

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

June 19, 2020

Michael Hayes
City Restorations, LLC
35 West Park Avenue
New Haven, CT 06511

William A. Butler
291 S. Lambert Road
Orange, CT 06477

Certified Mail #7019 0700 0001 3462 5377
And by Regular Mail

Cease & Desist Order

Dear Mr. Hayes,

I am writing to notify you that violations to the Zoning Regulations (the *Regulations*) of the Town of North Haven (the *Regulations*) continue to occur on property owned by you at 2222 Ridge Road.

The home is still being advertised for rent on a short-term basis and for events, as advertised on the VRBO and AIRBNB websites as of the date of this Order. The Notice of Violation dated March 11, 2020 has neither been acknowledged nor addressed by you. As a reminder, boarding houses and event venues are not allowed in residential zones per Section 2.1.1 of the Zoning Regulations of the Town of North Haven (see section on permitted uses, enclosed). Only single-family homes and their customary accessory uses are expressly allowed.

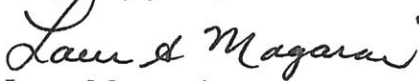
Therefore, under the authority of Article XIII, Section 13.1 of the Zoning Regulations and Chapter 124 of the Connecticut General Statutes, I hereby order you to immediately cease from renting out the home for short term rentals and events, and to remove any advertisements describing the same from all social, internet and print media sources. If the advertisements are not removed, I will have no choice but to refer this matter to counsel for action in Superior Court.

I, along with other Town officials, will monitor the property to ensure that it is being used in compliance with the *Regulations*. If violations are observed and the situation has 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.

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.

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.

Very truly yours,



Laura Magaraci
Zoning Enforcement Officer
Town of North Haven

cc: *Jennifer Coppola, Esq., Town Counsel*
Elio Floriano, Building Official