



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

November 10, 2020

Certified Mail # 70200090000037586351

Also sent by Regular Mail

Bombino, LLC  
c/o Chick Fil-A  
5200 Buffington Rd  
Atlanta, GA 30349

Re: 560 Universal Drive, needs site plan approval

## CEASE & DESIST ORDER

Dear Sir or Madam,

I am writing to inform you that this office received a complaint that improvements have taken place at property owned by you at 560 Universal Drive in North Haven, Connecticut. An investigation of the subject premises reveals that a service booth has been constructed/installed without site plan approval from the Planning and Zoning Commission in violation of the Zoning Regulations of the Town of North Haven (the *Regulations*) as follows:

1. Section 10.1.1.3, states that "all site development and use of property shall be in conformance with (an) approved site plan". A review of the record indicates that the Planning and Zoning Commission has not granted approval for the booth, which also has electric improvements without benefit of required building permits.
2. The structure does not appear to meet the minimum 75' front yard setback required by the by the Regulations in the IL 80 zone.

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 remove the booth within 30 days. I will revisit the site on December 14, 2020 to ensure that compliance with the *Regulations* has been achieved.

I may be reached at (203) 239-5321, Ext. 446 if you have any questions or concerns, or if you wish to produce evidence contrary to my findings. You may contact Alan Fredricksen, Land Use Administrator, at 203-239-5321 ext. 440 to discuss with him the procedure for acquiring approvals once the violation is resolved.

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



Laura Magaraci  
Zoning Enforcement Officer  
Town of North Haven, CT

cc. Jennifer Coppola, Town Counsel  
Elio Floriano, Building Official