



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.**

**LAND USE  
FILE COPY**

**Mark DeLieto**

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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

**LAND USE  
FILE COPY**

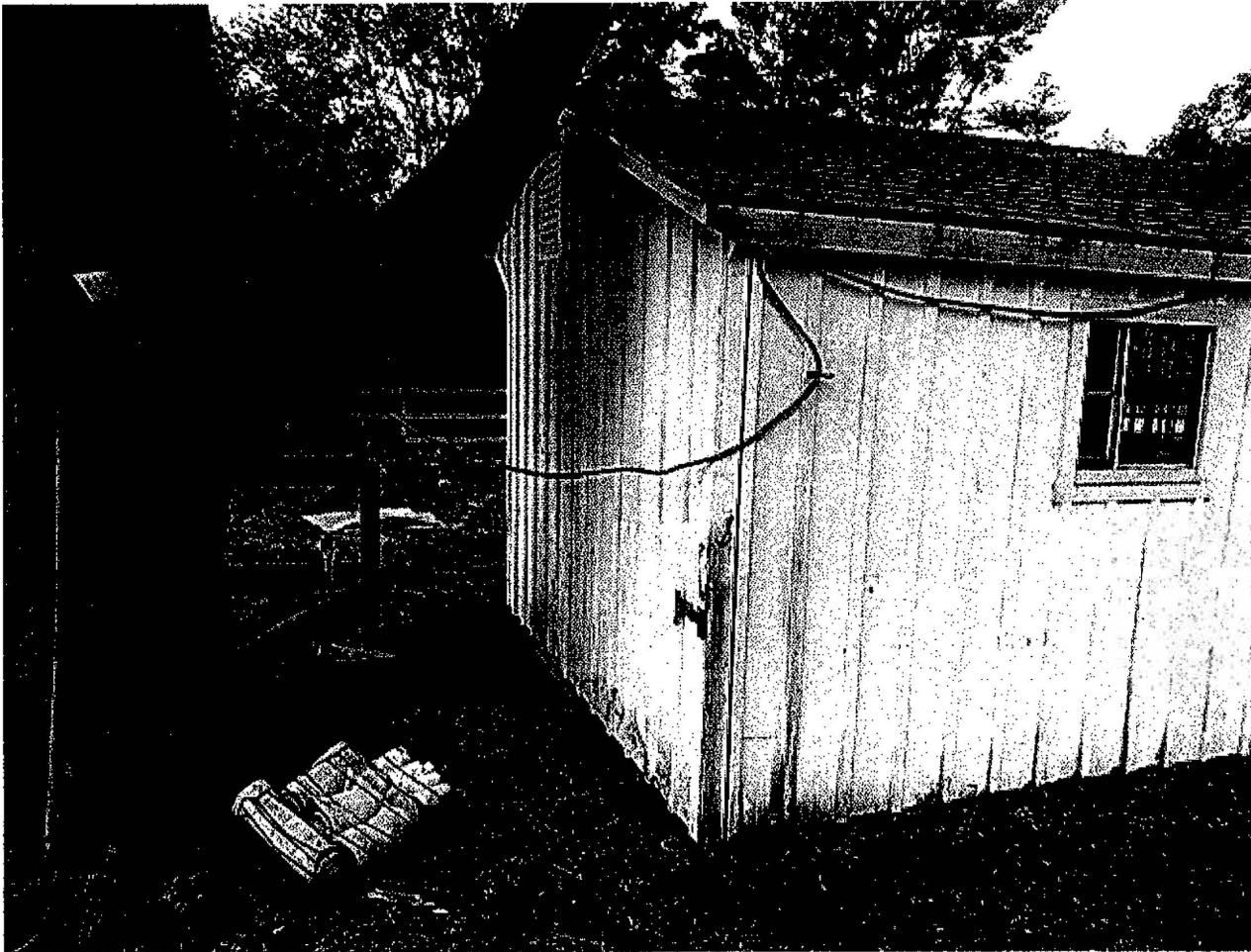
**Mark DeLieto**

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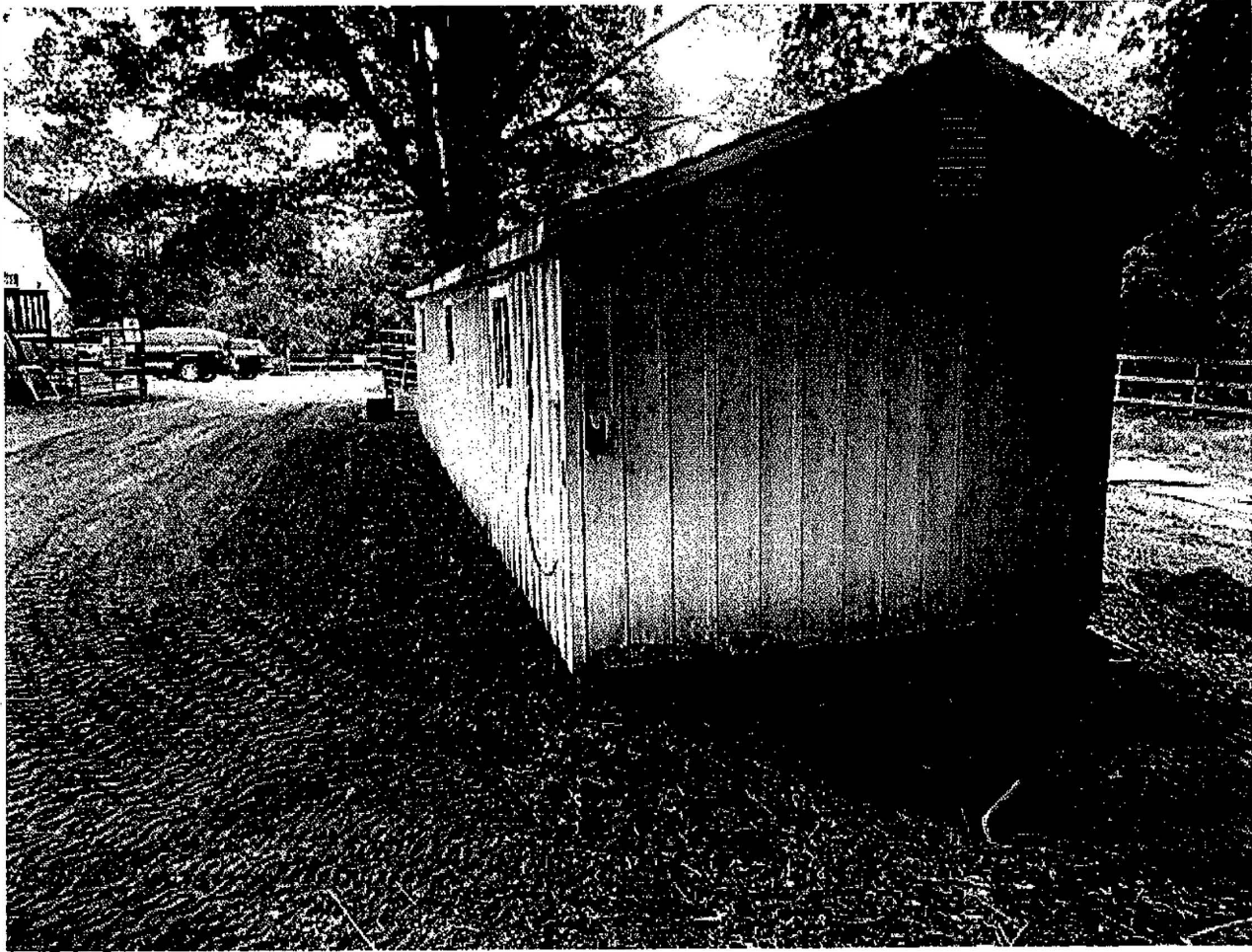
**From:** Marsel Huribal <mhuribal@aol.com>  
**Sent:** Thursday, August 24, 2023 11:32 AM  
**To:** Justin Giorlando; Mark DeLieto  
**Subject:** 3 Stall barn

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.

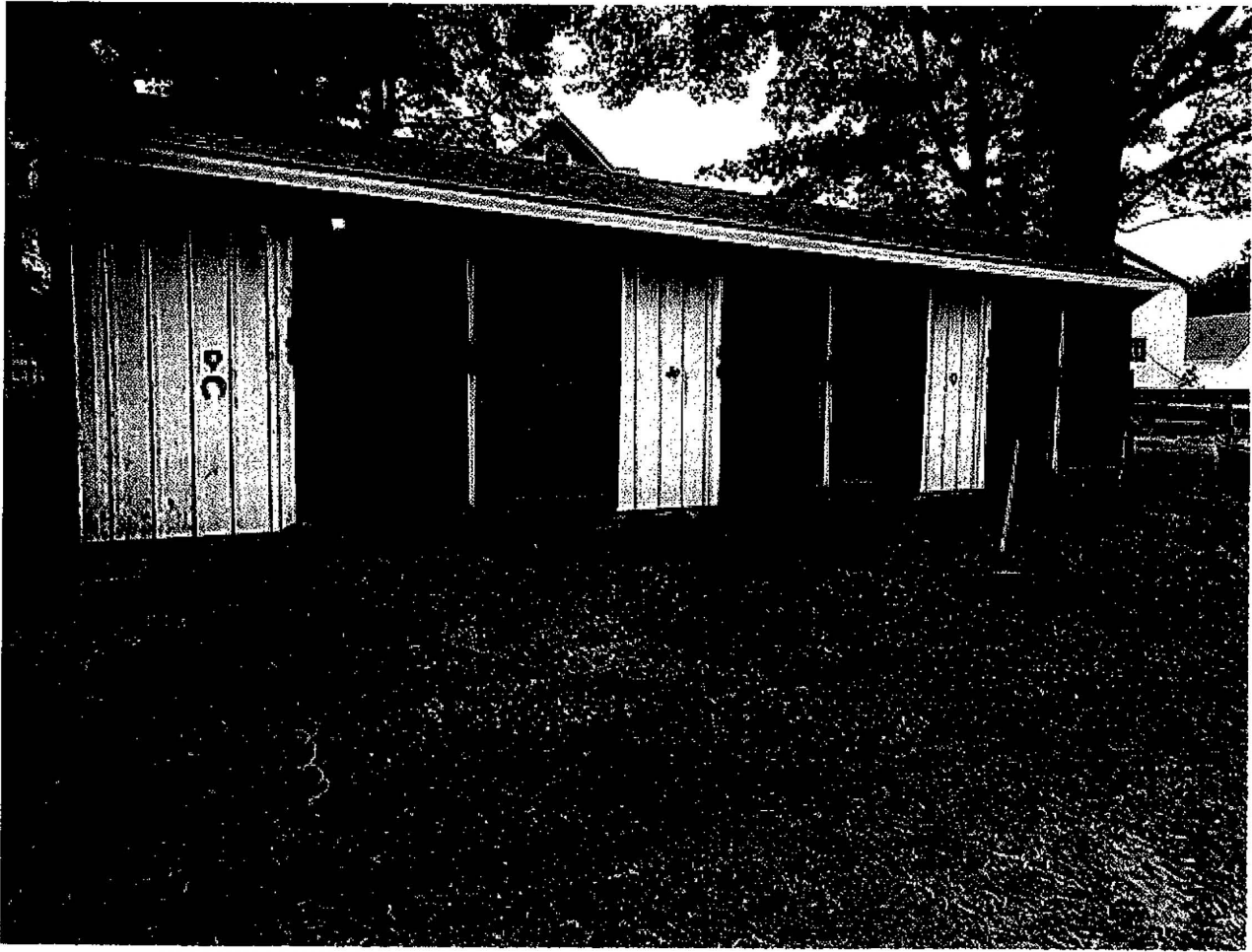
Hello Justin, we just completed the move of the 3 stall barn to also meet the 75 feet from the center of the roads.  
Thanks Marsel



**LAND USE  
FILE COPY**



**LAND USE  
FILE COPY**



Sent from my iPhone

**LAND USE  
FILE COPY**



PLANNING AND ZONING COMMISSION  
225 Center Road - Easton, Connecticut

**CERTIFICATE OF ZONING COMMISSION**

8/29/23  
This CZE rescinded  
by the ZBA.

Horse shed needed to  
be moved to a zoning  
compliant location.

New CZE issued  
after horse shed was  
moved. Mark DeLieto

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:

X 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.**



# 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. 9.24

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

*[Signature]*  
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

*See attached memo  
from ZEO Maria Delicto  
dated 02/15/23. M.O.*

*Burdig 1/24/23*

# Memo

**To:** Peter Howard-Building Inspector  
**From:** Mark DeLieto-ZEO *M.D.*  
**cc:** File  
**Date:** 02/15/23  
**Re:** 422 Sport Hill Rd.

---

The Zoning Permit, Z-20-5377, for the 70' X 152' indoor riding rink at 422 Sport Hill Rd., issued on March 12, 2020, included language that stated "zoning compliance for this permit is conditioned on the relocation of the unpermitted building near Old Oak Rd. to a zoning compliant location". One corner of the shed is 36.9' from the side property line, and as a result, was in violation of the Easton Zoning Regulation #3530 regarding the minimum front yard setback, which is 50'. However, there is an abundance of documentation, including a zoning location survey dated Jan. 20, 2020, done by Ochman Associates, Inc., that shows the shed to have been at that location since at least January, 2020 (more than 3 years). Subsequently, and in compliance with Section 8-13a of the Conn. General Statutes, because that structure has been situated at that location for more than 3 years without the institution of legal action, it is deemed (by statute) to be a non-conforming structure. As a result, I have issued a Certificate of Zoning Compliance for the 70' X 152' Riding Rink.





**Substitute House Bill No. 6481**

**Public Act No. 13-9**

**AN ACT CONCERNING ENFORCEMENT PROTECTION FOR  
NONCONFORMING STRUCTURES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (a) of section 8-13a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2013*):

(a) (1) When a building or other structure is so situated on a lot that it violates a zoning regulation of a municipality [which] that prescribes the location of such a building or structure in relation to the boundaries of the lot or when a building or structure is situated on a lot that violates a zoning regulation of a municipality [which] that prescribes the minimum area of the lot, and when such building or structure has been so situated for three years without the institution of an action to enforce such regulation, such building or structure shall be deemed a nonconforming building or structure in relation to such boundaries or to the area of such lot, as the case may be. For purposes of this section, "structure" has the same meaning as in the zoning regulations for the municipality in which the structure is located or, if undefined by such regulations, "structure" means any combination of materials, other than a building, that is affixed to the land, including, without limitation, signs, fences, walls, pools, patios, tennis courts and

**Substitute House Bill No. 6481**

decks.

(2) A property owner shall bear the burden of proving that a structure qualifies as a nonconforming structure pursuant to subdivision (1) of this subsection.

Approved May 20, 2013



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Signed Mark DeLieto Date 08/24/23

Mark DeLieto  
Zoning Enforcement Officer  
Easton Planning and Zoning Commission

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**Mark DeLieto**

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08/24/23

*M.D.*

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

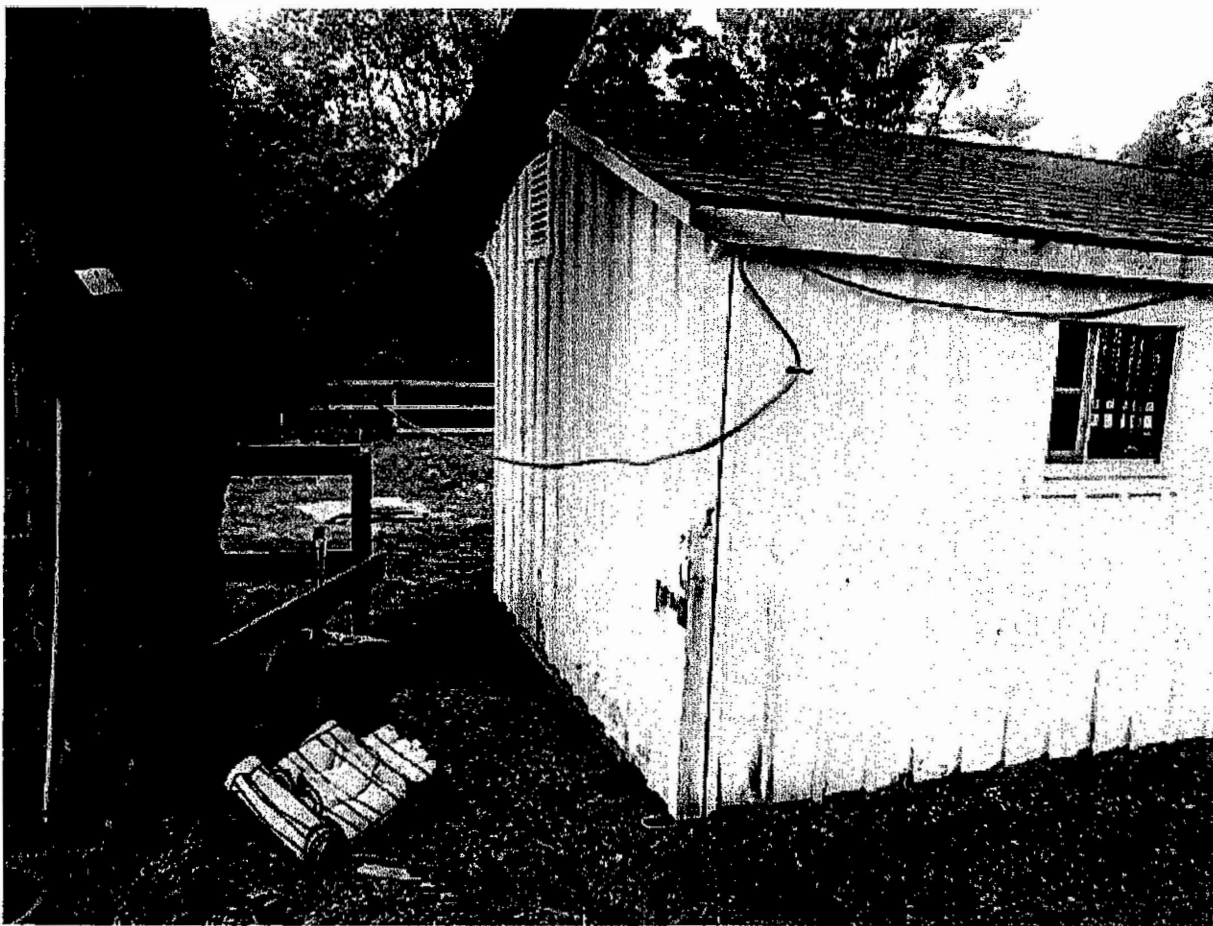
## Mark DeLieto

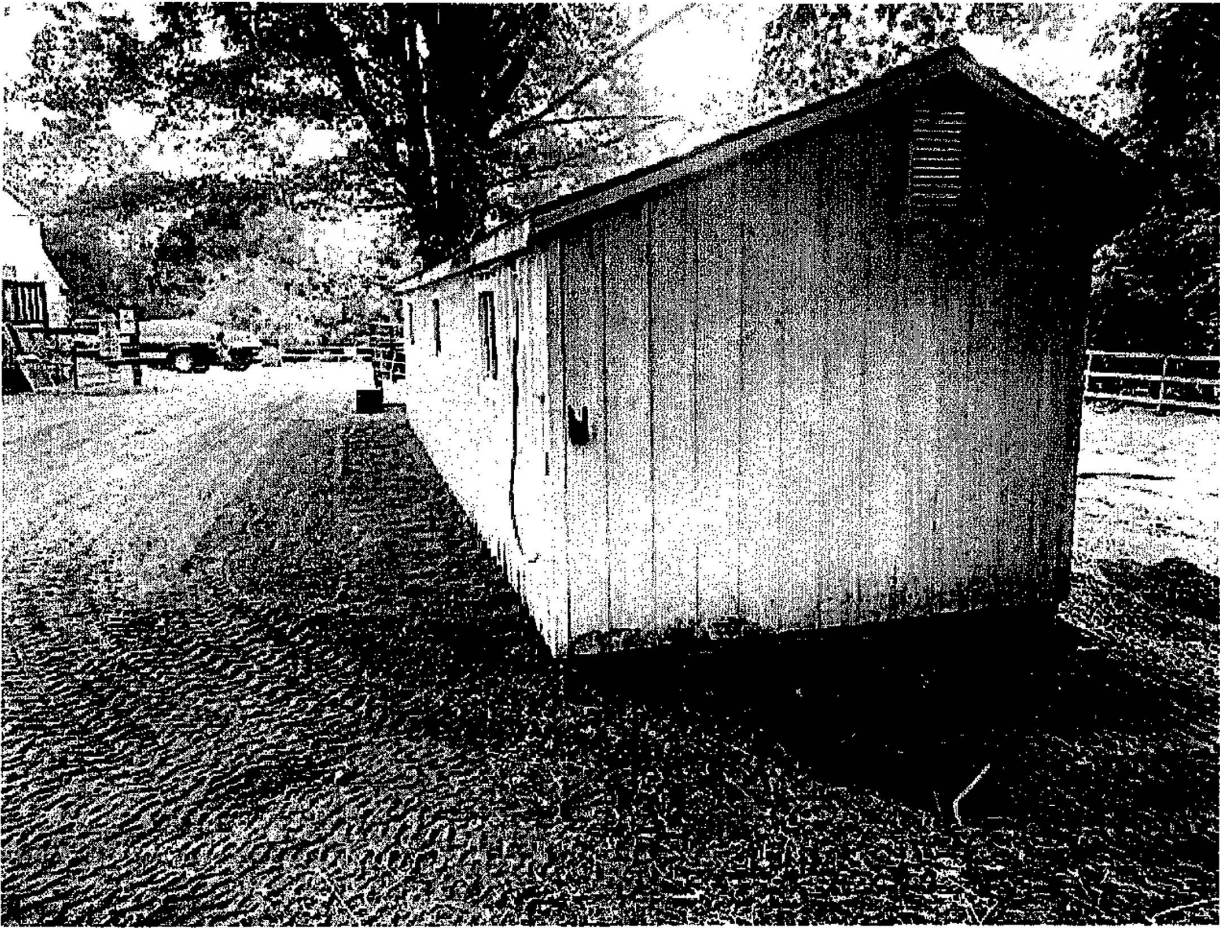
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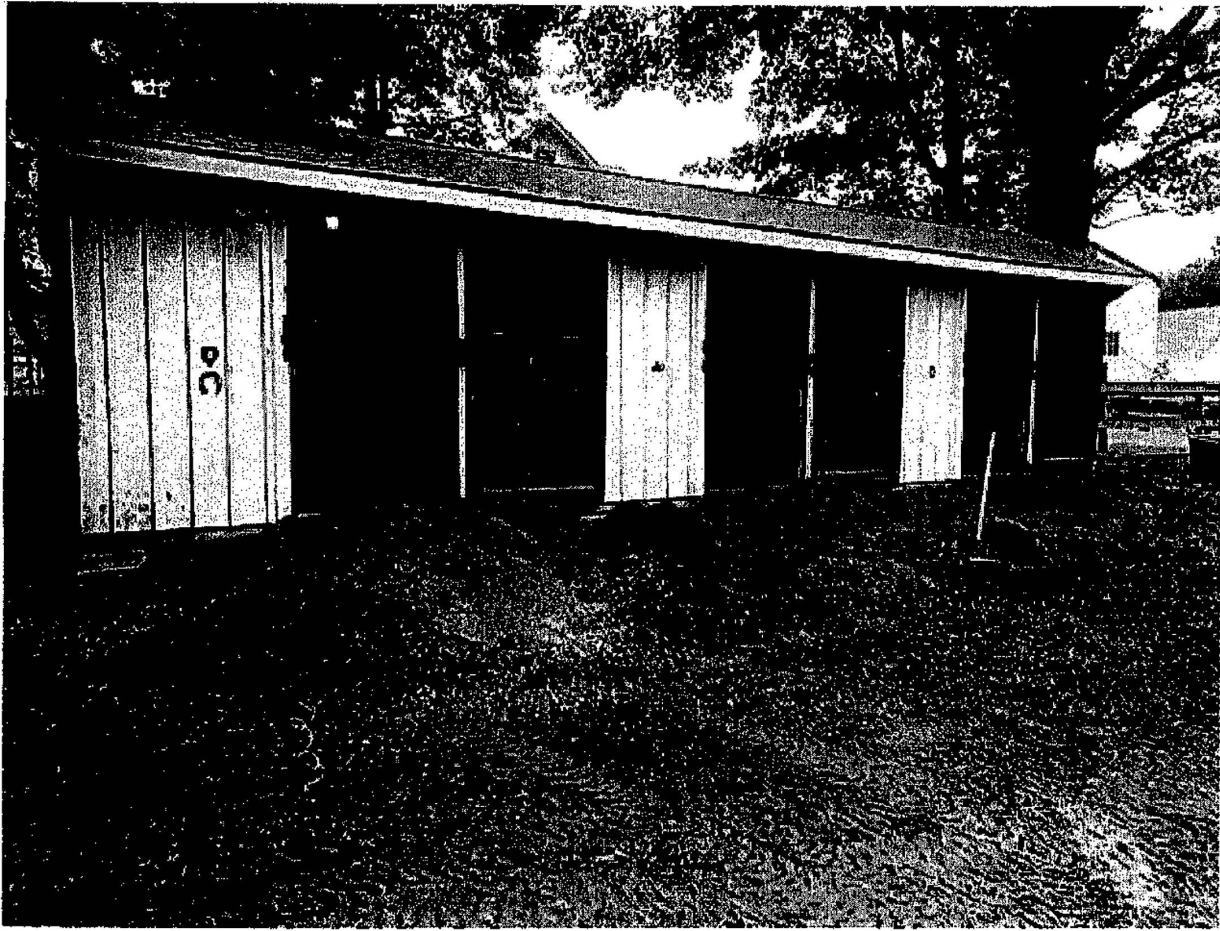
**From:** Marsel Huribal <mhuribal@aol.com>  
**Sent:** Thursday, August 24, 2023 11:32 AM  
**To:** Justin Giorlando; Mark DeLieto  
**Subject:** 3 Stall barn

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

# DAILY LOG: 3/27/20

## Absentees:

Time In: 2:30

## Appointments

Town Hall close3d

Call to Justin from 296 this am re: 5422 Sport Hill. I am concerned about the relocation of the unpermitted shed near Old Oak. Justin said Marcel intends to relocate the shed while contractor for the riding ring is on site. He suggested I make the relocation a condition of the ZCC for the ring. **Zoning compliance for this permit is conditioned on the relocation of the unpermitted building near Old Oak Road to a zoning compliant location.**

The proper management of the rain water from the ring's roof and parking to accomidate the persons using the "seating" mentioned in the application

W/Janet re: posters for me to drop-off @ G's C&M

W@/ Christine & Krista re: RTC plans & Greiser staying in New Zealand another  $\pm$  2 weeks

W/ Krista ^ re: Declan's new skid steer loader & her shoes

Voice mail from IJ \_\_\_ Kenny \_\_\_ Ridgeway [2003 856-4686}e: CC schedule so he can apply for a pool

OUT 4:00



## Nicole Costantino

---

**From:** Philip Doremus  
**Sent:** Tuesday, August 25, 2020 10:54 AM  
**To:** David Bindelglass; Anthony Ballaro  
**Cc:** Polly Edwards; Justin Giorlando, PE; Nicole Costantino; Margaret Anania; Janet Haller; Rachel Maciulewski; 'Maquat, Robert'  
**Subject:** RE: 422 Sport Hill Rd concerns

David,

The previous owner (Tustian) denied they were running a Boarding Stable or Riding Academy as defined in article 7.4 of the previous Zoning Regulations. The current owner (Huribal/High Land Place LLC) indicated the covered riding ring was not intended to support a commercial Equine Facility as define in the new Zoning Regulations. When questioned about the new stable built of Old Oak Road w/o any permit, the owner or tenant reportedly indicated they would relocate & apply when the new building was complete. I agree w/ Poly the N&C Equestrian web site appears to offer services that would fall un der the equestrian facility section of the new regs.

Phil

**From:** David Bindelglass  
**Sent:** Tuesday, August 25, 2020 10:12 AM  
**To:** Anthony Ballaro  
**Cc:** Polly Edwards; Justin Giorlando, PE; Philip Doremus; Nicole Costantino; Margaret Anania; Janet Haller; Rachel Maciulewski; 'Maquat, Robert'  
**Subject:** RE: 422 Sport Hill Rd concerns

Was it always a business?

On Aug 24, 2020 3:03 PM, Anthony Ballaro <aballaro@eastonct.gov> wrote:  
I just gave the barn the final inspection of the barn. It is finished with emergency lights and Exit lights

**From:** Polly Edwards  
**Sent:** Monday, August 24, 2020 2:48 PM  
**To:** Justin Giorlando, PE  
**Cc:** Philip Doremus; Nicole Costantino; Margaret Anania; David Bindelglass; Janet Haller; Anthony Ballaro; Rachel Maciulewski; 'Maquat, Robert'  
**Subject:** RE: 422 Sport Hill Rd concerns

Thank you for this information, Justin. Based on the website of N and C Equestrian, which lists their address as 422 Sport Hill Rd, I think we can assume they are running a business that violates the town's zoning regulations?

What is our next step?

Polly Edwards, R.S.  
Easton Health Officer

**From:** Justin Giorlando, PE [mailto:EastonLandUse@ForceDEB.com]  
**Sent:** Friday, August 21, 2020 4:36 PM  
**To:** Polly Edwards  
**Cc:** Philip Doremus; Nicole Costantino; Margaret Anania; David Bindelglass; Janet Haller; Anthony Ballaro; Rachel Maciulewski; 'Maquat, Robert'  
**Subject:** RE: 422 Sport Hill Rd concerns

Hi Polly,

Sorry for not getting back to you sooner. There aren't limits to the number of horses that may be on a property provided they are kept in accordance with Generally Accepted Agricultural Practices. If there is a question as to whether that is an issue then we can contact the Department of Agriculture for a GAAP inspection. The regulations require a special permit for an equine facility defined as follows:

**EQUINE FACILITY** - The boarding of horses on a property owned by an organization or institution or the boarding of five or more horses not the personal property of the owner of the premises.

If someone submits a complaint about a business being run on a property in violation of the zoning regulations I would verify the information submitted to determine if it is in compliance with the regulations or not. If it is unclear whether there is a violation or not I would send a letter to the owner requesting information about the complaint. If it is determined that the business is in violation and the owner hasn't ceased operation once notified, then a zoning violation would be issued.

Sincerely,  
Justin Giorlando, PE  
Easton Land Use and Planning  
(203) 268-6291 x121  
[EastonLandUse@ForceDEB.com](mailto:EastonLandUse@ForceDEB.com)

**From:** Polly Edwards [mailto:[pedwards@eastonct.gov](mailto:pedwards@eastonct.gov)]  
**Sent:** Wednesday, August 12, 2020 1:50 PM  
**To:** [eastonlanduse@forcedeb.com](mailto:eastonlanduse@forcedeb.com)  
**Cc:** Philip Doremus; Nicole Costantino; Margaret Anania; David Bindelglass; Janet Haller; Anthony Ballaro; Rachel Maciulewski; Maquat, Robert  
**Subject:** RE: 422 Sport Hill Rd concerns

Thank you for your quick response, Justin. Is there a limit to the number of horses in total? And how would you investigate whether they are indeed running a business?  
Polly

**From:** [eastonlanduse@forcedeb.com](mailto:eastonlanduse@forcedeb.com) [mailto:[eastonlanduse@forcedeb.com](mailto:eastonlanduse@forcedeb.com)]  
**Sent:** Wednesday, August 12, 2020 1:45 PM  
**To:** Polly Edwards  
**Cc:** Philip Doremus; Nicole Costantino; Margaret Anania; David Bindelglass; Janet Haller; Anthony Ballaro; Rachel Maciulewski; Maquat, Robert  
**Subject:** Re: 422 Sport Hill Rd concerns

Hi Polly,  
From my recollection, that property was issued a zoning permit for the covered riding ring for use by the owner's/resident's personal horses. The property shall not board more than 4 horses not owned or leased by the owners/residents, otherwise it would be subject to the regulations for an Equine Facility. Part of the permit authorization provided access for the Phil to inspect the horses boarded there to ensure compliance. What the owners do with their horses is their choosing. However, if they are running a business, then it may be subject to the home business regulations.

Currently, I am unaware of a business on the property or any exemption for a riding academy, but if you believe there is can you please send us some info we can document? I'll ask Phil to investigate the situation if so.

Hope this answered your questions.

Thanks!  
Justin

Sincerely,  
Justin Giorlando, PE  
Easton Land Use and Planning  
(203) 268-6291 x121  
EastonLandUse@ForceDEB.com

On Wed, Aug 12, 2020 at 12:22 PM -0400, "Polly Edwards" <[pedwards@eastonct.gov](mailto:pedwards@eastonct.gov)> wrote:

Hello Justin,  
I'm piggy backing on this distribution with a different zoning concern. I drove by 422 Sport Hill Road (Huribal "residential property"). I was disturbed to see numerous young children on horses, not wearing masks and obviously being given riding instructions. The owner was allowed by zoning to construct a very large horse barn recently, which has not yet received a Certificate of Occupancy. It is my understanding that this property is zoned residential and cannot be operating a "riding academy". Has the property owner received an exemption for such an operation that I am unaware of, or is my interpretation of our zoning regulations incorrect?  
Polly Edwards, R.S.  
Easton Health Officer

**From:** eastonlanduse@forcedeb.com [mailto:[eastonlanduse@forcedeb.com](mailto:eastonlanduse@forcedeb.com)]  
**Sent:** Monday, August 10, 2020 8:17 PM  
**To:** 'katherine kuhn'; Margaret Anania  
**Cc:** Nicole Costantino; Anthony Ballaro; Philip Doremus; 'Robert Maquat'; Polly Edwards  
**Subject:** RE: Zoning Permit Application

Hello Kathy,  
The Zoning Regulations don't permit a guest house on residential properties in town. The restrictions in the document you sent were conditions of the zoning permit authorization to ensure compliance with the zoning regulations. You would not be able to modify the agreement if it created a violation of the regulations. If you would still like to submit a zoning permit, it should be provided as part of a complete building permit package for review. Margaret can help you obtain the package if so.

If you are looking for some more information on your request, perhaps I can help more...

What specifically are you looking to have the commission review?

What specifically are you looking to modify in the agreement?

Thank you,  
Justin

Sincerely,  
Justin Giorlando, PE  
Easton Land Use & Planning  
(203) 268-6291 x121  
[EastonLandUse@ForceDEB.com](mailto:EastonLandUse@ForceDEB.com)

**From:** katherine kuhn <[kathykuhn@yahoo.com](mailto:kathykuhn@yahoo.com)>  
**Sent:** Sunday, August 9, 2020 8:40 AM  
**To:** Margaret Anania <[manania@eastonct.gov](mailto:manania@eastonct.gov)>  
**Cc:** Nicole Costantino <[ncostantino@eastonct.gov](mailto:ncostantino@eastonct.gov)>; Anthony Ballaro <[aballaro@eastonct.gov](mailto:aballaro@eastonct.gov)>; Philip Doremus

<pdoremus@eastonct.gov>; Justin Giorlando (EastonLandUse@ForceDEB.com) <eastonlanduse@forcedeb.com>;

Robert Maquat <robert.maquat@peoples.com>; Polly Edwards <pedwards@eastonct.gov>

**Subject:** Zoning Permit Application

Hello Margaret,

Attached are:

- 1) A zoning permit application to install a full bathroom in an accessory building on my property, which will also necessitate installing a new septic tank near the building. I wish to use the accessory building to accommodate family guests when there is an overflow at my house.
- 2) A site map of my property indicating the location of the accessory building and approximate proposed location of a new septic tank
- 3) The restrictive agreement which was filed in the Easton Land Records May 23, 2017. I would like to modify this agreement.

Please submit these documents to the Planning and Zoning Commission.

Thank you!

Kathy



**EASTON PLANNING & ZONING COMMISSION**

225 CENTER ROAD  
EASTON, CT., 06612

**ZONING ENFORCEMENT  
NOTICE OF ZONING VIOLATION**

Certified Mail #70150640000722909080

Return Receipt Requested

To: Highland Place, LLC

Date: September 16, 2019

Mailing address: 422 Sport Hill Road

Pursuant to the authority vested in this office by the Zoning Regulations of the Town of EASTON, within 15 days of the date hereof, to discontinue and/or remedy the violations and conditions at premises identified as:

PROPERTY OWNER: Highland Place, LLC

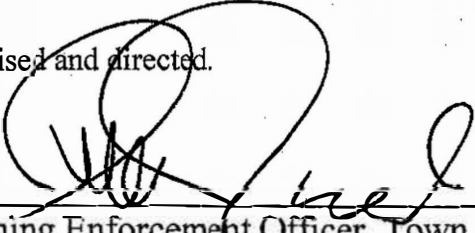
PROPERTY ADDRESS: 422 Sport Hill Road

An investigation of the subject premises by this office discloses that the following conditions presently exist:

Accessory structure(s) have been constructed without permit in violation of Section 3400, Permitted Accessory Structures, Easton Zoning Regulations.

You are also conducting an equine facility without a special permit which is in violation of Section 3340, Agriculture, Easton Zoning Regulations.

Your immediate attention to this matter is hereby advised and directed.

By   
Zoning Enforcement Officer, Town of Easton  
Phillip A. Doremus

NOTE: A further inspection will be made of the subject premises after 15 days and, if compliance is not established, further action will be taken by this office to gain compliance with the Regulations.

cc: ZEO  
Town Clerk  
Building Official ✓  
First Selectman



TOWN OF EASTON  
BUILDING DEPARTMENT  
Inspection Report

Sept. 22 2023

Inspection Date FRIDAY

Location of Property 422 Sport Hill Rd

Owner \_\_\_\_\_

Contractor \_\_\_\_\_

Permit Number (NEW PERMIT) # 18053

Building  Plumbing  Heating  Electrical

Description of Inspection

C.O.

Approved  Disapproved

Analysis \_\_\_\_\_

NEED Remote Exit (room)

Accessible Bathroom (BARN)

Date 9/22/23 Inspector [Signature]

WHITE - BUILDING DEPARTMENT

CANARY - CONTRACTOR

#18053

Change of Use

Group U →  
Group A-3  
Riding Arena

422 Sport Hill Rd  
Highland Place LLC

H.O.

LAND USE  
FILE COPY

## **Karen Velky**

---

**From:** Karen Velky  
**Sent:** Wednesday, August 16, 2023 12:32 PM  
**To:** John D. Foley  
**Cc:** Tom Dollard (dollardlt66@gmail.com); Justin Giorlando; Mark DeLieto  
**Subject:** RE: FW: Karen can you circulate to P&Z and ZBA, Can Department please forward to appropriate Departments, Board , Commission and officers  
**Attachments:** ZEO memo to Building re CZC.pdf; Building Dept ltr to Huribal re CO.pdf

Summary of Highland Place LLC 422 Sport Hill Rd (M. Huribal owner).....

- 3/12/2020 – Zoning Permit issued for indoor riding rink with condition that the unpermitted 10x36 building (shed) be moved to a zoning compliant location. Building Permit issued for riding rink 3/12/2020
- 2/17/2023 – Certificate of Zoning Compliance (CZC) issued (see M. DeLieto memo attached). 2/21/23 Certificate of Occupancy CO issued by Building Dept.
- 5/17/2023 – ZBA Appeal Application submitted by S. Montgomery. Officially received by ZBA on 6/6/2023.
- 7/11/2023- ZBA public hearing opened/closed and decision made to approve appeal subsequently rescinding the CZC issued. Ltr sent to applicant 7/14/2023.
- 7/14/2023 – Building Dept revoked CO due to CZC rescinding. Sent ltr to Huribal (attached). Montgomery trying to challenge what building use group the rink is (U) and it should not be used by the public.
- Huribal has since moved the shed to a compliant location and has submitted a Zoning permit application for shed.

Hope this helps.

Karen

---

**From:** John D. Foley <jdfoleypz@gmail.com>  
**Sent:** Wednesday, August 16, 2023 9:59 AM  
**To:** Karen Velky <kvelky@eastonct.gov>  
**Cc:** Tom Dollard (dollardlt66@gmail.com) <dollardlt66@gmail.com>; Justin Giorlando <jgiorlando@eastonct.gov>; Mark DeLieto <mdelieto@eastonct.gov>  
**Subject:** Re: FW: Karen can you circulate to P&Z and ZBA, Can Department please forward to appropriate Departments, Board , Commission and officers

**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.

Thank you Karen,

Do we have a list of actions that have been taken up to now?

Sincerely,

*John D. Foley*

Chairman

## State Building Board of Appeals

August 14, 2023

Ladies and Gentlemen:

This is a formal request to the Board of Selectmen, Zoning, Building, Health, Fire and Police Officials to address a series of serious zoning and building violations as described below. Based on the following facts there is a high probability that the gross negligence on the part of our Town may put us in a large liability and financial bind by putting the public at risk.

For the last several years the citizens of Easton have been fighting against commercial businesses that continue to operate in residential areas without permits, a direct violation of the town's zoning regulations. Specifically, it is the Highland Place LLC riding arena owned by Dr. Marsel Huribal, operating under the name of N&C Equestrian, and located at 422 Sport Hill Road. According to the Assessor's records this is a 3.04 acre property with three buildings where at least two of them are part of the riding academy. This business is in a residential zone and the Town of Easton allowed it to operate for better than two years without a permit, a direct violation of the Town's zoning regulations.

The riding arena is used by the public and by Sacred Heart University for horse shows as confirmed by its website and Facebook page. It operates a riding school, summer camp, and also boards, trains, and leases horses. Furthermore, the website has a link to a lengthy waiver of liability form which as a commercial business requires the public to sign before taking any of the riding classes or attending the on-site summer camps. The fact that the public uses this building is further attested to by the online reviews of the services offered. (See links at the bottom of this letter). In addition, neighbors and anyone passing by on Sport Hill Road can see the activities. There is no doubt that this arena is for commercial and not personal uses as the original permit application claimed five years ago.

Complaints have been filed with the Town's Zoning Board of Appeals (ZBA) and the State Building Board of Appeals, which is currently reviewing the use permit requirements. Upon examination of all facts, the ZBA sent the case back to Planning and Zoning to consider 422 Sport Hill Rd as an operating commercial facility despite documentation stating that it is not and determine what permits are required to operate such a facility. Next, ZBA rescinded the Certificate of Zoning Compliance which in turn caused the Town's Building Official to vacate the Certificate of Occupancy, all due to the fact that the property owner failed to meet zoning compliance. In addition, P&Z needs to consider the acreage requirements for this business. operating on. 3.04 acres together with the lack of sufficient parking.

On July 14, 2023, Easton Building Official, Peter Howard, sent a certified letter to Dr. Huribal informing him that:

- the Certificate of Compliance had been rescinded
- the Certificate of Occupancy had been vacated
- and that the state building code mandates the building must be vacant and unoccupied until it has a Certificate of Occupancy issued by the building official.

To date, neither of the Certificates have been reissued. The Town of Easton has been ignoring all enforcements, and. Dr. Huribal and his associates continue to operate this commercial business. The public continues to use the riding arena putting everyone, including the animals, at risk with potential and significant liability to the Town.



The Town officials who are responsible for the enforcement of our laws are completely ignoring their duties and are looking the other way. This has occurred in the past with the Easton Village Store (EVS), and it is now happening with the riding arena. This sends a clear message to the citizens that the law doesn't matter, compliance is discretionary, and protecting citizens is arbitrary, causing citizens to lose respect for public officials and lose confidence in the ability of the Town government to protect them.

Further, there are no inspection records on file from any of the town departments, i.e., Health, Fire, Zoning and/or Building, possibly because the original application states "No plumbing and No water". If there is no plumbing and no water, there is no sprinkler system in these public buildings where people work, and 20-25 horses are being boarded and possibly bathed? If there is water, where is the septic, leaching field and drainage system? Where are the supporting plans, inspections and approvals by the Health Department?

The town has no accurate record of how many horses are housed at the facility and so there is no way to determine their impact on soil and water contamination. The arena is about 237 meters (777 feet) from a stream that feeds the Easton Lake Reservoir which is 590 meters (1,935 feet) from the arena. This relatively short distance is of grave concern regarding runoff into the reservoir and neighboring wells. It is also an issue because the July 13, 2022, Advanced Environmental Redevelopment Report prepared for the adjacent property also owned by Dr. Huribal, showed "Benzo (B) Fluoranthene slightly above allowed criteria, the presence of this semi volatile compound may be attributable to the presence of horse manure " .

Now, to be fair, the health and/or fire departments may not be aware of the vacated Certificate of Zoning Compliance and Certificate of Occupancy, causing the building to continue to operate illegally. Shouldn't the Building Official notify all departments involved? In addition, we don't know if the First Selectman has shared this information with the other two Easton Selectmen.

The First Selectman, Zoning Enforcement Officer and Building Official have met with Dr. Huribal at the riding arena, at EVS, and in Town Hall on these very issues. In fact, the First Selectman, Dr. Huribal and the Zoning Enforcement Officer met in person at Town Hall immediately after the July 11, 2023, ZBA meeting at which the Certificate of Zoning Compliance was rescinded. Any claim that the Town could not obtain any and all information necessary for enforcement immediately from Dr. Huribal is completely inaccurate. It appears that the First Selectman, Zoning Enforcement Officer, and Building Official are working with Dr. Huribal in order to help him avoid any type of enforcement action and to ensure that his commercial business continues to operate despite the fact that the business has no permits and had not undergone the necessary inspections required by Zoning, Buildings, Health, Fire and others for such a business.

Citizens have nowhere to turn but to use state agencies and legal avenues to get enforcement, protection, and justice. This is a last-ditch effort to get the town to do its job to protect the health and well-being of its citizens and uphold the laws put in place to do so.

Sincerely,

Citizens for Responsible Government

Sherry Harris, President

June Logie, Treasurer

**BUSINESS WEBSITE**

Homepage: <https://www.nandcequestrian.com/>

Services: <https://www.nandcequestrian.com/services>

Waiver: <https://nandcequestrian.wufoo.com/forms/zah1a930akljsh/>

**FACEBOOK PAGE**

(<https://www.facebook.com/NCequestrianCT/>),

This photo says it was taken at N&C Equestrian (read the comments)

<https://www.facebook.com/NCequestrianCT/photos/pb.100063530350222.-2207520000.14582450788434761/?type=3>

<https://www.facebook.com/NCequestrianCT/photos/pb.100063530350222.-2207520000.14120705877942590/?type=3>

FB photo of riding on the narrow streets without sidewalks.

[https://www.facebook.com/photo/?fbid=4032719213407924&set=pb.100063530350222.-2207520000.](https://www.facebook.com/photo/?fbid=4032719213407924&set=pb.100063530350222.-2207520000)

FB statement "We are fully compliant state covid 19 guidelines."

<https://www.facebook.com/NCequestrianCT/photos/pb.100063530350222.-2207520000.13365957346750784/?type=3>