to notify the Town prior to unloading and loading any construction equipment so that verification of the pre-existing damage may be made.

**PROPERTY LOCATION:** 422 SPORT Hill RD EASTON

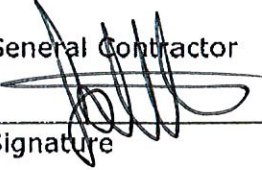
We have read and understand and accept the conditions of this Notice.

Witnesses  
  
 \_\_\_\_\_  
 Signature  
JOHN KEKLIK  
 \_\_\_\_\_  
 Printed Name

Property Owner **#16467**  
  
 \_\_\_\_\_  
 Signature  
MARJELI HUNIBAL  
 \_\_\_\_\_  
 Printed Name

\_\_\_\_\_ 203 257-9171 \_\_\_\_\_  
 Phone # Cell Phone #

Witnesses  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Printed Name

General Contractor  
  
 \_\_\_\_\_  
 Signature  
JOHN'S ASPHALT  
 \_\_\_\_\_  
 Printed Name

\_\_\_\_\_ 203 520-1989 \_\_\_\_\_  
 Phone # Cell Phone #

Dated this 29 day of FEB, 20  

WJK/ajf

**FILE COPY**



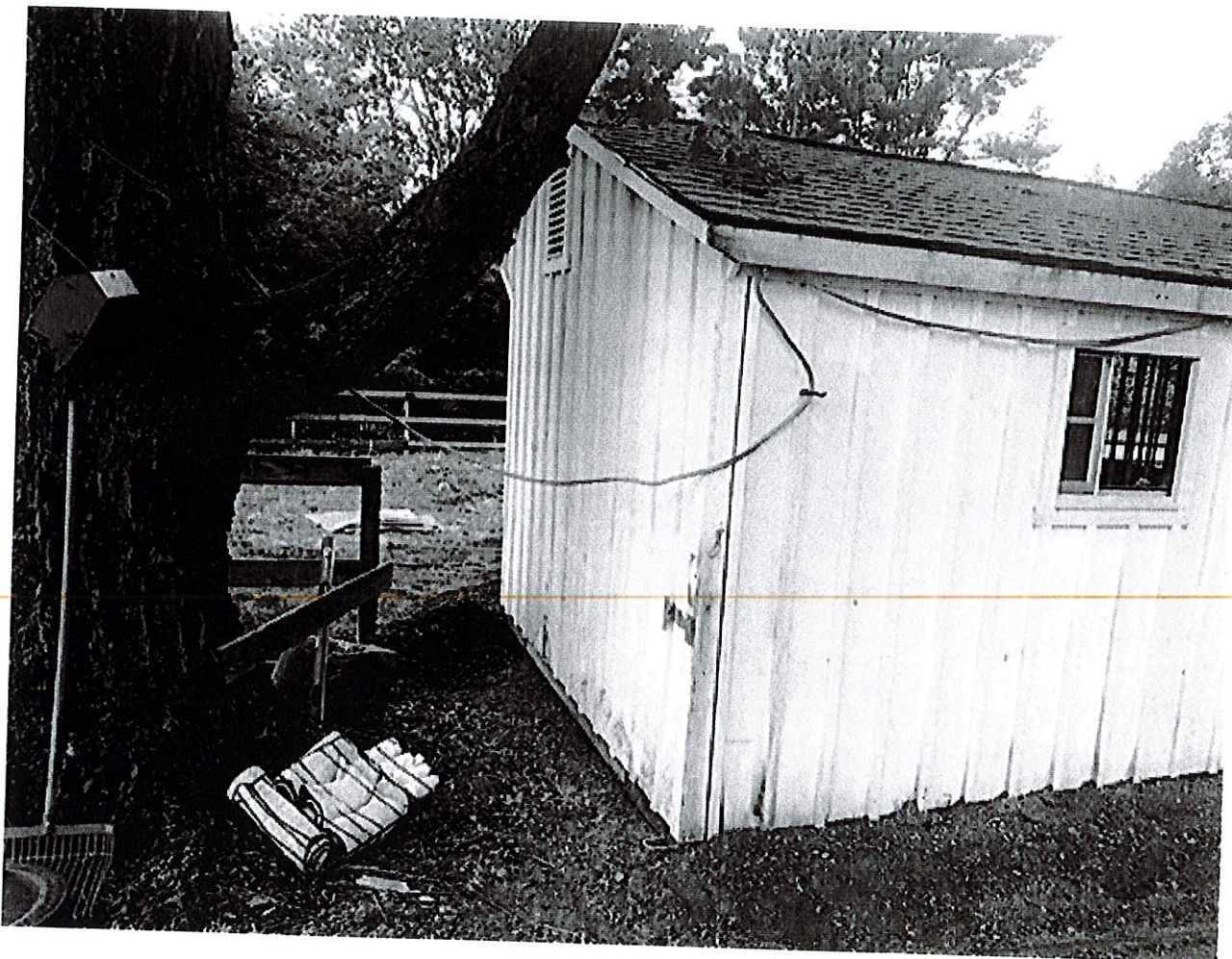
## Mark DeLieto

---

**From:** Marsel Huribal <mhuribal@aol.com>  
**Sent:** Thursday, August 24, 2023 11:32 AM  
**To:** Justin Giorlando; Mark DeLieto  
**Subject:** 3 Stall barn

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Justin, we just completed the move of the 3 stall barn to also meet the 75 feet from the center of the roads.  
Thanks Marsel

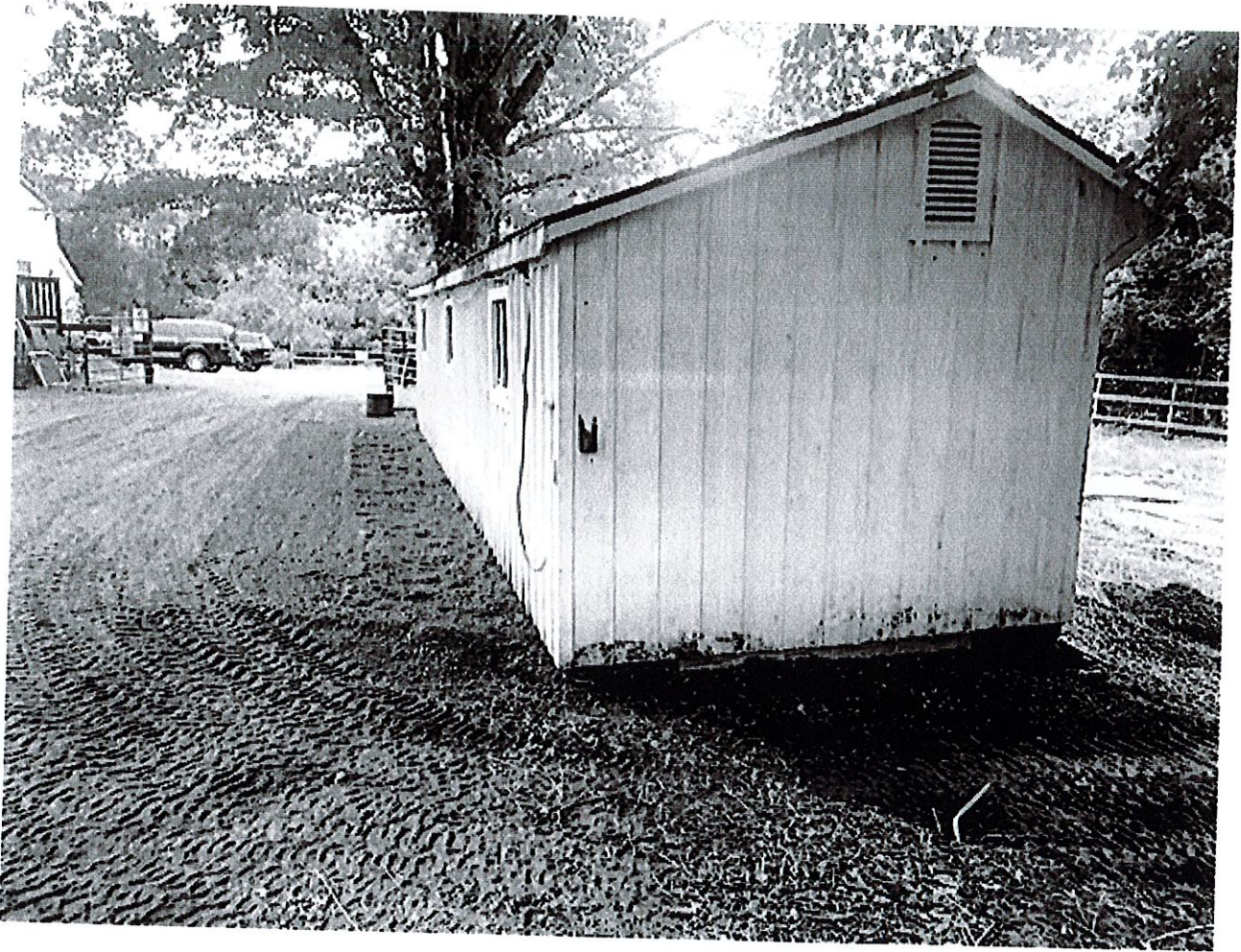






Sent from my iPhone







STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

**JOHN'S ASPHALT INC**  
**88 ELM ST**  
**MONROE, CT 06468-2216**

has satisfied the qualifications required by law and is hereby registered as a  
**HOME IMPROVEMENT CONTRACTOR**

**Registration # HIC.0624701**

Effective: 12/01/2019

Expiration: 11/30/2020



Michelle Seagull, Commissioner

**FILE COPY**

**#16167**



**HEALTH DEPARTMENT  
APPLICATION FOR BUILDING CONVERSION,  
BUILDING ADDITION OR ACCESSORY STRUCTURE**

**NOTE:** A scaled diagram of the proposed addition or accessory structure in relation to existing structures, property lines, septic system and water source must be shown on attached detailed plot plan. Proposed building plans must also be submitted with this application.

DATE: 2-23-20 OWNER'S NAME: MARSEL AVRIBAL Tel. No. 257-9171

PROPERTY ADDRESS: 422 SPORT HILL RD. EASTON  
(Street) (Town)

**TYPE OF APPLICATION**

- Building Conversion, Change in Use (Winterization)
- Building Addition
- Accessory Structure, Attached or Detached Garage, Below or Above Ground Pool
- Lot Division, Lot Line Change Lot Reduction

**GIVE A BRIEF DESCRIPTION OF PROPOSED APPLICATION:** (performing winterization; type and number of rooms being added; square footage of house addition; and, type of structures to be added, etc.)

70' x 152' INDOOR RIDING RINK SITTING  
ON CONCRETE PIERS

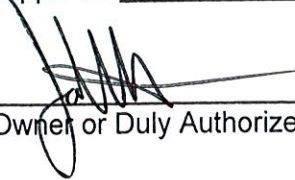
**EXISTING STRUCTURE**

Residential  Non-Residential  If Non-Res. Describe \_\_\_\_\_  
Number of Existing Bedrooms \_\_\_\_\_ Number of Bathrooms \_\_\_\_\_  
Number of Oversized Tubs (>99 gal.) \_\_\_\_\_ Gallons \_\_\_\_\_  
Approximate Existing Floor Area (in sq. ft.) \_\_\_\_\_ Approximate Proposed Floor Area \_\_\_\_\_  
Footing or Foundation Drains Present? \_\_\_\_\_ (Y or N)  
Water Supply: Private Well  or Public Water \_\_\_\_\_

**EXISTING SEPTIC SYSTEM**

Year System was Installed? \_\_\_\_\_ New or, Repair? \_\_\_\_\_  
Size of Septic Tank \_\_\_\_\_ gals. Size and Type of Leaching System: \_\_\_\_\_  
Curtain Drain? \_\_\_\_\_ (Y or N) Has any soil testing been performed on property? \_\_\_\_\_ (Y or N)  
If yes, when and by whom? \_\_\_\_\_

Is there currently a B100a drawing on file for this property? (  Y or  N )  
Date of Approval \_\_\_\_\_

Signed  Application Fee Paid \_\_\_\_\_  
(Owner or Duly Authorized Representative)

FILE COPY

#16467

**Please fill in items that apply to this permit.**

**ARCHITECT**

Name ENGEL ARCHITECTS Address 1854 Lincoln Hwy E, LANCASTER, P.A  
Phone (717) 392-8021

**GENERAL CONTRACTOR**

Name KING CONSTRUCTION Address 525 HOLLANDER RD. NEW HOLLAND, P.A 17557  
Home Improvement/New Home Contractor Reg. No. \_\_\_\_\_  
Phone: Work 717-354-4740 Home \_\_\_\_\_ Mobile 717-951-9443

**FOUNDATION:** Basement  Yes  No Walls:  Poured Concrete  Block  Other \_\_\_\_\_  
Mason's name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_

**STRUCTURE:** Frame  Brick  Stone  Concrete Block  Other \_\_\_\_\_  
Carpenter's name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ License No. \_\_\_\_\_

**PLUMBING::** Well  City Water Supply \_\_\_\_\_  
Plumber's name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ License No. \_\_\_\_\_

**HEATING:** Oil  Gas  Hot air  Hot water  Steam  Other \_\_\_\_\_  
Heating Contractor's Name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ License No. \_\_\_\_\_

**ELECTRICAL WORK** must conform with National Electrical Code  
Electrician's name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ License No. \_\_\_\_\_

**SEPTIC SYSTEM** must conform with Connecticut Public Health Code  
Installer's name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ License No. \_\_\_\_\_

**BUILDING PERMIT FEES: mechanical fees not included.**

- Up to \$1000 or fraction thereof.....\$50.00
- \$10.00 per \$1000 or fraction thereof to \$100,000
- \$5.00 per \$1000 over \$100,000 or fraction thereof

- Plumbing, Heating, and Electrical Permit fees
- \$5.00 per \$100 or fraction thereof up to \$1000
- \$10.00 each additional \$1000 ... \$25.00 minimum
- Occupancy Permit Fee: \$.10 per sq. ft.
- Minimum: \$25.00
- Re-inspection Fee : \$25.00
- Administration Fee:
- (includes state education fee)
- At Current Rate

**Certified Plot Plan of foundation required prior to further construction.**

**All plans are to be on standard eighteen by twenty four or twenty four by thirty six inch paper.**

**Not less than 1/4 inch scale.**

**All Construction MUST conform to the State of Connecticut Building Code.**

**FILE COPY**

**NO PERMITS ISSUED UNTIL PAID IN FULL**  
**NO INSPECTIONS MADE UNTIL PERMITS ARE ISSUED**



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

PHILIP D REARDON  
14 PETERS RD  
TRUMBULL, CT 06611

has been certified by the Department of Consumer Protection as a licensed

ELECTRICAL UNLIMITED CONTRACTOR

License # ELC.0122336-E1

Effective: 10/01/2019

Expiration: 09/30/2020



Michelle Seagull, Commissioner

**Anthony Ballaro**

---

**From:** inin.account <ININ.Account@uinet.com>  
**Sent:** Wednesday, July 22, 2020 1:17 PM  
**To:** Anthony Ballaro  
**Subject:** United Illuminating - Automated Job Release System Notification

**Importance:** High

¿

To: ANTHONY BALLARO  
225 CENTER RD  
EASTON, CT

From: United Illuminating  
Date: 07/22/2020  
Pages: 1

This is your confirmation for job:  
226804  
422 SPORT HILL RD, EASTON

This job has been released.

If you have any questions, please call UI at 866-831-8362 and select option 3.

Thank you for using UI's Automated Job Release System.

=====  
Please consider the environment before printing this email.

If you have received this message in error, please notify the sender and immediately delete this message and any attachment hereto and/or copy hereof, as such message contains confidential information intended solely for the individual or entity to whom it is addressed. The use or disclosure of such information to third parties is prohibited by law and may give rise to civil or criminal liability.

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=====



**NOTE: WHEN APPLYING FOR AN ELECTRICAL PERMIT FOR A SERVICE UPGRADE OR SOLAR PV ARRAY, THE UI# MUST BE SUBMITTED OR THE APPLICATION WILL NOT BE ACCEPTED FOR ALL SERVICES, SOLAR, AND GENERATORS, ELECTRICIAN MUST BE PRESENT FOR INSPECTIONS**

**APPLICATION FOR ELECTRICAL WIRING PERMIT  
BUILDING DEPARTMENT - TOWN OF EASTON**

Job Location 422 Sport Hill Rd Lot # \_\_\_\_\_ Date 7/15/2020  
 Name of Owner Highland Place LLC Address Carroll Huribal 3 Canterbury, Easton  
 Owner Telephone # 203-257-9171

DOES PV SYSTEM HAVE RAPID SHUTDOWN?  YES  NO  
 IF YES, LOCATION? \_\_\_\_\_

NATURE OF WORK:  New Installation  Addition  Revamp  
 TOTAL COMPUTED LOAD: \_\_\_\_\_  
 # OF BRANCH CIRCUITS: 15 amp., 6 20 amp., 30 amp., / Special Circuits \_\_\_\_\_  
 TYPE OF WIRING SYSTEM:  Armor Clad (BX),  Non Metallic Cable,  EMC,  Other

**COMMENTS:**  
Install new 200amp  
Service and interior  
wiring for new indoor  
Riding Arena.

LED LIGHTS ALL PLUGS GFCI

Location	OUTLETS					MOTORS					
	Light	Heat	Recept	Switch	No.	H.P.	S.P.H.	3 PH.	Start Equip Size	Wlre Size	Conduit Size
<u>Gellar Arena</u>	<u>24</u>									<u>3 CKT #12 THHN</u>	
<u>Basement 6 Fls</u>			<u>10</u>							<u>3 CKT #12 THHN</u>	
<u>1st Floor EM. LB</u>	<u>16</u>									<u>on lighting circuits</u>	
<u>2nd Floor</u>											
<u>Garage</u>											
<u>Yard/Well Pump</u>											

**SERVICE INSTALLATION**  
 SIZE OF SERVICE: 200 Amperes,  Single Phase,  Three Phase,  Overhead,  Underground  
 CONDUCTOR SIZE: 250 MCM CONDUCTOR MATERIAL:  Copper,  Aluminum  
 TYPE SERVICE INSTALLATION:  RMC,  SEC,  BURIAL CABLE GROUNDING ELECTRODE: 2  
3" UPVC

**SWIMMING POOLS**  
 POOL TYPE:  In-Ground  Above Ground • Distance From Power Source \_\_\_\_\_ Ft. • Conductor Size: \_\_\_\_\_ AWG, \_\_\_\_\_ UF, \_\_\_\_\_ RMC  
 Lighting Fixtures \_\_\_\_\_ GFCI (Make & Model) \_\_\_\_\_

UI JOB # 226804 Do you have a service location from UI Co.?  YES  NO  
 ESTIMATED VALUE OF JOB \$ 20,000  IRC  NEC  
 Master Electrician (E1) (Print) Phil Beardon Check One  
 State License # E1 122336  
 Firm Name or Trade Style Elite Electrical Contractors LLC  
 Firm Address 14 Peters Rd Trumbull  
 Telephone # 203 459 8234 - C 203 362-9801  
 Signature of Master Electrician \_\_\_\_\_

**Fees:**  
 Permit Fee \$ 240  Cash  
 Admin Fee \$ 6  Check  
 Receipt # 20157  
 Permit Date 10467  
 Permit # 7/20/2020

BUILDING OFFICIAL SIGNATURE: [Signature]



**TOWN OF EASTON  
BUILDING DEPARTMENT  
Inspection Report**

\_\_\_\_\_ Wed 11:00 \_\_\_\_\_

Inspection Date 7-22-2020 \_\_\_\_\_

Location of Property 422 SPORT HILL RO. \_\_\_\_\_

Owner HIGHLAND PLACE LLC \_\_\_\_\_

Contractor PAUL REARDON 803-362-9801 \_\_\_\_\_

Permit Number # 16467 \_\_\_\_\_

Building       Plumbing       Heating       Electrical

Description of Inspection \_\_\_\_\_

UI # 226804      SERVICE TO BARN

Approved       Disapproved

Analysis \_\_\_\_\_

Date 7-22-2020      Inspector Tony B. \_\_\_\_\_