

December 3, 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:

560 Universal Drive-Chic-Fil-A-booth structure, no permits. Orders sent. Corporate representatives have reached out to Land Use office to bring the property into compliance.

Updates:

44 State Street: Occupation of space without Change of Use form-property owners- *Form received, under review*

150 Universal Drive-sign, no permit. *Working with owner and tenant; awaiting Change of Use and sign permits to be returned.*

48 Giles – Cease and Desist Order re issued. -Outside storage. Follow-up letter sent. Spoke to applicant's attorney regarding removal date or possible site plan. *ongoing*

Various NOV's issued on signage: 400 State St.; Home Depot and Brixmor Plaza signs. Some signs have been removed...*follow-up letters sent.*

384 State Street – Cease & Desist Order issued. Roof-top sign and temporary signs installed -no permits. *Most signage has been removed. Working with property owner. No building permits will be issued until compliance is achieved.*

411 Universal Drive N – monument sign. Follow-up letters sent. *Representative inquired about variance*

18 Grasso Avenue – Cease & Desist Order issued. Outside storage of materials and vehicles in violation of approved plan; failure to meet conditions of approval. Owner has contacted the office and is willing to resolve. *Extension granted by Blight.*

336 State Street – Cease & Desist Order issued. Resolved. *Site Plan Approved.*

15 Middletown Ave – Cease & Desist Order issued-occupation of building with outside storage and no approved Change of Use. The owner of the building has reported that the tenant has been non-cooperative, has not paid rent, and has many vehicles on site that the owner cannot legally remove. The owner has reported that he is taking legal action against the tenant, but evictions are not being heard by the courts at this time due to the governor's Executive Orders. *Ongoing.*

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

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. Working with counsel and Blight. *Outside storage can only occur in area of former hoop house.*

400 Sackett Point Road – Site plan regarding the Change of Use approval for “Niklyn” was not approved by the Commission. *Follow-up letter sent and received by owner.*

Special concerns: Over the limit renters: List has not been received. NOV sent and emailed. NO response. Town counsel to discuss with University counsel.

2222 Ridge Road-NOV and Cease & Desist Order sent (the orders were not appealed) regarding use of single family home as Air B N B and “events” locale. Staff has refused to sign any permits for tents or other event related structures. No events have occurred over the few weekends; this item is with legal at the time. Though no events, have seen out of state plates on site on several occasions, one or two vehicles.

Laura Magaraci
Zoning Enforcement Officer
Town of North Haven