

## STAFF REPORT

**To:** Zoning Board of Appeals (“the Board”)

**From:** Lynda Laureano, Assistant Director of Building and Land Use and Zoning Enforcement Officer

**Date:** March 3, 2025

**Re:** 69 Brown Street, Appeal

---

### I. Introduction

This staff report addresses the appeal submitted by Maulucci Properties LLC, represented by Anthony Maulucci, regarding the Cease and Desist Order issued by the Zoning Enforcement Officer on November 7, 2024. The order pertains to alleged zoning violations occurring at 69 Brown Street, Bloomfield, CT (PID: 4448).

### Property Information:

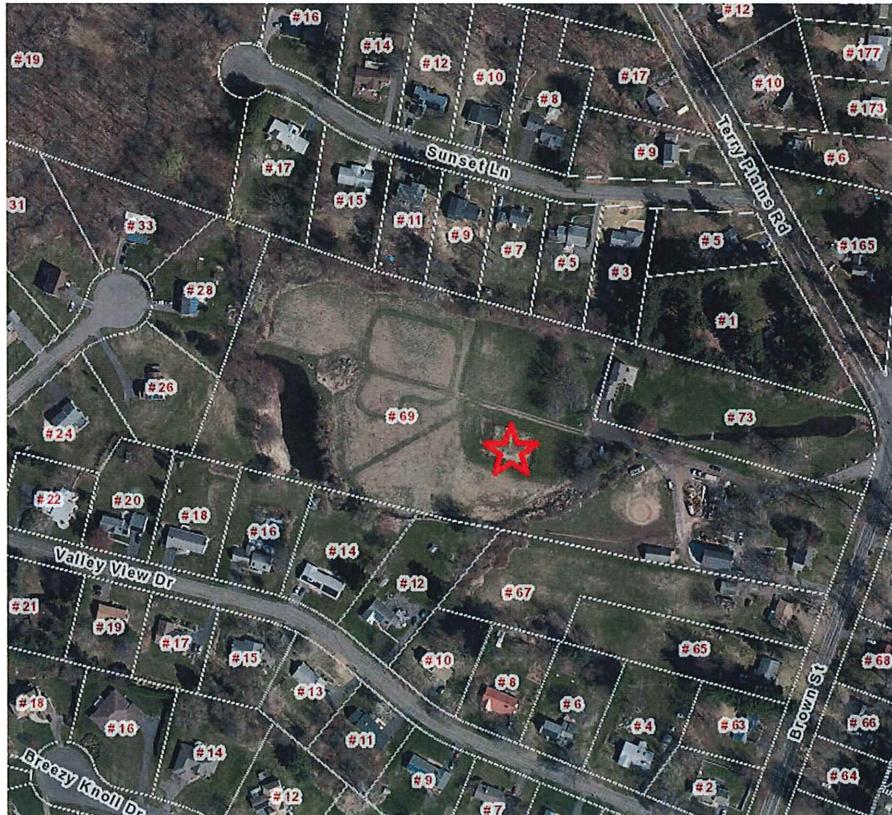
Location: 69 Brown Street Property, (“Property” )

Owner: Maulucci Properties LLC

Zoning District: R-30

Acres: 7.67 acres

Building Type: Single-Family House



## Town of Bloomfield - GIS Aerial 2023

### **II. Background**

On April 3, 2024, the Zoning Enforcement Officer rejected Building Permit BP-23-550 for a proposed addition to an accessory structure at the Property. Following a drive-by inspection, it was determined that the property was being utilized for multiple commercial business operations, which are not permitted in an R-30 (Single-family Residential District) zone, except for home-based businesses as defined by Section 3.7.A of the Zoning Regulations.

In May 2024, a Zoning Signoff Permit application (Z-24-18) for a home occupation (plumbing serviceman) was submitted by Mr. Maulucci but was ultimately denied as it did not meet the necessary criteria. The property has no record of approved commercial use, contrary to Mr. Maulucci's claim of possessing grandfathered use rights.

### **III. Nature of the Appeal**

Mr. Maulucci is appealing the Cease and Desist Order, claiming that the order was issued in error. The appeal raises the following key points:

1. Grandfathered Use Rights: Mr. Maulucci asserts that his property has historically been used for commercial purposes, thus claiming the right to continue such operations.
2. Operation of Home-Based Business: The appellant argues that his activities qualify as a home-based business, which should be permissible under current regulations.

### **V. Applicable Zoning Regulations**

The following sections of the Town of Bloomfield Zoning Regulations are relevant to this case:

- Section 3.1.C: Principal Uses and Structures
- Section 3.1.D: Accessory Uses and Structures
- Section 3.7.A: Home Based Businesses
- Section 8.1: Nonconforming lots, nonconforming uses of land, nonconforming structures and nonconforming uses of structures and premises
- Section 9.10 An Appeal of Order

### **VI. Findings**

Based on the materials reviewed and the investigation conducted by the Zoning Enforcement Officer, the following findings are presented:

- The property is located within a single-family residential district (R-30) where commercial activities are not permitted unless they meet specific criteria for home-based businesses as outlined in Section 3.7.A.
- The enforcement actions taken in the Cease and Desist Order are supported by evidence of ongoing commercial operations without the requisite zoning approvals.
- Town records provide no evidence of any past approved commercial use that would constitute grandfathered rights; the Certificate of Organization pertains to new businesses and does not validate previous commercial activity.

- The Town Assessor's Property Cards confirm the residential zoning status of the property and the lack of commercial use designation.

#### **IV. Evidence Submitted**

Staff submits the following evidence:

1. Secretary of the State of Connecticut, Certificate of Organization: This document pertains to recently established businesses associated with Maulucci Properties LLC. However, it does not provide evidence of any prior commercial activity on the property prior to the establishment of these businesses.
2. Town Assessor's Older Property Cards: These cards provide information on the property's zoning classification and permitted uses dating back to 1960. The cards confirm that the property is designated as a single-family residential district and highlight the absence of any commercial use designations.
3. Town Property Listing Report: This document shows the existing Property information as of March 3, 2025
4. All applicable Zoning Regulations: These documents shows what uses are permitted in a Residential Zone, the requirements of Home Based Business, Non-Conforming Land/Buildings/Uses, and procedures related to Appeals

#### **VII. Conclusion**

It is the recommendation of the staff that the Zoning Board of Appeals uphold the Cease and Desist Order issued to Maulucci Properties LLC. The evidence supports the findings of zoning violations, and the claims of grandfathered use rights are unsubstantiated based on town records and the submitted evidence.

#### **VIII. Recommendations for Board Action**

The Zoning Board of Appeals is requested to:

1. Review the appeal submitted by Maulucci Properties LLC.
2. Consider the evidence presented by both the appellant and the Zoning Enforcement Officer.
3. Determine whether to uphold, modify, or overturn the Cease and Desist Order.

#### **IX. Attachments**

- Application for an Appeal – Ruling of Zoning Enforcement Officer
- Cease and Desist Order dated November 7, 2024
- Certificate of Organization from the Secretary of the State of Connecticut
- Town Assessor's Property Cards
- Applicable Zoning Regulations

REF ID: 3  
NOV 8 2024  
PLAT  
B-1  
G

## BLOOMFIELD ZONING BOARD OF APPEALS

### Type of Application

Variance  
 Use Variance  
 Ruling of Zoning Enforcement Officer

Enclosed herewith is the required \$260.00 fee for this petition.

Anthony Maulucci

Applicant (to whom notices will be sent)

860 690 6151

Daytime Phone #

5 Kirkstone East Granby, CT

Mailing Address

maulucciconstruction@ymail.com

E-mail Address

Owner (if different from applicant)

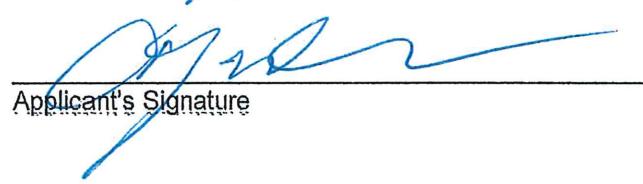
Daytime Phone #

Owner's Address

E-mail Address

Applying as

Owner  Developer  Agent  Other

  
Applicant's Signature

11-17-24  
Date

Owner's Signature (if different from applicant)

Location of Site 69 Brown st Bloomfield, CT Zone R

Applicable Section(s) of the Zoning Regulations: Sec. 9.10

Is the property located within 500 feet of a town boundary line?  Yes  No

### For Variance Applications:

Related to

Use  Area  Yard(s)  Height  
 Building Line  Other (specify) \_\_\_\_\_

In connection with a  proposed building  existing building

Why will strict application of the Zoning Regulations produce an undue hardship? \_\_\_\_\_

Practicing

Why is the hardship unique to these premises and not shared by other premises in the neighborhood?

This variance would not change the character of the neighborhood because \_\_\_\_\_

---

---

---

---

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe:

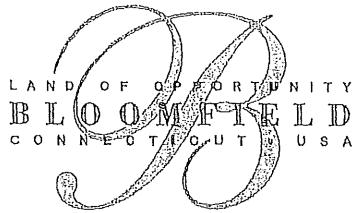
Has any previous appeal been filed in connection with these premises?  Yes  No

If yes, please describe the nature, date and outcome.

✓ For Zoning Enforcement Officer Ruling Application:

I hereby appeal the decision of the Zoning Enforcement Officer for 69 Brown st  
use of property.

NOTE: This application shall be accompanied by all items as described in the attached Instructions and Procedures. Failure to supply any of the required information and/or documentation may invalidate this application.



Department of  
Planning & Zoning  
TOWN OF BLOOMFIELD  
800 BLOOMFIELD AVENUE  
BLOOMFIELD, CT 06002-0337  
860-769-3515

VIA Certified Mail: 7014 2120 0002 7000 3892 and Standard USPS Mail

November 7, 2024

Maulucci Properties LLC  
Attn: Anthony Maulucci, Principal & Manager  
69 Brown Street  
Bloomfield, CT 06002

## CEASE AND DESIST ORDER

**Property Location:** 69 Brown Street (PID: 4448), Bloomfield CT 06002 ("Property")  
**Zone:** R-30 (Single-family Residential District)  
**Property Owner:** Maulucci Properties LLC (Anthony Maulucci, Principal and Manager)

**Nature of Violation:** Utilizing an accessory structure (garage) as a commercial building and operating multiple commercial businesses within your Property and structures without any previous land use approvals and where commercial business uses are not permitted in residential zones (other than a home base business as defined and outlined in the Zoning Regulations).

**Applicable Zoning Regulations:** Section 3.1.C "Principal Uses and Structures"  
Section 3.1.D "Accessory Uses and Structures"  
Section 3.7.A "Home Based Businesses"  
Section 8.1 "Nonconforming lots, nonconforming uses of land, nonconforming structures and nonconforming uses of structures and premises"

Dear Anthony Maulucci,

On April 3, 2024, I rejected Building Permit BP-23-550, which you submitted for a proposed addition to an accessory structure labeled as a "Shop" in your plans for the Property listed above. This decision was after a drive-by inspection of your property on April 1 and April 2, 2024 revealed that you may be using your property and existing accessory structure in a manner not permitted in a residential district. In response to the rejection of the permit, we met on April 25, 2024, to discuss this matter further.

During our discussion, I confirmed that you were operating multiple commercial businesses from an accessory structure (garage) in the rear of your property. I informed you that your property is strictly a single-family residential district, and that "home-based businesses" as defined in our regulations, were

the only business use types permitted per Section 3.7.A (enclosed). I then advised you to submit a Zoning Permit if you felt that you met the criteria.

On May 14, 2024, you submitted a Zoning Signoff Permit (Z-24-18) to allow a "Home Occupation" (plumbing serviceman). However, you failed to meet the requirements for a home-based business, and as a result, your application was rejected/denied.

Since then, you have claimed to possess commercial "grandfathered use rights" at your Property and structure. However, research of the town's building and land use records confirms that your Property at 69 Brown Street has never had any previously approved commercial uses.

**YOU ARE HEREBY ADVISED** that you have been found to be in violation of the Town of Bloomfield Zoning Regulations Sections 3.1.C, 3.1.D, 3.1.A and 8.1 for operating multiple commercial business operations including the rental of heavy equipment; outdoor storage of commercial vehicles, equipment, and earth materials; utilizing a residential property as a mixed-use commercial property; continuation of unpermitted commercial business use expansion onto other areas of your Property and structure without providing any previous land use approvals or "grandfathered" use evidence.

**YOU ARE DIRECTED:** Cease the operation of all established commercial uses on your property, cease all outdoor storage of heavy equipment machinery, commercial vehicles and trailers, and earth materials and remove it from your Property within **10 days of the issuance of this notice.**

**YOU ARE FURTHER ADVISED:** You have the right to appeal this notice to the Zoning Board of Appeals if you feel it was issued in error. Appeal forms can be found at the Town of Bloomfield, Building and Land Use Department located at 800 Bloomfield Avenue, Bloomfield CT 06002.

If you have further questions, please contact me at 860-769-3523 or via email at [llaureano@bloomfieldct.gov](mailto:llaureano@bloomfieldct.gov).

Sincerely,



Lynda Laureano  
Assistant Director/Zoning Enforcement Officer

CC: Andrew Crumbie, Town Attorney  
Dwight Carlson, Chief Building Official  
Ashley DeJesus, Tax Collector  
Vincentia Midodzi, Assessor



# Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

## Filing Details

Filing Number: 0012573767

Filed On: 3/1/2024 2:53:43 PM

## Primary Details

Name of Limited Liability Company: New England Storage Solutions, LLC

Business ALEI: US-CT.BER:2959836

Business Email Address: maulucciconstruction@yahoo.com

NAICS Information: Lessors of Miniwarehouses and Self-Storage Units (531130)

## Business Location

Principal Office Address: 69 Brown Street, Bloomfield, CT, 06002, United States  
Mailing Address: 69 Brown Street, Bloomfield, CT, 06002, United States

## Appointment of Registered Agent

Type: Individual

Agent's Name: Anthony Maulucci

Business Address: 69 Brown Street, Bloomfield, CT, 06002, United States

Residence Address: 5 Kirkstone, East Granby, CT, 06026-9418, United States

Mailing Address: 69 Brown Street, Bloomfield, CT, 06002, United States

## Agent Appointment Acceptance

Agent Signature: Anthony naulucci

*This signature has been executed electronically*

## Manager or Member Information

Filing Number: 0012573767

Filed On: 3/1/2024 2:53:43 PM



# Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

Name	Title	Business Address	Residence Address
Anthony Maulucci	Manager	69 Brown Street, Bloomfield, CT, 06002, United States	5 Kirkstone, East Granby, CT, 06026-9418, United States
Caitlin Maulucci	Member	69 Brown Street, Bloomfield, CT, 06002, United States	5 Kirkstone, East Granby, CT, 06026-9418, United States

## Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Anthony Maulucci

Organizer Title: Manager

Filer Name: Jacobs, Walker, Rice Barry, LLC

Filer Signature: Jacobs, Walker, Rice Barry, LLC

Execution Date: 03/01/2024

*This signature has been executed electronically*



# Secretary of the State of Connecticut

Phone: 860-509-6003 Website: [business.ct.gov](http://business.ct.gov) Email: [bsd@ct.gov](mailto:bsd@ct.gov)

## Certificate of Organization

Limited Liability Company: Domestic - Use ink. Complete all sections. Print or Type. Attach 8 1/2" x 11" sheets if necessary.

<b>Filing Party</b> (Confirmation will be sent to this address): Name: Address: City: State: ZIP Code: Email: Telephone Number:		<b>Filing Fee: \$120</b> Make checks payable to "Secretary of the State"
<b>1. Name of Limited Liability Company</b> (Required - Must include business designation (e.g., LLC, L.L.C., etc.)): Maulucci Properties, LLC		
<b>2. Principal Office Address</b> (Required - Provide full address. P.O. Box unacceptable): Street: 69 Brown Street  City: Bloomfield State: CT ZIP Code: 06002		
<b>3. Mailing Address</b> (Required - Provide full address. P.O. Box acceptable): Street or P.O. Box: 5 Kirkstone  City: East Granby State: CT ZIP Code: 06026		
Note: Complete either 4A or 4B on the following page, but not both.		
<b>4. Appointment of Registered Agent</b> (Required): <b>A. If Agent is an individual</b> , print or type full legal name: <u>Anthony Maulucci</u> Signature accepting appointment ► <u>A. Maulucci</u>		
<b>Business Address</b> (Required - No P.O. Box): Street: 69 Brown Street City: Bloomfield State: CT ZIP Code: 06002	Check box if <b>none</b> : <input type="checkbox"/>	<b>Connecticut Residence Address</b> (Required - No P.O. Box): Street: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026
<b>Connecticut Mailing Address</b> (Required): (P.O. Box is acceptable): Street or P.O. Box: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026		



# Secretary of the State of Connecticut

Phone: 860-509-6003 Website: [business.ct.gov](http://business.ct.gov) EMAIL: [bsd@ct.gov](mailto:bsd@ct.gov)

## Certificate of Organization

Limited Liability Company: Domestic - Use ink. Complete all sections. Print or Type. Attach 8 1/2" x 11" sheets if necessary.

Note: Do not complete 4B below if Agent appointed in 4A on the previous page.

**B. If Agent is a business**, print or type name of business as it appears on our records: \_\_\_\_\_

Signature accepting appointment on behalf of agent: ► \_\_\_\_\_

Print full name and title of person signing on behalf of agent: \_\_\_\_\_

<b>Connecticut Business Address</b> (Required - No P.O. Box):			<b>Connecticut Mailing Address</b> (Required - P.O. Box is acceptable):		
Street:			Street or P.O. Box:		
City:			City:		
State: <b>CT</b>	ZIP Code:		State: <b>CT</b>	ZIP Code:	

**5. Manager or Member Information (Required):**

(Must list at least one Manager or Member of the LLC. Attach 8 1/2" x 11" sheets if necessary):

Full Name	Title	Business Address (No P.O. Box)	Residence Address (No P.O. Box)
Anthony Maulucci	<input type="checkbox"/> Member <input checked="" type="checkbox"/> Manager <input type="checkbox"/> Managing Member	Check if none <input type="checkbox"/> Address: 69 Brown Street City: Bloomfield State: CT ZIP Code: 06002	Address: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026
Caitlin Maulucci	<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> Managing Member	Check if none <input type="checkbox"/> Address: 69 Brown Street City: Bloomfield State: CT ZIP Code: 06002	Address: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026

**6. Entity E-mail Address (Required):**

Check box if none. Do not leave blank.  
 maulucciconstructions@yahoo.com

None

**7. NAICS Code (Required - six digits):**

5	3	1	3	9	0
---	---	---	---	---	---

**8. Execution / Signature (Required - Subject to penalties of false statement):**

Date (mm/dd/yyyy): 07 / 22 / 2024

Name of Organizer (print / type) (The LLC cannot be its own Organizer)	Signature
Anthony Maulucci	



# Secretary of the State of Connecticut

Phone: 860-509-6003 Website: [business.ct.gov](http://business.ct.gov) Email: [bsd@ct.gov](mailto:bsd@ct.gov)

## Certificate of Organization

Limited Liability Company: Domestic - Use ink. Complete all sections. Print or Type. Attach 8 1/2" x 11" sheets if necessary.

<p>Filing Party (Confirmation will be sent to this address):</p> <p>Name: Address: City: State: ZIP Code: Email: Telephone Number:</p>		<p><b>Filing Fee: \$120</b> Make checks payable to "Secretary of the State"</p>
<p><b>1. Name of Limited Liability Company</b> (Required - Must include business designation (e.g., LLC, L.L.C., etc.)): Coastal Assets, LLC</p>		
<p><b>2. Principal Office Address</b> (Required - Provide full address. P.O. Box unacceptable): Street: 69 Brown Street  City: Bloomfield State: CT ZIP Code: 06002</p>		
<p><b>3. Mailing Address</b> (Required - Provide full address. P.O. Box acceptable): Street or P.O. Box: 5 Kirkstone  City: East Granby State: CT ZIP Code: 06026</p>		
<p>Note: Complete either 4A or 4B on the following page, but not both.</p>		
<p><b>4. Appointment of Registered Agent</b> (Required):</p> <p><b>A. If Agent is an individual</b>, print or type full legal name: <u>Anthony Maulucci</u></p> <p>Signature accepting appointment ► </p>		
<p><b>Business Address</b> (Required - No P.O. Box): Street: 69 Brown Street City: Bloomfield State: CT ZIP Code: 06002</p>	<p>Check box if <b>none</b>: <input type="checkbox"/></p>	<p><b>Connecticut Residence Address</b> (Required - No P.O. Box): Street: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026</p>
<p><b>Connecticut Mailing Address</b> (Required): (P.O. Box is acceptable): Street or P.O. Box: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026</p>		



# Secretary of the State of Connecticut

Phone: 860-509-6003 Website: [business.ct.gov](http://business.ct.gov) EMAIL: [bsd@ct.gov](mailto:bsd@ct.gov)

## Certificate of Organization

Limited Liability Company: Domestic - Use ink. Complete all sections. Print or Type. Attach 8 1/2" x 11" sheets if necessary.

Note: Do not complete 4B below if Agent appointed in 4A on the previous page.

**B. If Agent is a business, print or type**  
name of business as it appears on our records: \_\_\_\_\_

Signature accepting  
appointment on behalf of agent: ► \_\_\_\_\_

Print full name and title of person signing on behalf of agent: \_\_\_\_\_

<b>Connecticut Business Address</b> (Required - No P.O. Box):		<b>Connecticut Mailing Address</b> (Required - P.O. Box is acceptable):	
Street:		Street or P.O. Box:	
City:		City:	
State: CT	ZIP Code:	State: CT	ZIP Code:

**5. Manager or Member Information** (Required):  
(Must list at least one Manager or Member of the LLC. Attach 8 1/2" x 11" sheets if necessary):

Full Name	Title	Business Address (No P.O. Box)	Residence Address (No P.O. Box)
Anthony Maulucci	<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> Managing Member	Check if none <input type="checkbox"/> Address: 69 Brown Street City: Bloomfield State: CT ZIP Code: 06002	Address: 5 Kirkstone City: East Granby State: CT ZIP Code: 06026
	<input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> Managing Member	Check if none <input type="checkbox"/> Address: City: State: ZIP Code:	Address: City: State: ZIP Code:

<b>6. Entity E-mail Address</b> (Required): Check box if none. Do not leave blank. maulucciconstructions@yahoo.com	<input type="checkbox"/> None	<b>7. NAICS Code</b> (Required - six digits):					
		5	3	1	3	9	0

**8. Execution / Signature** (Required - Subject to penalties of false statement):

Date (mm/dd/yyyy): 07 / 22 / 2024

Name of Organizer (print / type) (The LLC cannot be its own Organizer)	Signature
Anthony Maulucci	►

WED/JUN/01/2005 08:30 AM WALL, MCCORMACK

FAX No. 18606883620

FILING #0002937737 PG 01 OF 01 VOL B-00770  
FILED 06/09/2005 08:30 AM PAGE 03036  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

**ARTICLES OF ORGANIZATION**  
**Domestic Limited Liability Company**  
**Office of the Secretary of State**

**1. NAME OF THE LIMITED LIABILITY COMPANY:**  
**ITALY, LLC**

**2. NATURE OF BUSINESS TO BE TRANSACTED OR PURPOSES TO BE PROMOTED:**

To engage in any lawful act or activity for which a limited liability company may be formed under the Connecticut Limited Liability Act C.G.S. Section 34-100, et seq.

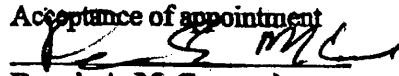
**3. PRINCIPAL OFFICE ADDRESS:**

**25 Tecumseh Lane, West Hartford, CT 06117**

**4. APPOINTMENT OF STATUTORY AGENT FOR SERVICE OF PROCESS:**

Name of agent: **Dennis A. McCormack**  
Business Address: **860 Prospect Hill Rd, Windsor, CT 06095**  
Residence Address: **8 Braeburn, Glastonbury, CT 06033**

Acceptance of appointment

  
**Dennis A. McCormack**

**5. MANAGEMENT:**

The management of the limited liability company shall be vested in one or more managers

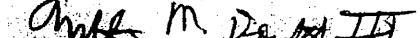
**6. MANAGERS OR MEMBERS INFORMATION**

<u>Name</u>	<u>Title</u>	<u>Business Address</u>	<u>Residence address</u>
<b>Anthony M. Donatelli III</b>	<b>Member/Manager</b>	<b>25 Tecumseh Lane</b>	<b>25 Tecumseh Lane</b>

<b>Neal Mascolo</b>	<b>Member/Manager</b>	<b>West Hartford, CT 06117</b>	<b>West Hartford, CT 06117</b>
		<b>179 N. Quaker Lane</b>	<b>179 N. Quaker Lane</b>
		<b>West Hartford, CT 06117</b>	<b>West Hartford, CT 06117</b>

**7. Execution:**

**Date** **6/4/05**



**Anthony M. Donatelli III**  
**Organizer**



# Secretary of the State of Connecticut

## Annual Report

### FILING DETAILS

Filing Number: 0012595294 Report Year: 03/31/2024  
Filing Fee: \$80.00 Due Date:  
Filed On: 3/29/2024 10:47:53 AM

### PRIMARY DETAILS

Business Type: Domestic  
Legal Structure: LLC  
Business Name: M & M CONSTRUCTION AND LANDSCAPING, LLC  
Business ALEI: US-CT.BER:0824457

	<i>Existing Information</i>	<i>Updated Information</i>
Business Email Address:	roger@bennettcocpa.com	maulucciconstruction@yahoo.com
NAICS Information:	New Single-Family Housing Construction (except For-Sale Builders) (236115)	No update

### BUSINESS LOCATION

	<i>Existing Information</i>	<i>Updated Information</i>
Principal Office Address:	69 BROWN STREET BLOOMFIELD, CT 06002 United States	No update
Mailing Address:	69 BROWN STREET BLOOMFIELD, CT 06002 United States	No update



# Secretary of the State of Connecticut

## Annual Report

### APPOINTMENT OF REGISTERED AGENT

Type: Individual  
Agent's Name: AJ Maulucci  
Business Address: 69 BROWN STREET, BLOOMFIELD, CT 06002 United States  
Residence Address: 69 BROWN STREET, BLOOMFIELD, CT 06002 United States  
Mailing Address: 69 BROWN STREET, BLOOMFIELD, CT 06002 United States

### NEW AGENT APPOINTMENT ACCEPTANCE

Agent Signature: AJ maulucci  
This signature has been executed electronically

### CURRENT PRINCIPAL INFORMATION

This section contains principals already on record who remained the same as part of this report; updates to address or title information is displayed as applicable.

<b>Principal Name:</b>	ANTHONY J. MAULUCCI	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MANAGER	No Update
Business Address:	69 BROWN STREET, BLOOMFIELD, CT, 06002, United States	No Update
Residence Address:	4 ANTHONY'S WAY, BLOOMFIELD, CT, 06002, United States	No Update
<b>Principal Name:</b>	CAITLIN MAULUCCI	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MANAGER	No Update
Business Address:	69 BROWN STREET,	No Update



# Secretary of the State of Connecticut

## Annual Report

---

BLOOMFIELD, CT,  
06002,  
United States

---

Residence Address: 4 ANTHONY'S WAY, No Update  
BLOOMFIELD, CT,  
06002,  
United States

---

### ACKNOWLEDGEMENT

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Authorizer: ANTHONY J. MAULUCCI  
Authorizer Title: MANAGER

Filer Name: Anthony Maulucci  
Filer Signature: Anthony Maulucci  
Execution Date: 03/29/2024

*This signature has been executed electronically*



# Secretary of the State of Connecticut Annual Report

## FILING DETAILS

Filing Number: 0012303435

Report Year 03/31/2024

Filing Fee: \$80.00

Due Date:

Filed On: 1/10/2024 4:51:39 PM

## PRIMARY DETAILS

Business Type: Domestic

Legal Structure: LLC

Business Name: MAULUCCI HOME BUILDERS, LLC

Business ALEI: US-CT.BER:1262862

	<b><i>Existing Information</i></b>	<b><i>Updated Information</i></b>
Business Email Address:	roger@bennettcocpa.com	No update
NAICS Information:	All Other Specialty Trade Contractors (238990)	No update

## BUSINESS LOCATION

	<b><i>Existing Information</i></b>	<b><i>Updated Information</i></b>
Principal Office Address:	69 BROWN STREET BLOOMFIELD, CT 06002 United States	No update
Mailing Address:	69 BROWN STREET BLOOMFIELD, CT 06002 United States	No update



# Secretary of the State of Connecticut

## Annual Report

### AGENT INFORMATION

Type: Business  
Agent's Name: BENNETT & COMPANY, P.C.  
Agent's ALEI: US-CT.BER:0751502

	<i>Existing Addresses</i>	<i>Updated Addresses</i>
Business Address:	34 JEROME AVE, Suite 312 BLOOMFIELD, CT 06002 United States	No update
Mailing Address:	34 Jerome Ave, Suite 312 Bloomfield, CT 06002-2463 United States	No update

### CURRENT PRINCIPAL INFORMATION

This section contains principals already on record who remained the same as part of this report; updates to address or title information is displayed as applicable.

<b>Principal Name:</b>	ANTHONY MAULUCCI	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MANAGER	No Update
Business Address:	69 BROWN STREET, BLOOMFIELD, CT, 06002, United States	No Update
Residence Address:	3 BREEZY KNOLL DR, BLOOMFIELD, CT, 06002, United States	No Update



# Secretary of the State of Connecticut

## Annual Report

### ACKNOWLEDGEMENT

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Authorizer: ANTHONY MAULUCCI  
Authorizer Title: MANAGER

Filer Name: Roger Bennett  
Filer Signature: Roger Bennett  
Execution Date: 01/10/2024

*This signature has been executed electronically*



# Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

## Filing Details

Filing Number: 0010655997

Filed On: 6/24/2022 4:17:54 PM

## Primary Details

Name of Limited Liability Company: Sweat Equity, LLC

Business ALEI: US-CT.BER:2587926

Business Email Address: maulucciconstruction@yahoo.com

NAICS Information: Other Activities Related to Real Estate (531390)

## Business Location

Principal Office Address: 69 Brown Street, Bloomfield, CT, 06002-2023, United States

Mailing Address: 5 Kirkstone, East Granby, CT, 06026-9418, United States

## Appointment of Registered Agent

Type: Individual

Agent's Name: Anthony Maulucci

Business Address: 69 Brown Street, Bloomfield, CT, 06002-2023, United States

Residence Address: 5 Kirkstone, East Granby, CT, 06026-9418, United States

Mailing Address: 5 Kirkstone, East Granby, CT, 06026-9418, United States

## Agent Appointment Acceptance

Agent Signature: AJ maul

*This signature has been executed electronically*

## Manager or Member Information

Name	Title	Business Address	Residence Address
Anthony Maulucci	Manager	69 Brown Street, Bloomfield, CT, 06002-2023, United States	5 Kirkstone, East Granby, CT, 06026-9418, United States
Caitlin Maulucci	Member	69 Brown Street, Bloomfield, CT,	5 Kirkstone, East Granby, CT,



# Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

---

06002-2023,  
United States

06026-9418,  
United States

---

## Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Anthony Maulucci  
Organizer Title: Manager

Filer Name: Jacobs, Walker, Rice Barry, LLC  
Filer Signature: Jacobs, Walker, Rice Barry, LLC  
Execution Date: 06/24/2022

*This signature has been executed electronically*



# Town of Bloomfield, CT

## Property Listing Report

Map Block Lot

233-1129

Building # 1

PID 4448

Account

R04569

### Property Information

Property Location	69 BROWN ST		
Owner	MAULUCCI PROPERTIES LLC		
Co-Owner			
Mailing Address	69 BROWN ST	CT	06002
Land Use	0101 Single Family		
Land Class	R		
Zoning Code	R-30		
Census Tract	4713		

Site Index	5
Acreage	7.67
Utilities	,Public Sewer,Private Well
Lot Setting/Desc	
Fire District	C
Book / Page	2231/0030

### Primary Construction Details

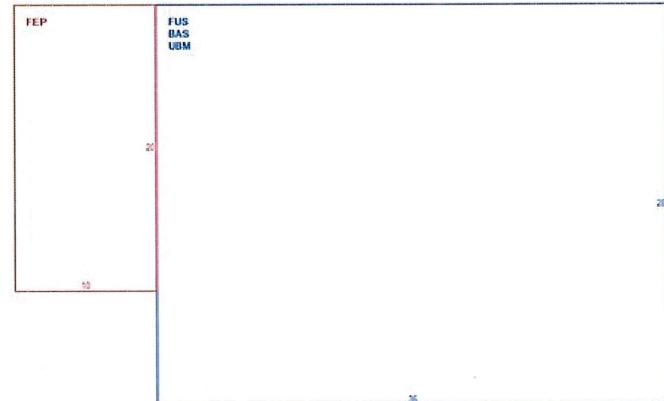
Year Built	1762
Building Desc.	Single Family
Building Style	Colonial
Building Grade	B-
Stories	2
Occupancy	1
Exterior Walls	Vinyl Siding
Exterior Walls 2	
Roof Style	Gable
Roof Cover	Asphalt Shingl
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Forced Air
AC Type	0
Bedrooms	4 Bedrooms
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	9
Bath Style	Average
Kitchen Style	Average
Bsmt Fin Area	0
Rec Rm Area	0
Bsmt Gar	0
Fireplaces	1

### Photo



### Sketch



(\*Industrial / Commercial Details)

Building Use	Residential
Building Condition	A
Sprinkler %	NA
Heat / AC	
Frame Type	
Baths / Plumbing	
Ceiling / Wall	
Rooms / Prtns	
Wall Height	
First Floor Use	NA
Foundation	POURED CONC.



## Town of Bloomfield, CT

## Property Listing Report

---

### Map Block Lot

233-1129

Building #

Building # 1

PID 4448

## Account

R04569

Valuation Summary (Assessed value = 70% of Appraised Value)		Sub Areas			
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	206500	144550	First Floor	1008	1008
Extras	0	0	Framed Enclosed Porch	200	0
Improvements			Finished Open Porch	28	0
Outbuildings	50300	35210	Finished Upper Story	1008	1008
Land	171700	120190	Basement	1008	0
Total	428500	299950			

## Outbuilding and Extra Features

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
MAULUCCI PROPERTIES LLC	2231/0030	2024-09-03	0
SWEAT EQUITY LLC	2151/0191	2022-07-05	315000
MAULUCCI BENJAMIN & EDWARD	0462/0349	1989-07-31	0



## Town of Bloomfield, CT

## Property Listing Report

---

### Map Block Lot

Building # 2 PID 4448 Account R04569

## Primary Construction Details

Year Built	1970
Building Desc.	Residential
Building Style	Outbuildings
Building Grade	C
Stories	2
Occupancy	1
Exterior Walls	Vinyl Siding
Exterior Walls 2	
Roof Style	Gambrel
Roof Cover	Asphalt Shingl
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Minimum/Plywd
Interior Floors 2	Concrete

Heating Fuel	<b>Gas</b>
Heating Type	<b>Forced Air</b>
AC Type	<b>50</b>
Bedrooms	<b>None</b>
Full Bathrooms	<b>0</b>
Half Bathrooms	<b>0</b>
Extra Fixtures	<b>0</b>
Total Rooms	<b>1</b>
Bath Style	
Kitchen Style	
Bsmt Fin Area	<b>0</b>
Rec Room Area	<b>0</b>
Bsmt Gar	<b>0</b>
Fireplaces	<b>1</b>

**(\*Industrial / Commercial Details)**

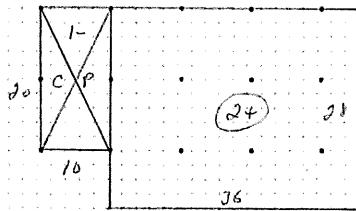
Building Use	Single Family
Building Condition	A
Sprinkler %	NA
Heat / AC	
Frame Type	
Baths / Plumbing	
Ceiling / Wall	
Rooms / Prtns	
Wall Height	
First Floor Use	NA
Foundation	POURED CONC.

## Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Office Area	1800	1800
Carport	1008	0
Garage	1800	0
Wood Deck	72	0

36

PROPERTY STREET CARD											
ADDRESS	69 Brown St. corner Terry Plains Rd.			L SIDE	W	DISTRICT	R-20	ZONE	MAP 15	BLOCK 14	LOT 47
PAVED ✓	WALK N	CURB N	WATER ✓	GAS N	ELEC. ✓	SEWAGE N	NO. OF COS. 10 f				
DATE	VOL.	PAGE	OWNER OF RECORD			PURCHASE PRICE	MORTGAGE	INFORMATION FROM OWNER OR OCCUPANT			
11/24/47	54	545	Maulucci, Ben - 73 Brown St.					1. WHEN PURCHASED 2. PRICE PAID			
	51	330						3. MORTGAGE 4. WORK DONE AND COST			
								SINCE PURCHASE			
								5. WATER SUPPLY ADEQUATE Yes 6. ROOF LEAK No			
								7. HEATING PLANT SATISFACTORY Yes 8. CELLAR DRY Yes			
BUILDINGS											
NO.	TYPE AND USE ✓	STORES ✓	RM'S ✓	STORES	QUALITY	APARTMENTS	NOTES	ATTIC RM'S.	BSM'T RM'S.	BUILT	REMOVED
1	1-Family ✓	2	4-4							1762	
2											
3											
CONSTRUCTION OUTLINE											
COMMENTS											
FOUNDATIONS ✓	1	2	3	FLOOR CONST. ✓	1	2	3	PLUMBING ✓	1	2	3
STONE ✓	F			WD. JOISTS ✓	1P			BATH ROOMS ✓	1	6	
CONCRETE				CONCRETE				TOILET RMS.			
CIND. BLK.								GAL PIPE ✓	P		
CONC. BLK.				HEATING				SINKS ✓	1F		
CONSTRUCTION ✓				HOT AIR				TOILETS ✓	1F		
FRAME ✓	F			STEAM				BASINS ✓	1F		
BRICK				HOT WATER				BATH TUBS ✓	1F		
CIND. BLK.				OIL BURNER				SH. STALLS ✓			
				STOVE ✓	✓			SET TUBS ✓			
				GAS							
				LIGHTING ✓							
EXT. WALLS ✓				B.X. CABLE ✓	G						
CLP. BD.	F			KNOB & TUBE ✓	F			HOT WATER ✓	F		
WD. SH.				PIPE CONDUIT							
VER. SHTG.				FIXT. TYPE				TILING ✓	1	2	3
BRICK				FLOORING							
BR. VENEER				HARDWOOD				BATH FL. & WSCT.			
CIND. BLK.				COMMON ✓	F			BATH FL. & WALLS			
ASBES. SID.				CEMENT				BATH FL. ONLY			
				ASPH. TILE				TOILET RM. FL. ONLY			
				INT. WALLS ✓				TOILET RM. FL. & WSCT.			
ROOFING ✓				PLASTER ✓	P						
WD. SH.				PLAS. BD.				MISC. ✓			
ASPH. SH. ✓	F			WALL. BD.				FIRESIDES			
COMPO.				WD. SHTG.				EXT. CHIMNEY ✓			
ROLLED								INT. CHIMNEY ✓			
CELLARS ✓				CEILING ✓				INSULATION ✓			
WHOLE ✓	G			PLASTER ✓	P						
PART				PLASTER BD.							
NONE				WALL BD.				GEN. COND. ✓	F		
CONC. FLOOR ✓	P			ACOUSTIC				PRICED BY			
DIRT FLOOR											



## PROPERTY STREET CARD

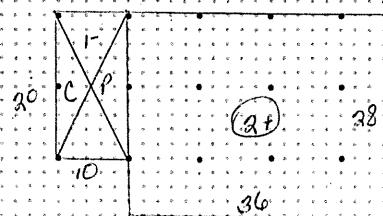
15

47

32







BUILDING COMPUTATIONS			
	1 CLASS	SIZE	AREA
S.	MAIN BLDG.	36 x 20 ft	2016 22800
		X	
E.	1 ST'Y ADD'N	X	
		X	
W.		X	
	2 ST'Y ADD'N	X	
		X	
N.	PORCHES	10 x 20	200 1450
		X	
S.		X	
E.	PLUMBING	—	180
	HEATING		
	FIREPLACES		
W.	TILING		
ROOF TYPE		DORMERS	TOTAL COSTS
GABLES			24250 180
FLAT			REPLACEMENT COST NEW 24070
HIPPED			DEP. 25% 15% OBS. X 50%
GAMBREL			VALUE ESTIMATE 1040
			ASSESSOR'S ADJUSTMENT X 0%
LAND SIZE		REAR	ASSESSED VALUE 7770
170 x 150	170	170	1.00 170.00
			VAC. DEPR. PHY. DEPR.
			LAND VALUE ASSESSED VALUE
			7000 4200
	2 CLASS	SIZE	AREA
		X	
		X	
		X	
		X	
		X	
TOTAL COSTS			
REPLACEMENT COST NEW			
DEP.	%	% OBS.	X %
VALUE ESTIMATE			
ASSESSOR'S ADJUSTMENT			
ASSESSED VALUE			
	3 CLASS	SIZE	AREA
		X	
LAND VALUE, FROM ABOVE			
HOUSE ACRE LOT	ACRES @	MARKET	ASSESSED
FR. ACRES	''		
GRADE A TILLABLE	''		
GRADE B	''		
GRADE C	''		
ORCHARD LAND	''		
PASTURE LAND	''		
WOODLAND	''		
SPROUTLAND	''		
SWAMPLAND	''		
TOTAL LAND			
LAND VALUE, FROM ABOVE			
HOUSE ACRE LOT	ACRES @	MARKET	ASSESSED
FR. ACRES	''		
GRADE A TILLABLE	''		
GRADE B	''		
GRADE C	''		
ORCHARD LAND	''		
PASTURE LAND	''		
WOODLAND	''		
SPROUTLAND	''		
SWAMPLAND	''		
TOTAL LAND			
TOTAL COSTS			
REPLACEMENT COST NEW			
DEP.	%	% OBS.	X %
VALUE ESTIMATE			
ASSESSOR'S ADJUSTMENT			
ASSESSED VALUE			

## PROPERTY STREET CARD

69

15

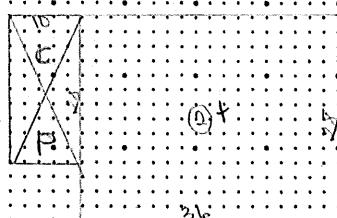
177

ADDRESS 169 Brown St. corner Terry Plains Rd.			L	SIDE	W	DISTRICT	R-20	ZONE	MAP-40-64	BLOCK	LOT 9	CD. 33
PAVED	WALK	CURB	WATER	GAS	ELEC.		SEWAGE		NO. OF CDS. 1 OF 2			
DATE	VOL.	PAGE	OWNER OF RECORD			PURCHASE PRICE	MORTGAGE	INFORMATION FROM OWNER OR OCCUPANT				
11/24/47	54	545	Maulucci, Ben -173 Brown St., Town					1. WHEN PURCHASED		2. PRICE PAID		
	51	330						3. MORTGAGE		4. WORK DONE AND COST		
								SINCE PURCHASE				
								5. WATER SUPPLY ADEQUATE		Well	6. ROOF LEAK	
								7. HEATING PLANT SATISFACTORY		Yes	8. CELLAR DRY	

## BUILDINGS

## **CONSTRUCTION OUTLINE**

FOUNDATIONS	1	2	3	FLOOR CONST.	1	2	3	PLUMBING	1	2	3	COMMENTS			
	STONE	X		WD. JOISTS	PX			BATH ROOMS	X	G					
CONCRETE				CONCRETE				TOILET RMS.							
CIND. BLK.								C 1 / PIPE	F						
CONC. BLK.				HEATING				SINKS	1F						
CONSTRUCTION				HOT AIR				TOILETS	1F						
FRAME	X			STEAM				BASINS	1F						
BRICK				HOT WATER				BATH TUBS	1F						
CIND. BLK.				OIL BURNER				SH. STALLS							
				STOVE COAL	X			SET TUBS							
				GAS											
				LIGHTING											
EXT. WALLS				B.X. CABLE	G			HOT WATER							
CLP. BD.	X			KNOB & TUBE	P			TILING	1	2	3	LAND	3650		
WD. SH.				PIPE CONDUIT								BLDG. #1	4330		
VER. SHTG.				FIXT. TYPE				BATH FL. & WSC.				BLDG. #2	50		
BRICK				FLOORING				BATH FL. & WALLS				BLDG. #3	110		
BR. VENEER				HARDWOOD				BATH FL. ONLY				FWDED. FR. CD.	33A	2810	
CIND. BLK.				COMMON	PX			TOILET RM. FL. ONLY				FWDED. FR. CD.			
ASBES. SID.				CEMENT	P			TOILET RM. FL. & WSC.				FWDED. FR. CD.			
				ASPH. TILE								TOTAL ASSESS.	10950		
ROOFING								MISC.				LAND	1040		
WD. SH.								FIREFPLACES				BLDG. #1	4330		
ASPH. SH.	X	V		VLS. & CEIL.				EXT. CHIMNEY				BLDG. #2			
COMPO.				PLASTER	PX			INT. CHIMNEY				BLDG. #3			
ROLLED				PLAS. BD.				INSULATION				FWDED. FR. CD.			
				WALL. BD.								FWDED. FR. CD.			
				WD. SHTG.								TOTAL ASSESS.	6370		
CELLARS												DATE			
WHOLE	G	X						FLD. WORK BY:				PERMITS			
PART								RECHECKED BY:	H.A.	1-3-60		DATE			
NONE								PRICED BY				NO.			
CONC. FLOOR	X											TYPE WORK			
DIRT FLOOR	X											AM'T.			
								GEN. COND.	F						



BUILDING COMPUTATIONS									
N.		1	CLASS	SIZE	AREA	UNIT	COST NEW		
S.		MAIN BLDG.		X	2116	4.10	8670		
E.		1 ST'Y ADD'N		X					
W.		2 ST'Y ADD'N		X					
N.		PORCHES		X					
S.		PLUMBING		X					
E.		HEATING							
W.		FIREPLACES							
		ROOFING (EXTRA)							
ROOF TYPE		DORMERS		TOTAL					
GABLES				DEPRECIATION—PHYSICAL 50 % FUNCTIONAL & ECONOMIC % X					
FLAT		COST DEPRECIATED TO VALUE		1430					
HIPPED		2 CLASS		1	10 x 16	160	75	120	
GAMBREL		Ch. House							

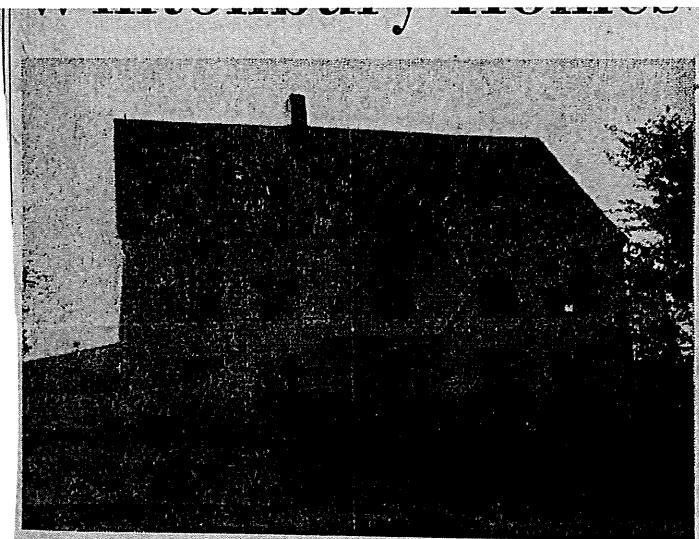
## PROPERTY STREET CARD

R-35

13

ADDRESS	61 Brown St.			I SIDE	W	R-20	ZONE	MAP 15	BLOCK 28	LOT 47	CD. 35				
PAVED	WALK	CURB	WATER	GAS		ELEC.	SEWAGE	NO. OF COS.							
DATE	VOL.	PAGE	OWNER OF RECORD	PURCHASE PRICE		MORTGAGE	INFORMATION FROM OWNER OR OCCUPANT								
11/24/77	54	545	Maulucci, Ben-73 Brown St. Bloomfield				1. WHEN PURCHASED	2. PRICE PAID							
	51	330					3. MORTGAGE	4. WORK DONE AND COST							
							SINCE PURCHASE								
							5. WATER SUPPLY ADEQUATE	6. ROOF LEAK							
							7. HEATING PLANT SATISFACTORY	8. CELLAR DRY							
BUILDINGS															
NO.	TYPE AND USE	STORIES	RMS.	STORES	QUALITY	APARTMENTS	ATTIC RMS.	BSM'T. RMS.	BUILT	ADD.	REMOVED	AT GRADE	LEVEL	SLOPES UP FT.	SLOPES DOWN FT.
1	Burned	2				50x36 Standard roof									
2	Garage	1													
3															
CONSTRUCTION OUTLINE															
FOUNDATIONS	1	2	3	FLOOR CONST.	1	2	3	BSM'T. RM.	BUILT-INS						
STONE				WD. JOISTS	V	G			OVEN & STOVE			REFRIGERATOR			
CONCRETE	V	G		CONCRETE					QUALITY			FREEZER			
Temp. Pier	P			Steel I	V	G			FLOOR			INTERCOM			
CONSTRUCTION				HEATING					WALLS						
FRAME	V	F	P	HOT WATER	G				CEILING						
BRICK				OIL BURNER	G					COMMENTS					
BLK.	V	F		ELECTRIC											
				GAS											
EXT. WALLS				LIGHTING											
CLP. BD.				B.X. CABLE											
WD. SH.				ROMEX											
VER. SHTG.				PIPE CONDUIT	V	G									
ALUM.															
BR. VENEER				FLOORING											
NOVELTY	V	P		HARDWOOD											
ASBES. SID.				TOILET RM. FL. ONLY											
BLK. CIND	V	F		COMMON	V	P									
				CEMENT	V	P									
				TILE											
ROOFING				INT. WALLS											
WD. SH.				PLASTER											
ASPH. SH.	G	B		INT. CHIMNEY											
COMPO.				INSULATION											
ROLLED				AIR COND.											
CELLARS				CEILING											
WHOLE				PLASTER											
PART				PLASTER BD.											
NONE	V	V		GEN. COND.	F	P	PRICED BY								
CONC. FLOOR															
DIRT FLOOR															





HOME OF BEN MAULUCCI

The last house on the west side of Brown Street, as one approaches Tunxis Avenue, known as 169 Brown Street, and owned by Ben Maulucci, local contractor, formerly stood on the opposite corner at the junction of Tunxis Avenue and Terry Plains Road, where Mrs. Isabelle Burnham's house now stands. The house was built in 1762 and the late Joseph Maulucci purchased it from the late George Mexcur when Mr. Mexcur built the house now occupied by Mrs. Burnham.

Mrs. Concetta Maria Maulucci, widow of Joseph, Miss Beatrice Maulucci, a seamstress; Miss Mary Maulucci, employed at Underwood; and Miss Camille Maulucci, employed at the State Library, now occupy the house. Ben lives in a house at 173 Brown Street.

A daughter, Mrs. John Guglietta and her husband reside in Hollywood, Fla., and while partially retired, busy themselves by operating some motels. Another child also resides out of town.

#### Horse Helped

Moving the house was quite an undertaking in 1914 but was successfully accomplished by Joseph Maulucci with the help of a horse. The house is so substantial that it belies its age of nearly 200 years.

Back at the turn of the century a house occupied by the Peck family stood on the site of the Maulucci house. It is understood that the late Frank Granger and family occupied the house at one time. The house was destroyed by fire shortly before the Mexcur house was moved.

#### Peach Orchard

Mr. Mexcur for a few years operated a large peach orchard on the hill east of Tunxis Ave. The writer recalls the loads of peaches that left the farm each morning during the peach season. Like many peach orchards, its life was of short duration and Mr. Mexcur soon abandoned the business.

He was an expert with wood and tools and constructed a large desk with inlaid work and a secret drawer, which one would not surmise existed until shown its location. Mr. Mexcur enjoyed showing the desk to visitors. He

and family were overjoyed when the new house was completed. The old house was of more use and charm than they realized.

The two fireplaces which were in the house before it was moved could not be salvaged and the space occupied by them is now used as a woodshed. The entire downstairs of the west side of the house is a kitchen, large enough to contain a couch and other living room furniture in addition to the customary kitchen equipment. A dining room, pantry and bathroom are also located downstairs.

Much paneling adorns the dining room and kitchen-living room. The front hallway has a winding staircase, with rolled-box effect, which leads to four bedrooms on the second floor. These floors have the original wide boards.

## Qualify As Internal Revenue Agents

At the Internal Revenue Agents School in Boston recently, two residents of Bloomfield received certificates of satisfactory completion of the school's course of study. The certificates were awarded by William Galligan, regional commissioner of Internal Revenue, to George Blumenfeld of 81 Simsbury Road and John Garmat of 93 East Harold Street.

Mr. Blumenfeld is a graduate of Babson Institute at Boston. Mr. Garmat is a graduate of Hillier College, and formerly served as a Selectman, a member of the Bloomfield Democratic Town Committee and Vice-President of the Park Street Board of Trade of Hartford.

15 47 310

PROPERTY STREET CARD															
ADDRESS 169 Brown St. corner Terry Plains Rd.				L SIDE	W	DISTRICT	R-20 ZONE	MAP 04-10 BLOCK	LOT 9	CD. 32A					
PAVED	WALK	CURB	WATER	GAS	ELEC.	SEWAGE	INFORMATION FROM OWNER OR OCCUPANT								
DATE	VOL.	PAGE	OWNER OF RECORD				PURCHASE PRICE	MORTGAGE	INFORMATION FROM OWNER OR OCCUPANT						
11/24/47	54	545	Maulucci, Ben- 73 Brown Street						1. WHEN PURCHASED 2. PRICE PAID						
									3. MORTGAGE 4. WORK DONE AND COST						
									SINCE PURCHASE						
									5. WATER SUPPLY ADEQUATE 6. ROOF LEAK						
									7. HEATING PLANT SATISFACTORY 8. CELLAR DRY						
BUILDINGS															
NO.	TYPE AND USE	STORES	RMS.	STORES	QUALITY	APARTMENTS	NOTES	ATTIC RMS.	BSM'T RMS.	BUILT	REMOVED	AT GRADE	LEVEL	SLOPES UP FT.	SLOPES DOWN FT.
1	Barn	2													
2															
3															
CONSTRUCTION OUTLINE															
FOUNDATIONS	1	2	3	FLOOR CONST.	1	2	3	PLUMBING	1	2	3	COMMENTS			
STONE				WD. JOISTS	G			BATH ROOMS							
CONCRETE	G			CONCRETE				TOILET RMS.							
CIND. BLK.								PIPE							
CONC. BLK.								SINKS							
CONSTRUCTION				HEATING				TOILETS							
FRAME 1-57	F			HOT AIR				BASINS							
BRICK				STEAM				BATH TUBS							
CIND. BLK.				HOT WATER	G			SH. STALLS							
				OIL BURNER	G			SET TUBS							
				STOVE											
				GAS											
				LIGHTING											
EXT. WALLS				B.X. CABLE				HOT WATER				BUILDER			
CLP. BD.				KNOB & TUBE								SUMMARY ASSESSED VALUATION			
WD. SH.				PIPE CONDUIT	G			TILING	1	2	3	LAND			
VER. SHTG.								BATH FL. & WSCT.				BLDG. #1			
BRICK				FIXT. TYPE				BATH FL. & WALLS				BLDG. #2			
BR. VENEER				FLOORING				BATH FL. ONLY				BLDG. #3			
CIND. BLK.	F			HARDWOOD				TOILET RM. FL. ONLY				BLDG. #4			
ASBES. SID.				COMMON				TOILET RM. FL. & WSCT.				BLDG. #5			
ROOFING				CEMENT	P							BLDG. #6			
WD. SH.				ASPH. TILE				MISC.				BLDG. #7			
ASPH. SH.												BLDG. #8			
COMP.								FIREPLACES				BLDG. #9			
ROLLED								EXT. CHIMNEY				BLDG. #10			
CELLARS								INT. CHIMNEY				BLDG. #11			
WHOLE								INSULATION				BLDG. #12			
PART												BLDG. #13			
NONE	X											BLDG. #14			
CONC. FLOOR												BLDG. #15			
DIRT FLOOR	X											BLDG. #16			
												BLDG. #17			
												BLDG. #18			
												BLDG. #19			
												BLDG. #20			
												BLDG. #21			
												BLDG. #22			
												BLDG. #23			
												BLDG. #24			
												BLDG. #25			
												BLDG. #26			
												BLDG. #27			
												BLDG. #28			
												BLDG. #29			
												BLDG. #30			
												BLDG. #31			
												BLDG. #32			
												BLDG. #33			
												BLDG. #34			
												BLDG. #35			
												BLDG. #36			
												BLDG. #37			
												BLDG. #38			
												BLDG. #39			
												BLDG. #40			
												BLDG. #41			
												BLDG. #42			
												BLDG. #43			
												BLDG. #44			
												BLDG. #45			
												BLDG. #46			
												BLDG. #47			
												BLDG. #48			
												BLDG. #49			
												BLDG. #50			
												BLDG. #51			
												BLDG. #52			
												BLDG. #53			
												BLDG. #54			
												BLDG. #55			
												BLDG. #56			
												BLDG. #57			
												BLDG. #58			
												BLDG. #59			
												BLDG. #60			
												BLDG. #61			
												BLDG. #62			
												BLDG. #63			
												BLDG. #64			
												BLDG. #65			
												BLDG. #66			
												BLDG. #67			
												BLDG. #68			
												BLDG. #69			
												BLDG. #70			
												BLDG. #71			
												BLDG. #72			
												BLDG. #73			
												BLDG. #74			
												BLDG. #75			
												BLDG. #76			
												BLDG. #77			
												BLDG. #78			
												BLDG. #79			
												BLDG. #80			
												BLDG. #81			
												BLDG. #82			
												BLDG. #83			
												BLDG. #84			
												BLDG. #85			
												BLDG. #86			
												BLDG. #87			
												BLDG. #88			
												BLDG. #89			
												BLDG. #90			
												BLDG. #91			
												BLDG. #92			
												BLDG. #93			
												BLDG. #94			
												BLDG. #95			
												BLDG. #96			
												BLDG. #97			
												BLDG. #98			
												BLDG. #99			
												BLDG. #100			

BUILDING COMPUTATIONS									
N.		1	CLASS	SIZE	AREA	UNIT	COST NEW		
S.		MAIN BLDG.		X					
E.		Barn 36 x 52		1872		2.00		3740	
W.		1 ST'Y ADD'N		X					
N.		X							
S.		X							
E.		X							
W.		X							
N.		PORCHES		X					
S.		X							
E.		X							
W.		X							
GABLES		PLUMBING		X					
FLAT		HEATING							
HIPPED		FIREPLACES							
GAMBREL		ROOFING (EXTRA)							
DORMERS		TOTAL 3740							
GABLES		DEPRECIATION—PHYSICAL 25 % FUNCTIONAL & % X							
FLAT		COST DEPRECIATED TO VALUE 28.10							
HIPPED		2		CLASS		SIZE		AREA	
GAMBREL		UNIT COST NEW		X					
LAND SIZE		REAR		TRI. %		EFFECTIVE FRONTAGE		DEPTH FACTOR	
FR. ACRES		@ \$1 F.P.		UNIT		---		VAC. DEPR. \$	
FR. ACRES		PHY. DEPR. \$		LOT IMP'VTS \$		LAND VALUE		X	
GRADE A TILLABLE		" "		" "		X		X	
GRADE B "		" "		" "		X		X	
GRADE C "		" "		" "		X		X	
ORCHARD LAND		" "		" "		X		X	
PASTURE LAND		" "		" "		X		X	
WOODLAND		" "		" "		X		X	
SPROUT LAND		" "		" "		X		X	
SWAMPLAND		" "		" "		X		X	
TOTAL LAND		LAND VALUE, FROM ABOVE		LAND VALUE, FROM ABOVE		X		X	
HOUSE ACRE LOT		ACRES @		HOUSE ACRE LOT		ACRES @		X	
FR. ACRES		" "		FR. ACRES		" "		X	
GRADE A TILLABLE		" "		GRADE A TILLABLE		" "		X	
GRADE B "		" "		GRADE B "		" "		X	
GRADE C "		" "		GRADE C "		" "		X	
ORCHARD LAND		" "		ORCHARD LAND		" "		X	
PASTURE LAND		" "		PASTURE LAND		" "		X	
WOODLAND		" "		WOODLAND		" "		X	
SPROUT LAND		" "		SPROUT LAND		" "		X	
SWAMPLAND		" "		SWAMPLAND		" "		X	
TOTAL LAND		LAND VALUE, FROM ABOVE		LAND VALUE, FROM ABOVE		X		X	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		UNIT COST NEW		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	
DEPRECIATION—PHYSICAL		% FUNCTIONAL & % X		COST DEPRECIATED TO VALUE		X		X	
TOTAL		3		CLASS		SIZE		AREA	

## ARTICLE 3 Residential Zones

### 3.1 R-80, R-40 AND R-30 RESIDENTIAL DISTRICTS.

#### 3.1.A. Purpose.

These districts have been established to restrict development to retain the rural character of the Town and limit the need to extend utilities to remote areas.

#### 3.1.B. Bulk Requirements.

DISTRICT	MINIMUM					MAXIMUM		
	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD <sup>1</sup>	REAR YARD <sup>1</sup>	HEIGHT <sup>2</sup>	STORIES	BUILDING COVERAGE
R-80	80,000 sf	200 ft	50 ft	35 ft	50 ft	35 ft	2	15 %
R-40	40,000 sf	150 ft	50 ft	25 ft	50 ft	35 ft	2	25 %
R-30	30,000 sf	150 ft	50 ft	25 ft	25 ft	35 ft	2	20 %

#### TABLE LEGEND

N/A Not applicable  
 sf square feet  
 ft feet  
 R Residential

#### NOTE:

1. See Section 3.7.B for accessory structure yard requirements.
2. See Section 6.12.A for height exceptions..

#### 3.1.C. Principal Uses and Structures.

1. Authorized Without a Zoning Signoff. The following uses and structures are authorized without the issuance of a Zoning Signoff:
  - a. Open space.
  - b. Public utility substations, pursuant to the Connecticut Siting Council.
  - c. Agricultural Uses. Including dairy farms, livestock, land cultivation, and poultry raising, provided that the commercial raising of pigs shall be prohibited and at no time shall more than six (6) pigs over six (6) months old be kept.
  - d. Roadside stands.
2. Authorized by Zoning Signoff. The following uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
  - a. Single-family dwelling.
  - b. Farm buildings. All farm building and residential accessory buildings housing livestock or poultry shall be located at least 100 feet from any street or lot line.
3. Authorized by Special Permit. The following uses and structures may be authorized upon the issuance of a Special Permit in accordance with Section 9.5:
  - a. Accessory apartments in accordance with Section Error! Reference source not found.
  - b. Affordable housing for volunteer municipal firefighters in accordance with Section 7.2.
  - c. Antique shop in accordance with Section 7.4.

- d. Bed and breakfast inn in accordance with Section 7.5.
- e. Cemeteries in accordance with Section 7.7.
- f. Conservation development in accordance with Section 7.9.
- g. Farm markets.
- h. Firehouse.
- i. Houses of worship, Colleges, public and private schools in accordance with Section 8.4 (10/22/15)
- j. Golf course.
- k. Leaf composting facility as an accessory use in accordance with Section 7.6.
- l. Municipal leaf collection transfer facility in accordance with Section 7.6.
- m. Municipal lands and facilities of the Town of Bloomfield.
- n. Museums.
- o. Public utility buildings.
- p. Rear lots in accordance with Section 7.12.
- q. Riding stables in accordance with Section 7.13.
- r. Temporary beer permits in accordance with Section 7.3.
- s. Towers for radio and television in accordance with Section 8.3.

**3.1.D. Accessory Uses and Structures.**

- 1. Authorized Without A Zoning Signoff. The following uses and structures are allowed, as an accessory use, without the issuance of a Zoning Signoff:
  - a. Cultivation of land.
  - b. Customary uses.
  - c. Family day care home.
  - d. Fences which are less than six (6) feet tall in accordance with Section 6.7.
  - e. Keeping of domestic animals
  - f. Keeping of horses in accordance with Section 3.7.B.6.b.
  - g. Home Office in accordance with Section 3.7.A.1
  - h. Parking areas for permitted uses.
  - i. Parking or storage of any number of motor vehicles, registered or unregistered, if parked or stored in a completely enclosed garage or building. Any number of registered vehicles may be parked outside except as otherwise prohibited by these regulations.
  - j. Parking of commercial vehicles. The outside parking or storage of no more than one (1) vehicle having any commercial marking or advertising. The outside parking or storage of any vehicle exceeding one and one-half (1½) ton-capacity, including truck-type tractor or trailer or semi-trailer units, is prohibited (except motor homes or recreational vehicles).
  - k. Parking of recreational vehicles. No recreational vehicle exceeding five (5) feet in height may be parked or stored in any required yard. Under no circumstances may motor homes, campers or recreation vehicles be occupied for living purposes.
  - l. Playhouses and dog houses, provided the structure is less than five (5) feet tall and does not exceed 25 square feet
  - m. Playscapes.

2. Accessory Uses and Structures Authorized By Zoning Signoff. The following accessory uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
  - a. Poultry raising except that not more than 20 fowl may be kept but only if they are confined in suitable enclosures and housed at least 100 feet from any street line or lot line.
  - b. Garages, sheds, gazebos, or similar structures.
  - c. Home Occupation in accordance with Section 3.7.A.2.
  - d. Pools and other recreational structures, such as tennis courts.
  - e. Signs pertaining to a permitted principal use on a lot.

3.4 **RESERVED FOR FUTURE USE.**

3.5 **RESERVED FOR FUTURE USE.**

3.6 **RESERVED FOR FUTURE USE.**

3.7 **SPECIAL PROVISIONS FOR RESIDENTIAL DISTRICTS.**

3.7.A. **Home Based Businesses.**

1. Home Office. Use of residence for personal business purposes. Nothing in these regulations shall restrict the use of a residence by the occupant for business purposes where:
  - a. No business is conducted on the premises except by computer, mail, telephone or future communication technology.
  - b. No persons other than members of the family are employed.
  - c. No external evidence of the business is visible.
  - d. No business signs are erected.
  - e. No pedestrian or automobile traffic other than that is normally generated by a residence.
2. Home Occupation. A home-based business where such business is located within the same dwelling used by such person as his or her primary residence provided that:
  - a. the area devoted to such accessory use (including storage of any supplies or materials) shall not exceed 25 percent of the total square footage of the dwelling (exclusive of garage, attic and basement);
  - b. not more than one (1) nonresident person shall be employed on the premises;
  - c. The accessory use shall:
    - (1) be conducted entirely within the principal dwelling by the resident occupant,
    - (2) clearly be incidental and secondary to the use of the dwelling for living purposes,
    - (3) not change the exterior residential appearance or character of the building or be noticeable from the exterior of the building,
    - (4) not materially change the traffic characteristics of the neighborhood,
    - (5) not have any outside storage or display of merchandise, equipment, or machinery relative to the use,
    - (6) not include the keeping of stock in trade nor the sale or rental of any goods not produced within the premises,
    - (7) not involve the display of signs or products in, on, or about the premises except for a sign as permitted by these Regulations,
    - (8) not involve retail sales at the premises, and
    - (9) parking areas for residents, employees or the general public shall not be located in an inappropriate location and any parking areas shall be screened, if necessary.

## ARTICLE 8 Special Provisions

### 8.1 NONCONFORMING LOTS, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES AND NONCONFORMING USES OF STRUCTURES AND PREMISES.

#### 8.1.A Purpose.

1. Within the districts established by this regulation or any amendments that may later be adopted, there exist lots, structures and uses of land and structures which were lawful before this regulation was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this regulation or future development.
2. It is the intent of this regulation to permit these nonconformities to continue until they are removed, but not to encourage their survival.
3. Such uses are declared by this regulation to be incompatible with permitted uses in the districts involved. It is further the intent of this regulation that nonconformities shall not be enlarged upon, expanded or extended if such a change increases the nonconformity, nor shall they be used as grounds for adding other structures or uses prohibited elsewhere in the same district.
4. A nonconforming use of a structure or land, or of a structure and land shall not be extended or enlarged after passage of this regulation by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which could be prohibited generally in the district involved.
5. To avoid undue hardship, nothing in this regulation shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of the adoption or amendment of this regulation.

#### 8.1.B Nonconforming Lots of Record and in Subdivisions.

1. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this regulation a single-family dwelling and accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this regulation. This provision shall apply even though such lot fails to meet the requirements for area or lot frontage, or both, generally applicable in the district, provided however, that yard dimensions and other requirements not involving lot area or frontage, shall conform to the regulations for the district in which such lot is located.
2. Variance of yard requirements shall be obtained only through action of the Zoning Board of Appeals. However, if adjoining property was in the same ownership as the lot in question at the time of the adoption of the Zoning Regulations (March 15, 1950), the lot must conform in area and frontage to the present requirement of the district in which it is located, if the combination of both parcels would result in a conforming lot. The owner of any lot in a subdivision heretofore validly approved or in the process of approval at the time of the adoption of this regulation may use the lot for the erection of or alteration of a single-family dwelling.

10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
C

#### 8.1.C Nonconforming Uses of Land.

Where, at the effective date of adoption or amendment of this regulation, lawful use of land exists that is made or no longer permissible under the terms of this regulation as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming use shall be enlarged, increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this regulation.
2. No such nonconforming use shall be moved in whole or in part of any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this regulation.

#### 8.1.D Nonconforming Structures.

Where, at the effective date of adoption or amendment of this regulation, a lawful structure exists that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or by its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such structure may be enlarged or altered in a way which increases its nonconformity.
2. Should such structure be destroyed by natural cause or damaged, it may be repaired or replaced to an extent which does not increase the nonconformity. If such repair or replacement is not accomplished within 18 months, it shall not be reconstructed except in conformity with the provisions of this regulation.
3. Should such structure, for any reason, be moved any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

#### 8.1.E Nonconforming Use of Structures.

If, at the effective date of adoption or amendment of this regulation, a lawful use of a structure, or of a structure and premises in combination, exists which use would not be allowed in the district under the terms of this regulation, the lawful use may be continued so long as it remains otherwise lawful subject to the following provisions:

1. No existing structure, devoted to a use not permitted by this regulation in the district in which it is located, shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered in a manner which increases the nonconformity except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the Town Plan and Zoning Commission, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Commission may require appropriate conditions and safeguards in accord with the provisions of this regulation.
3. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
4. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for one year, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

## 9.10 AN APPEAL OF ORDER. (ZONING BOARD OF APPEALS)

### 9.10.A Authority.

In accordance with CGS 8-7 [APPEALS TO BOARD. HEARINGS. EFFECTIVE DATE OF EXCEPTIONS OR VARIANCES; FILING REQUIREMENTS. – [https://www.cga.ct.gov/current/pub/chap\\_124.htm#sec\\_8-7](https://www.cga.ct.gov/current/pub/chap_124.htm#sec_8-7)], an appeal may be taken to the Board by any person aggrieved, where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer.

### 9.10.B Application Requirements.

1. Any such appeal shall be taken by filing an application with the Zoning Board of Appeals and a notice of appeal specifying the grounds thereof.
2. An appeal shall be taken within ten (10) days of the issuance of the order by the Zoning Enforcement Officer.
3. The Zoning Enforcement Officer shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

### 9.10.C Effect of Appeal.

1. An appeal of an order, requirement or decision made by the Zoning Enforcement Officer which prohibits further construction or expansion of a use in violation of the Zoning Regulations shall not be cause for such construction or expansion to continue except to such extent that the Board may allow.
2. An appeal from any other order, requirement or decision made by the Zoning Enforcement Officer shall stop all enforcement and proceedings with regard to such order, requirement or decision unless the Commission or the Zoning Enforcement Officer certifies to the Board after the appeal has been filed that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property.
3. If the Commission or the Zoning Enforcement Officer certifies to the Board that a stay would cause imminent peril to life or property, enforcement and proceedings shall only be stayed by a Restraining Order granted by a court of record, on notice to the Commission or the Zoning Enforcement Officer and on due cause shown.

### 9.10.D Proceedings.

1. The date of receipt of the Appeal of Order shall be determined in accordance with Section 9.12.B.
2. The Board shall hold a public hearing on the Appeal of Order and:
  - a. publish a legal notice in accordance with the requirements of Section 9.12.F of these Regulations, and
  - b. require that the applicant give notice to property owners in accordance with the requirements of Section 9.12.G of these Regulations.
  - c. At such hearing, any party may appear in person or may be represented by agent or by attorney.
3. Notification to adjoining municipalities may be required in accordance with the requirements of Section 9.12.I.
4. Notification to water companies may be required in accordance with the requirements of Section 9.12.J.
5. An incomplete Appeal of Order may be denied in accordance with Section 9.12.C.
6. The Board shall process the Appeal of Order within the period of time permitted under CGS 8-7d. [HEARINGS AND DECISIONS. TIME LIMITS. DAY OF RECEIPT. NOTICE TO ADJOINING MUNICIPALITY. PUBLIC NOTICE REGISTRY. – [https://www.cga.ct.gov/current/pub/chap\\_124.htm#sec\\_8-7d](https://www.cga.ct.gov/current/pub/chap_124.htm#sec_8-7d)]:
  - a. publish a legal notice in accordance with the requirements of Section 9.12.F of these Regulations, and
  - b. require that the applicant give notice to property owners in accordance with the requirements of Section 9.12.G of these Regulations.
  - c. At such hearing, any party may appear in person or may be represented by agent or by attorney.
7. The public hearing shall commence within 65 days after receipt of the appeal.
8. The public hearing shall be completed within 35 days after such hearing commences.

1 C

2

3

4

5

6

7

8

9

10

- 9. All decisions shall be rendered within 65 days after completion of such hearing.
- 10. The applicant may consent to one or more extensions of any period specified herein provided the total extension of all such periods shall not be for longer than 65 days.
- 11. The applicant may, at any time prior to action by the Board, withdraw such application.

**9.10.E Decision Considerations.**

- 1. The Board shall have all the powers of the officer from whom the appeal has been taken but only in accordance with the provisions of this Section.
- 2. The application of a regulation affirming a statute shall not be subject to an appeal of order.
- 3. The Board shall make such order, requirement, or decision as in its opinion should be made concerning the premises.
- 4. The Board may reverse or affirm wholly or partly or may modify any order, requirement or decision appealed from.
- 5. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, or decision of the official charged with the enforcement of the Regulations.

**9.10.F Action Documentation.**

- 1. Whenever it grants or denies an Appeal of Order, the Board shall state the reason(s) for its decision upon the record.
- 2. Notice of the decision of the Board shall be sent by certified mail to any person who appeals to the Board within 15 days after such decision has been rendered.
- 3. Notice of the decision of the Board shall be published in a newspaper having a substantial circulation in Bloomfield within 15 days after such decision has been rendered.
- 4. In any case in which such notice is not published within such 15 day period, the person who took such appeal may provide for the publication of such notice within ten (10) days thereafter.