



**NOTICE OF  
ZONING PERMIT EASTON, CONNECTICUT**

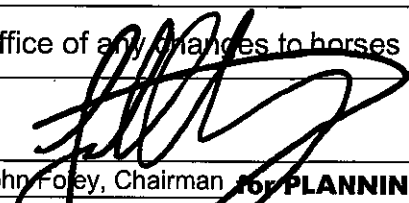
**PERMIT NO.** Z-23-5891

**DATE:** September 5, 2023

**GRANTED TO:** Charlotte Nagle

**LOCATION:** 422 Sport Hill Road, Easton, Connecticut

**TO ERECT, BUILD, or CONDUCT:** Hold riding lessons, riding camp, and student horse shows (max 2)  
in accordance with the "Statement of Proposed Use" dated 8/31/23. No exterior lighting for events  
permitted. You shall notify the Land Use Office of any changes to horses boarded on the property.

  
John Foley, Chairman for PLANNING & 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.

9/23

**COPY**



PLANNING AND ZONING COMMISSION

225 Center Road - Easton, Connecticut 06612

Telephone: (203) 268-6291

Town Website: eastonct.gov

APPROVED

SEP 01 2023

By: [Signature]
Sent to ZBA
p+2 meeting
copies to ZBA
approval.

ZONING PERMIT APPLICATION

- Aspetuck Health Dept. approval with approved site plan required with submission
Site Plan\* (3 copies) showing proposed location
Floor Plans/Elevations (3 copies) as required to show compliance with Regulations (i.e. Area, Height, etc.)
Completed Inland Wetland Determination Form
If applicable, a Driveway Permit from DPW
Letter of Authorization if Applicant is not Owner
Application MUST be complete in its entirety
Check to the "Town of Easton" w/address in memo

Office Use Only
Date Submitted: 8/31/23
Application #: Z-23-5891
Zoning Permit Fee\*: \$ 25.00
\* \$1.50 per \$1,000 of Construction (\$25 min.)
State Land Use Fee: + \$ 60.00
CZC Inspection Fee: + \$ 25.00
Total Fee Due: \$ 110.00

\* Improvement Location Survey by a surveyor licensed in the State of Connecticut; this requirement may be waived if an as-built survey is on file and it can be clearly established and verifiable in the field, to the satisfaction of the Zoning Enforcement Officer, that the proposed work will not be within the setback area

Property Owner: Marsel Huribol Phone: 203 257 9171
Applicant (if different): Charlotte Nagle Phone: 203 565 9028
Property Address: 422 Sport Hill Rd, Easton CT 06612
Map No./Subdivision: Vol./Pg.: Variance Vol./Pg.:
Zoning District: [ ] A (R1) [x] B (R3) Lot Size: 3.037 Sq. Ft. / Acres
Type of Construction: [ ] New [ ] Alteration [ ] Addition [ ] Renovation [ ] Conversion
Type of Structure: [ ] Residential [ ] Accessory Structure [ ] Pool [x] Other
Description of Project: Riding lessons, Riding Camp + Student horse show as well as agriculture activities

Proposed Setbacks to Structure: Front - ft; Sides - ft/ ft; Rear - ft
Is activity in the 100 Year Flood Plain: [ ] Yes [x] No

Estimated Construction Cost:
Structure Cost \$ (Same cost on Building Permit)
Mechanical Cost \$ (Sum of all Mechanical Permits)
Cost of Other Improvements \$ (i.e. sitework, driveway, etc.)
TOTAL CONSTRUCTION COST \$ (sum of above costs)

I, the undersigned, hereby consent to necessary and proper inspection of the subject premises by a representative of the Planning and Zoning Commission, at reasonable times, both before and after any permit applied for has been granted by the agency. Further, I hereby certify that the above answers are correct and true and that I shall conform to the requirements of the Easton Zoning Regulation.

Owner Signature: Print Name:
Applicant Signature: [Signature] DATE: 8-31-23 Print Name: Charlotte Nagle

APPLICATION  
FOR  
DETERMINATION OF WETLAND IMPACT

**Note:** Connecticut General Statutes require that the applicant for a project which involves land regulated as wetland or watercourse shall submit an application to the Town Inland Wetlands & Watercourses Agency, not later than the date of submission of the Zoning application to the Planning and Zoning Commission, to determine the impact of the proposed activity on wetlands and watercourses on or adjacent to the property.

**To:** Inland Wetlands & Watercourses Agency,  
Town of Easton Conservation Commission

Permit #  
2-23-5891

**Date:** 8-31-23

**Location of Property:** 422 Sport Hill Rd, Easton, CT 06612

**Owner(s) of Record:** Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_

**Applicant(s):** Name: Charlotte Nagle  
Address: 422 Sport Hill Rd, Easton, CT 06612  
Telephone: 203 565 9028  
E-MAIL: Charlotte.nagle.4@gmail.com

**Description of project**  
Riding lessons, Riding Camps + Student horse Show,  
as well as agriculture activities.

- To be completed by Staff only*
- No Wetlands or Watercourses on site or within 100' of property line.
  - No permit required for this project. However, a wetland permit may be required for any future work.
  - An Inland Wetland permit may be required for this project. You are required to have wetlands on the property flagged by a soil scientist, update the survey map with wetland information, and submit a new determination of wetland impact.
  - An Inland Wetland Permit is required for this project. See attached.

Mark Dolister  
Inland Wetland & Watercourse Agency/Designated Agent

08/31/23  
Date

Charlotte Nagle  
Owner – N&C Equestrian  
422 Sport Hill Road  
Easton, CT 06612

8/31/2023

Planning & Zoning Commission  
Town of Easton  
225 Center Road  
Easton, Connecticut 06612  
203-268-6291

To: Planning & Zoning Commission  
Re: Statement of Proposed Use – Minor Non-Agricultural Uses (Riding Lessons and Riding Camp)

The property at 422 Sport Hill Road is owned by Marsel Huribal who maintains the property as an active horse farm for his 9 horses as well as boarding for 4 other horses. I provide for the feeding, caring for, training, and management of the horses living on the property. I also carry sufficient insurance to cover all activities and events on the property. Additionally, I reside on the property in the existing home.

We offer minor events throughout the year to complement the agricultural activities on the farm. These events include riding lessons, summer riding camp, and a spring and fall student horse show. These events may occur up to 6 days per week throughout the year. However, no more than one of these events would occur on any given day. A day in which riding lessons are offered would include lessons for up to 8 students at any given time. During our riding camp there may be up to 10 students at any given time. On either of the two student horse show days there may be up to 6 students and up to 50 others (primarily family and friends of the students) watching the students perform in the show.

The farm staff includes 5 personnel plus myself. Riding lessons and riding camp are primarily drop-off events for the students participating with minimal parking required to support it. Our experience with these events has shown a need for 2 parking spaces in addition to those needed for farm staff. The maximum parking requirement would be for the two student horse shows held throughout the year. In addition to the parking needed for staff, we estimate 14 more parking spaces are required. As shown in the attached plan, we provide for 9 permanent parking spaces and 12 additional overflow parking spaces in the Old Oak paddock when necessary for the student horse shows.

It should be noted, though not a requirement of this or any other permit, we hold one Major Non-Agricultural event per year without amplified sound outdoors. This event is a joint horse show with the Fairfield University Equestrian Team. We provide adequate off-street parking for the event and ensure the safety of everyone attending the event.

I am always available should any questions arise to our use of the property.

Very truly yours,



Charlotte Nagle

8-31-23

Date



EASTON LAND USE OFFICE

225 Center Road - Easton, Connecticut 06612

PROPERTY OWNER AUTHORIZATION

To Whom It May Concern:

I hereby declare that I am the owner of the premises described as follows:

422 Sport Hill Road

Street Address/Job Site Location

Easton

CT

06612

City

State

Zip Code

That Charlotte Nagle

(Name of individual)

is duly authorized for and on my behalf to execute an

application for Zoning permits and/or approval on my property.

Date: 8/31/2023

Owner: (Please print name): Marsel Huribal

Owner's Signature: [Handwritten Signature]

Owner's Telephone #: 203-257-9171

(Include area code)

Owner's e-mail address: mhuribal@aol.com

Authorized Agent: (Please print name): Charlotte Nagle

Representative's Signature: [Handwritten Signature]

Rep's Telephone #: 203-565-9028

(Include area code)

Rep's e-mail address: charlottenagle1@gmail.com