

July 1, 2020

Planning and Zoning Commission
Town of North Haven
5 Linsley Street
North Haven, CT 06473

RE: Current Zoning Enforcement Actions

Dear members of the Planning and Zoning Commission,

The following is the list of commercial zoning enforcement actions and the current status. Please feel free to contact me with any further questions you may have on these items or any other enforcement or permitting matter.

New Actions:

315 Washington Avenue-Cease and Desist Order issued for site work improvements without approvals from P & Z (site preparation for drive up car vacuums). The owner has acknowledged the violation and is preparing a site plan application. The building department was also alerted and has posted the site (demand for building permits).

336 State Street-Cease & Desist Order issued, installation of drainage improvements outside the scope of the previously approved plan. *Preliminary plan received for review.*

342 State Street-Notice of Violation sent. Two unregistered vehicles where one is permitted, mixed use, commercial/residential. Awaiting response from owner, monitoring.

Updates:

15 Middletown Ave - Cease & Desist Order issued-occupation of building with outside storage and no approved Change of Use. Visited the site with Fire Marshall in March to gather information on the nature of the use. Use is being evaluated to determine if it is in harmony with the previous approval. *Status:* The business was not operational for a while due to the Governor's Executive Orders. Discussions to resume.

370 Sackett Point Road – *Resolved.* The Froogle Furniture tenant has vacated the premises. Letter sent to property owner to remove the non-permitted “Froogle” building sign.

59 Old Broadway – Cease & Desist Order issued. Multi-tenant property. Awaiting site plan application from property owner as agreed upon by owner. *Status: Ongoing*

268 State Street – Cease & Desist Order issued. Owner of landscaping company has a non-permitted hoop house on site and outside storage which has not been approved, non-compliance with site plan.

Status: Continual joint effort with blight and building to gain compliance. Meeting week of July 6th with counsel and Blight representative. Owner not in compliance with approval and did not appeal Cease & Desist Order.

565 Washington Ave - *Resolved.* Cease and Desist Order, proprietors living in unit. The zoning violation of the living quarters has been extinguished. However, Town staff and QVHD continue to monitor for illegal activities.

400 Sackett Point Road – Site plan regarding the Change of Use approval for “Niklyn” was not approved by the Commission. Not resolved at this time; working with counsel on how to proceed. Courts are not open for Land Use matters at this time.

48 Giles Ave –Bus storage-no site plan approval. Busses were removed from site in March. Site plan approval may be sought for future activities, according to tenant’s counsel. Will continue to monitor site.

39 McDermott – *Resolved.* The lease for the fence company with non-permitted outside storage was not extended by owner due to the violations. The Commission approved the masonry/waterproofing company in the adjacent unit at the February meeting.

117 Washington Avenue - *Resolved.* Signs installed without permit. C & D issued -. Banners attached to tenant sign have been removed.

105 Washington Avenue – *Resolved.* Lawn & air signs were removed. Mobil now taking over operation of the oil change facility.

Special Concern: A Cease & Desist Order was issued on an “Air B n B” that also advertised “gatherings” and “events”. Though this is a residential site, the use is “commercial” in nature so was included. The violator has agreed to the terms of the Cease & Desist Order, and the Order will remain in place to insure the property is not being advertised on websites or social media in a manner that violates the regulations.

Laura Magaraci
Zoning Enforcement Officer
Town of North Haven