



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

September 21, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

***VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED***

***Certified Mail #70200090000037586191***

***And First-Class Mail***

Locust Realty Associates, LLC  
48 Giles Avenue  
North Haven, CT 06473

Re: 48 Giles Avenue

## **CEASE AND DESIST ORDER**

Dear Sir or Madam,

I am writing to notify you, once again, that violations to the Zoning Regulations of the Town of North Haven (*the Regulations*) are occurring on property owned by you at 48 Giles Avenue in North Haven. Specifically, the outside storage of school buses is being conducted on the property in violation Section 10.1.1.1 of the Regulations, which states that "any change of use of a property or structure" requires site plan approval by the Planning and Zoning Commission and Section 10.1.3.25, which states that "no storage of any type...shall be permitted outside of an enclosed area without the expressed site plan approval of the Planning and Zoning Commission."

On Thursday, September 18, 2020, complaints were received by this office that the non-permitted storage of school buses is occurring on site. An inspection conducted by this office confirmed the complainant's reports.

Therefore, under the authority of Article XIII, Section 13.1 of the Zoning Regulations and Chapter 124 of the Connecticut General Statutes, I hereby order you to **immediately remove the school buses from the site and refrain from parking at that location until the proper site plan approvals have been received.**

I will revisit the property on **Friday, October 2, 2020** to insure that compliance has been achieved. If the violations have not been remedied, I or other agents of the Town may begin proceedings to pursue court action which can lead to fines of \$2,500 and reimbursement to the Town for legal fees per Section 8-12 of the Connecticut General Statutes.

*You may also appeal this Order to the Zoning Board of Appeals within fifteen (15) days of the date of this Cease and Desist Order per Chapter 124 of the Connecticut General Statutes and Section 12.1.6.1 of the Zoning Regulations.*

As you will recall, the former violation had been remedied in April. If this use is one which is desirable to you, you must seek site plan approval from the Planning and Zoning Commission. Continued use of the property without proper approvals may hinder future approvals that may be sought.

I may be reached at (203) 239-5321, Ext. 440 if you have any questions or concerns, or if you wish to produce evidence contrary to my findings or discuss a timeframe for compliance.

Very truly yours,



Laura Magaraci  
Zoning Enforcement Officer  
Town of North Haven, CT