

MINUTES OF MAY 24, 2021 SPECIAL MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING
IN-PERSON MEETING AT SAMUEL STAPLES CAFETORIUM

The meeting was called to order at 5:24pm by Chairman John Harris

Regular members present - John Harris, James Wright and Raymond Ganim
Stephanie Christie arrived after the meeting started and sat in the audience and did not participate.

Regular members absent - Victor George

Alternate members present - Thomas Dollard and Charles Lynch

Alternate members absent - Scott Charmoy

For the record: - The Chair appointed Charles Lynch to vote in place of Stephanie Christie and Tom Dollard to vote for Victor George

1. Appointments: None
2. Public Hearing: John Harris noted that the public hearing for the following Appeal was closed on May 3, 2021 and that tonight they would be discussing the decision.

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.

The Chair noted the correspondence received from Berchem Moses, P.C. dated March 30, 2021, noted as Exhibit 1 in the Public Hearing, and read parts of it noting following actions the Board could take:

- 1) Denying the appeal and upholding the Permit;
- 2) Denying the Appeal but modifying the Permit with conditions of approval; or
- 3) Granting the appeal and voiding the permit.

The Board discussed the attributes of the Appeal.

After discussing the evidence and testimony received during the public hearing, motion was made by Thomas Dollard, seconded by John Harris, to grant the appeal and void the permit. The vote was 2 in favor and 3 opposed. Charles Lynch, James Wright and Ray Ganim were opposed to the motion. The motion did not carry as it failed the necessary votes to grant the appeal.

Motion was made by Charles Lynch, seconded by James Wright, to deny the appeal and modify the permit with conditions of approval. The Board discussed and determined that the following conditions of approval should be imposed.

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.

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2. Public Hearing

Appeal of Z-20-5388, Zoning Permit – (continued)

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.

The Board also found that 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.

After the Board discussed the findings and the conditions to be imposed the motion was formalized; on motion by James Wright, seconded by Charles Lynch, motion was made to deny the Appeal and uphold the Zoning Permit issued with the above conditions and findings (which should be listed first); The vote was 4 in favor with one opposed. Tom Dollard did not vote in favor of the motion. The motion carried.

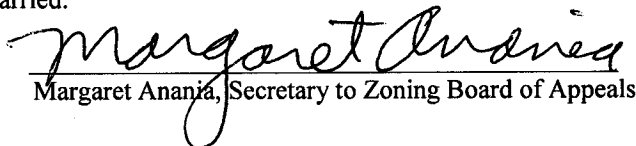
3. REVIEW AND APPROVE:

Regular Meeting Minutes of the Easton Zoning Board of Appeals for April 5, 2021 and May 3, 2021. Minutes for April 5, 2021 Zoning Board of Appeals Meeting – Motion was made by James Wright, seconded by Charles Lynch, to approve the minutes of April 5, 2021 for the Easton Zoning Board of Appeals as presented. The vote was unanimous, 4-0, motion carried. Raymond Ganim did not vote as he did not attend that meeting.

Minutes for May 3, 2021 Zoning Board of Appeals Meeting – Motion was made by James Wright, seconded by Thomas Dollard, to approve the minutes of May 3, 2021 for the Easton Zoning Board of Appeals as presented. The vote was unanimous, 5-0, motion carried.

4. OLD BUSINESS: None

5. NEW BUSINESS: The Chair stated that an offer had been accepted on his house and that he would be leaving as soon as he closes on the house. The Chair appointed the Vice-Chairman Raymond Ganim to be the interim Chairman after he leaves.
6. Meeting Adjourned: There being no other business to be conducted, motion was made by James Wright, seconded by Thomas Dollard, to adjourn the meeting at approximately 6:55PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Secretary to Zoning Board of Appeals