MEMORANDUM
TO: Bloomfield Zoning Board of Appeals
FROM: Michael D’Amato, AICP, CZEO, Bloomfield Planning & Zoning
DATE: February 25, 2022
SUBJECT: Appeal of Cease & Desist Order. 56 Tunxis Avenue. Owner: Two Brothers LLC.

Complaint Summary:

On November 19, 2021, the Planning & Zoning Department received a complaint regarding the property at 56 Tunxis Avenue. The property is approximately .86AC in size and is located within the Bloomfield Center District or (BCD) zone. The complaint was related to the total number of vehicles on the property.

Complaint Review:

According to Town records, on June 5, 1989, this property was issued a Special Exception approval from ZBA to conduct an automotive related use. The approval was issued with 4 specific conditions related to the location and quantity of vehicles on the property (Exhibit 1). Section 6.11, “Outside Storage of Registered Vehicles” as well as Section 4.1.D(4)(jj) “Special Permit Uses in the BCD Zone were also reviewed.

Following a review of the 1989 approval and the above referenced Zoning Regulations, a site inspection was conducted on December 13, 2021 which indicated the following:

Exhibit 2: Photo of West side of property, indicating more than 25 vehicles within photo frame.
Exhibit 3: Photo of building frontage along Tunxis Ave with more than 10 vehicles within photo frame.
Exhibit 4: Photo of East side of property, indicating more than 14 vehicles within photo frame.

The rear portion of the property was also viewed from the plaza at 40 Tunxis Avenue and indicated at least 40 additional vehicles being stored in the rear portion of the property.

It was also noted that on September 23, 2021, the property owners obtained approval from the Town Plan and Zoning Commission for an automotive repair, sales and storage facility at 15 Highland Park Drive to expand their operation to an additional location. As of the date of this memo, no action has been taken by the applicant/owner to execute or move forward with that issued approval or file the associated permits or variances.

Actions Taken:

Based upon my file review and site inspection, a Notice of Violation Warning Letter (Exhibit 5) was issued on December 17, 2021, and according to the USPS Tracking was delivered to the Agent for the owner on December 20, 2021. Non-compliance with the 1989 Approval and Section 4 and 6 of the Zoning Regulations were cited. The property owner was given 15 days to bring the property into compliance. No response was received.

A follow up inspection was performed on January 21, 2022 and indicated that the number of vehicles appeared to have increased on the property (Exhibits 6,7,8). Based upon a lack of compliance and contact from the owner, a Cease-and-Desist Order (Exhibit 9) was issued on January 24, 2022 and delivered to the agent for the owner on January 26, 2022. The same violations were listed with a 10-day compliance period.
Regulation Summary:

1989 ZBA Special Exception Approval Conditions:
1. Not more than 14 vehicles to be displayed, six on the south side, eight on the north side to the front of the station.
2. No signs shall be posted on the vehicles or building except for a sticker or warranty no larger than 8 1/2” x 11”.
3. No more than 25 vehicles are permitted on the site to be offered for sale.
4. This Special Exception shall be valid for two years and subject to renewal by the Board and the end of the two years (June 1991).

Section 6.11: Outside Storage of Registered Vehicles:
Specifically uses the term “may be permitted” and “The Commission” which indicates that this use is not a permitted use as of right and that the Commission may exercise discretion in allowing such a use to occur.

Section 4.1.D(4)(j): “Service, repair or storage of motor vehicles may be permitted as long as the overnight storage of all motor vehicles takes place within the confines of a building.”

ZEO Comments:

Based upon a review of the above Zoning Regulations and the 1989 ZBA Special Exception approval, it is the opinion of the Town of Bloomfield that this property is in violation of their previously issued approval both through its non-compliance with the conditions but also due to a failure to renew the approval as required. As such their approval is no longer valid.

Beyond the specific compliance issues related to the 1989 approval, Section 6.11 and 4.1.D as outlined above clearly apply to this type of use.

Based on all of the above, it is the position of the Town that the Cease & Desist Order should be upheld as it was not issued in error. Any suggestion related to the specific number of vehicles allowed per the 1989 approval is moot as the approval is not longer valid.
ZONING BOARD OF APPEALS
TOWN OF BLOOMFIELD

Location: 56 Tunxis Avenue
Owner of Record: Russell P. Williams
Date: 5/2/89

The foregoing application for variance / /; special exception / X /, pursuant to Section XII of the Bloomfield Zoning Regulations, pertains to premises bounded and described as follows:

All that certain piece or parcel of land and all improvements located thereon (excluding any petroleum and/or petroleum related equipment situated on said premises, including, but not limited to any tanks and related structures such as pipes, pumps, vaults, and monitoring devices which are designed for the storage of oil or petroleum liquids), situated, lying and being in the Town of Bloomfield, County of Hartford and State of Connecticut known as 56 Tunxis Avenue and also shown on a certain map or plan entitled "Prepared for CHARTER MARKETING COMPANY 13708 56 Tunxis Avenue, Bloomfield, Connecticut Scale: 1 IN. = 20 FT. DATE: 11-25-85 REVISION Prop. Descrip. - CERTIFIED TO: DATE 12-6-85" and being more particularly bounded and described as follows:

Beginning at a point in the east street line of Tunxis Avenue, said point being the southwesterly corner of land now or formerly Tunxis Plaza Associates and the northeasterly corner of said parcel; thence W 80° 42' 00" E 200.00 feet to a point; thence S 26° 46' 40" W 142.03 feet to a point; thence S 63° 15' 00" W, 209.94 feet to a point, the two preceding courses being along land now or formerly of Christopher J. and Catherine H. Conlin; thence N 26° 45' 00" W in the east street line of Tunxis Avenue, 208.00 feet to the point of beginning.

Being the same premises conveyed to Grantor herein by Warranty deed from William H. Goldfarb, Robert S. Goldfarb d/b/a The Forest Company, a Connecticut partnership dated December 18, 1985 and recorded in Volume 332, Page 261 of the Bloomfield Land Records.

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*PLEASE NOTE REQUIREMENTS BELOW FOR*
*RECORDING APPROVAL ON LAND RECORDS*

(Signature of Owner of Record)

FOR OFFICE USE AFTER ACTION BY ZONING BOARD OF APPEALS

I hereby certify that the Zoning Board of Appeals, at a meeting held June 5, 1989, approved variance / /; special exception / X /, at the above premises, pursuant to Section XII of the Bloomfield Zoning Regulations.

Carl Reisner/mmf
Secretary - ZBA

Description of approval with conditions, if any: This Special Exception supercedes the one granted 11/22/72, and new conditions are attached. (To be renewed in two years)

56 Tunxis Avenue, B Zone.

PURSUANT TO §8-3d OF THE CONN. GEN. STATUTES, THIS APPROVAL WILL NOT BECOME EFFECTIVE UNTIL A CERTIFIED COPY THEREOF HAS BEEN RECORDED ON THE LAND RECORDS OF THE TOWN OF BLOOMFIELD. IT IS THE RESPONSIBILITY OF THE OWNER TO RECORD THIS FORM IN THE OFFICE OF THE TOWN CLERK AND TO PAY THE RECORDING FEE.

ANY BUILDING PERMITS REQUIRED IN CONNECTION WITH THE ABOVE Variance or Special Exception MUST BE OBTAINED WITHIN 120 DAYS OF THE DATE OF ACTION BY THE ZBA OR THIS APPROVAL WILL BECOME VOID. NO BUILDING PERMITS MAY BE ISSUED UNTIL THIS APPROVAL HAS BEEN RECORDED WITH THE TOWN CLERK. 5/85

cc: Building; Engineering
CONDITIONS OF APPROVAL FOR SPECIAL EXCEPTION GRANTED BY THE ZONING BOARD OF APPEALS

TO Russel P. Williams, 56 Tunxis Avenue - June 5, 1989:

1. Voted to approve the application of Russell P. Williams for Special Exception pursuant to Section XII of the Zoning Regulations to amend restrictions of the original special exception granted 11/22/72 for 56 Tunxis Avenue, B Zone, to allow cars to be displayed as follows:

   a) Not more than 14 vehicles to be displayed, six on the south side, eight on the north side to the front of the station.

   b) No signs shall be posted on the vehicles or building except for a sticker or warranty no larger than 8½" x 11".

   c) No more than 25 vehicles are permitted on the site to be offered for sale.

   d) This Special Exception shall be valid for two years and subject to renewal by the Board at the end of 2 years (June 1991).
December 21, 2018

Two Brothers Auto LLC
17 Lewis Road
Marlborough, CT 06447

Re: 56 Tunxis Ave

Dear Sirs:

I am not sure if you are aware but there are restrictions put on the property noted above regarding the number of vehicles that can be placed for sale or be stored on the property. I have been getting inquiries regarding the number of vehicles that you have on the property. Based on a few quick inspections it seems that you may be in violation of what had been approved.

I have included a copy of the 1989 Special Exception approval for your review. At this time I would ask that you review this information and then contact us to discuss further. I can be reached at 860 769 3515.

Sincerely,

[Signature]

Michael W. Kosilla
Zoning Enforcement Officer
Town of Bloomfield
Town Planning & Zoning Commission
Council Chambers, 800 Bloomfield Ave
DRAFT MINUTES
Thursday, February 28, 2019

Present: Chairman Barry Berson, Commissioner Steve Millette, Commissioner Dan Mara,
Commissioner Barbara Reid, Commissioner Abraham Ford, Jr.

Also Present: Director of Planning & Economic Development, José Giner.

1. Call to Order: Chairman Barry Berson called the meeting to order at 7:00 p.m.

2. Approval of Minutes for 1/24/19:

   Commissioner Millette made a motion to approve the minutes for the January 24, 2019
meeting with Chairman Berson’s change. Commissioner Reid seconded the motion and it was
approved unanimously.

3. Roll Call: A quorum was established with 5 members present.

4. Site Plan Revision — 31 Toby Road — Request to construct a 22 space
   parking lot along the northwest corner of the lot’s Toby Road frontage.

   Mr. Steve Kaplan spoke as the owner of the property located at 31 Toby Road. Mr.
   Kaplan stated he was not requesting approval to construct a 22 space parking lot along the
   northwest corner of the lot’s Toby Road frontage. He was requesting approval to remove trees
   and vegetation off the above property. Mr. Giner explained to Mr. Kaplan that it was not
   necessary to get approval for the removal of trees and vegetation off the above property. Mr.
   Kaplan formally withdrew his application.

   Commissioner Millette made a motion to accept the formal withdrawal of the request to
   construct a 22 space parking lot along the northwest corner of the lot’s Toby Road frontage
   and to deny the request without prejudice. Commissioner Ford seconded the motion and it was
   approved unanimously.

5. Continued Public Hearings: Request by Pacifica Connect LLC for a Text
   Amendment to the Zoning Regulations to add a Design Development II Zone
   (DDZ-II) that would allow R-15 zones to be eligible for DDZ-II zoning.
   (Continued from 1/24/19).

   Mr. Søve Kushner from Goman + York represented the applicant. Mr. Kushner and Dr.
   Poland made changes and additions in yellow and underline highlighted material in the
   document entitled, “Town of Bloomfield Draft Text Amendment.” Dr. Poland was not present,
   Mr. Kushner presented the changes to the Commission.

   Mr. Giner stated the Commission can authorize building height except DDZII where
   height cannot exceed 60 feet. He also stated the DDZ does not have height restrictions.

   Commissioner Mara made a motion to close the public hearing and Commissioner
   Millette seconded the motion. It was voted unanimously to close the public hearing.

   Commissioner Mara made a motion to approve the Request by Pacifica Connect LLC
   for a Text Amendment to the Zoning Regulations to add a Design Development II Zone (DDZ-
   II) that would allow R-15 zones to be eligible for DDZ-II zoning. (Continued from 1/24/19), It
   was approved with modifications. Commissioner Ford seconded the motion and it was
   unanimously approved with the modifications as set forth in the record. The effective date for
   the amendment was set at March 11, 2019.

6. New Public Hearings:

   a. Request by Robert B. Hurd, Architect for a Special Permit to allow a
      convenience store at 36 Tunxis Avenue, BCD zone.

   Mr. Robert B. Hurd, Architect located at 56 Harbor Street, Hartford, CT informed the
   Commission that he was not prepared to do a presentation. He asked for more time.
Commissioner Reid made a motion to continue the Public Hearing on the request by Robert B. Hurd, Architect for a Special Permit to allow a convenience store at 36 Twinx Avenue, BCD zone, to the March 28, 2019 meeting. Commissioner Ford seconded the motion and it was approved unanimously.

b. Request by A. R. Building Company, Inc. for a Text Amendment to the Zoning Regulations to increase residential densities and decrease the landscaped area in the GWD zone.

Mr. Giner explained that the applicants would not be ready to present at this month’s meeting and requested that the hearing be continued to the following month.

Commissioner Mara made a motion to continue the Public Hearing on the request by A. R. Building Company, Inc. for a Text Amendment to the Zoning Regulations to increase residential densities and decrease the landscaped area in the GWD zone, to the March 28, 2019 meeting. Commissioner Millette seconded the motion and it was approved unanimously.

c. Request by the Town of Bloomfield for proposed technical amendments to Zoning Regulations:

Mr. Giner made a recommendation to make the technical amendment changes below to the Zoning Regulations.

- Section 4.1.C Bulk Requirements - eliminate the superscript “3” from the “Building Coverage” Column header. There is no footnote numbered 3.
- Section 5.3.C Note 3 Change (40 stories to (4) Stories). Typographical error.
- Pg. 103 Section 5.5.C Bulk Requirements for PBC District – remove superscript 2 from Side and Rear Yard volume and change superscript 3 in the Height Column to a 2. (Only two notes and Note #2 clearly refers to building height).
- Section 4.5.D.4.e – should be “Houses” instead of “House” – remove underline after 8.4 and add period at the end.
- Section 7.4.C.3.a Second sentence – “300,000 square feet and “one” additional restaurant – instead of “the” additional restaurant.
- Section 8.1.D.3 – it shall thereafter conform – instead of – it shall therefore conform.
- Section 7.7.C.5 Second sentence – in the operation of the disposal area – instead of – a disposal area.

Commission Questions and Comments: None

Public Questions and Comments: None

Commissioner Reid made a motion to close the public hearing, Commissioner Ford seconded the motion and it was approved unanimously.

Commissioner Reid made a motion to approve the technical amendments changes to the Zoning Regulations effective March 11, 2019. Commissioner Millette seconded the motion and it was approved unanimously.

7. The Duncaster – request for informal discussion regarding future development.

Mr. Myles Brown, AIA, LEED, AP BD+C, Principal was the speaker representing Duncaster. Mr. Brown requested a building height informal discussion. He distributed a diagram of the project to the Commission. He discussed the 60ft building height limit in the P.E.C. district. The presentation contained the Height Related Terms, Principal Uses and Structures, Specific Design Requirements, a diagram of the New Independent Living Site Perspective, the whole Site Section Looking East which included the building heights and a site aerial view.

The proposed height for the new building is 59° and 10”. The regulations allow up to 60 feet in height approved by the Commission during its Special Use and Site Plan approval
process. This was an informal discussion between Mr. Brown, the Commission and Mr. Giner regarding future development. There was no voting required.

8. **Request for informal discussion of used car sales in the BCD zone.**

   Mr. Demianos Tsikrikis, owner of Williams Auto Sales located at 56 Tunxis Ave, Bloomfield requested an informal discussion with the Commission regarding the Zoning Regulations for the sale of automobiles in the BCD. Mr. Tsikrikis discussed was in reference to adding a total of 20 additional spaces on the property for his used cars. He is also requesting that he be allowed 45 cars on the lot sale and repair which varies from day to day. His business provides servicing of cars and the sale of used cars. Mr. Tsikrikis is willing to remove the gas pump island out and level it.

   Mr. Giner stated that automotive sales and repair uses were not currently allowed in the BCD District. In order for Mr. Tsikrikis to even apply for a change in the conditions previously imposed on the number of cars that could be displayed the Commission would have to change the zoning. Mr. Giner informed the Commission that that this property was grandfathered as a legal non-conforming use with a limit of 25 vehicles to be displayed with no more than 14 of these available to be shown at the front of the property.

   Mr. Giner stated that the Commission cannot spot change the zoning for this one parcel. If the zoning is to be changed it must be changed for the entire area. Mr. Giner also advised against a variance since that would stay on the property’s land records forever.

   Chairman Berson stated that the current state of the lot was unsightly and that the number of cars on the lot was excessive in his opinion. He stated that this lot was one of the first properties in the BCD zone heading south on Tunxis and it was currently not a pleasant gateway to the Center.

   The Commission did not have to vote concerning this matter.

9. **Planner’s Report.**

   Mr. Giner informed the Commission of updates on various projects in Bloomfield.

10. **Adjournment.**

    Commissioner Reid made a motion to adjourn the meeting and Commissioner Millette seconded the motion. It was unanimously voted to adjourn at 8:40 p.m.

    NEXT MEETING MARCH 28, 2019
May 30, 2019

CEASE AND DESIST ORDER
OFFICE OF LAND USE & CODE ENFORCEMENT

YOU ARE HEREBY NOTIFIED that the conditions described herein at the following location are in violation of Sections 4.1. of the Bloomfield Zoning Regulations.

LOCATION: 56 Tunxis Avenue.

OWNERS: Two Brothers Auto LLC.

NATURE OF VIOLATION: Used motor vehicles are being offered for sale in excess of what had been approved in the 1989 Special Exception granted for the Property.

NECESSARY STEPS TO BE TAKEN: Immediately cease from placing used motor vehicles for sale in excess of what had been approved.

Failure to comply with this Order within ten (10) days after service upon you will subject you to a fine pursuant to the provisions of Section 8-12 of the Connecticut General Statutes. Each day that the violation continues will subject you to a separate fine.

Any recurrence of this violation will be considered a continuance of the same violation.

This Order may be appealed to the Bloomfield Zoning Board of Appeals under Section 9.10 of the Bloomfield Zoning Regulations. As described, said appeal must be filed on forms available at the Planning Department within ten (10) days after date of receipt of this Order.

If you should have any questions concerning this matter please contact Mike Kosilla, Zoning Enforcement Officer, at 860-769-3515.

[Signature]
Michael W. Kosilla
September 23, 2021
Two Brothers Automotive, LLC
Attn: Dimos Tsikrikis
56 Tunxis Ave.
Bloomfield, CT 06002

RE: Special Permit application of Two Brothers Auto, LLC for an automotive repair, sales and storage facility at 15 Highland Park Drive.

Dear Mr. Tsikrikis:

Please be advised that, at a meeting held on September 23, 2021, the Bloomfield Town Plan and Zoning Commission took the following action:

APPROVED the Special Permit application of Two Brothers Auto, LLC for an automotive repair, sales and storage facility at 15 Highland Park Drive in an I-2 Zone. This approval is subject to conformance with the referenced plans, as may be required to be modified, the representations made on the record, and the following conditions:

Referenced Plans:


Conditions to be met prior to the signing of plans:

1. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

2. The final plans shall address any remaining staff concerns as indicated in the Deputy Town Engineer’s comments dated September 22, 2021.

3. Engineering reviewed the provided Drainage Summary prepared by Robert J. Arsenault, P.E. dated 4/21/21. An updated drainage summary reflecting the plan revisions should be provided prior to the signing of final plans.

4. Calculations documenting the water quality flow rate and the capacity of the proposed Contech Stormceptor STC2400 unit should be provided.

5. A detail showing the connection of the proposed new manholes to the existing storm drainage pipes should be included in the plans. A detail should also be included for the proposed manhole just south of the access drive. Elevations shown on the plan indicate that there will only be 6” of cover.

6. The length of the parking spaces should be revised to 18’ of pavement and 2’ of unpaved overhang to avoid the weight of the parked cars bearing directly on the existing shallow HDPE storm drainage pipe. This will also reduce the amount of pavement required.

7. The total earthwork volumes shall be indicated on the plans.

Conditions to be met prior to the issuance of permits and/or start of construction:

8. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.

9. A copy of the Special Permit shall be filed on the Land records by the owner of the property.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

10. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

11. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

General Conditions:

12. Permanent lot corner monumentation sufficient to establish property lines near any proposed construction activity must be in place prior to commencement of construction.
13. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.

14. This project shall be constructed, maintained and operated in accordance with the referenced plans and representations made for the record. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

15. This project is also subject to additional conditions of approval from the Inland Wetlands and Watercourses Commission.

16. This project is also subject to a front setback variance for the parking lot and building which was approved by the Zoning Board of Appeals.

17. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.

18. All work associated with the construction of facilities as approved must be completed by September 23, 2026 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

19. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

If you have any questions please call me at 860-769-3514.

Very truly yours,

[Signature]

José Giner, AICP
Director of Planning and Economic Development

cc: Tax Assessor
    Robert Arsenault
December 17, 2021

Two Brothers LLC  
\textit{c/o} Kenneth Barber and Assoc, LLC (agent)  
29 West High Street,  
East Hampton, CT 06424

Notice of Violation Warning Letter

As you are aware, the business located at 56 Tunxis Avenue, Bloomfield CT operates as an automotive repair and dealer facility. Such facility was granted approval to operate on June 5, 1989 by the Town’s Zoning Board of Appeals. The approval was granted with 4 conditions which include:

1. Not more than 14 vehicles to be displayed, six on the south side, eight on the north side to the front of the station.
2. No signs shall be posted on the vehicles or building except for a sticker or warranty no larger than 8 1/2” x 11”
3. No more than 25 vehicles are permitted on the site to be offered for sale.
4. This Special Exception shall be valid for two years and subject to renewal by the Board and the end of the two years (June 1991)

Following a recent site inspection, it appears that the number of vehicles currently being held on the property is far beyond what was allowed, with more than 35 vehicles parked in the front of the property alone at the time of inspection. Based upon this inspection, a review of the Special Exception and Zoning Regulations, you have been found to be in violation of the following:

1. **1989 Special Exception** (2 years) for 56 Tunxis Avenue.
2. **Section 6.11**: Bloomfield Zoning Regulations which indicates the manner in which the storage of registered vehicles may be approved by the Town Plan & Zoning Commission.
3. **Section 4.1.D(4)(j)**: Bloomfield Zoning Regulations which indicated that any overnight storage of motor vehicles must take place within the confines of a building.

\textbf{YOU ARE DIRECTED}: To remove all vehicles which are located on the property in excess of what was approved by your 1989 ZBA approval \textbf{OR} submit a new complete application to the Planning & Zoning Department seeking approval to conduct activities on site in accordance with current site conditions \textbf{within 15 days of the issuance of this notice.}

\textbf{YOU ARE FURTHER ADVISED}: You have the right to appeal this notice if you feel it was issued in error.

Respectfully,

\begin{center}
Michael D’Amato, AICP, CZEO  
Interim Zoning Enforcement Officer
\end{center}

Cc: Marc Needleman, Town Attorney
January 24, 2022

Two Brothers LLC
c/o Kenneth Barber and Assoc, LLC (agent)
29 West High Street,
East Hampton, CT 06424

CEASE AND DESIST ORDER

YOU ARE HEREBY NOTIFIED that the conditions described herein at the location described below are in violation of the Bloomfield Zoning Regulations, Section 6.11 and 4.1.D(4)(j), in addition to your non-compliance with your previously issued Special Exception.

Location: 56 Tunxis Avenue (MBL 25-549), Bloomfield CT ("Property")

Owner: Two Brothers LLC, [Kenneth Barber and Associates, LLC (Agent)]

Nature of the Violation: Non-compliance with previously issued Special Exception approval conditions, failure to renew Special Exception, vehicle storage in a manner not approved by PZC (Sec. 6.11), overnight vehicle storage not within a building (Sec 4.1.D(4)(j)).

Reference in hereby made to a Notice of Violation dated December 17, 2021 which was issued and delivered to you via Certified Mail # 70120470000162198484 on December 20, 2021.

NECESSARY STEPS TO BE TAKEN: Immediately cease all service, repair, purchase, sale, storage, or evaluation of any motor vehicle AND, within ten (10) days, bring your Property into complete compliance with the 1989 ZBA approval.

YOU ARE ADVISED: Failure to comply with this Order within ten (10) days of your receipt may subject you to costs and fines pursuant to the provisions of Section 8-12 of the CT General Statutes and will result in a referral of this matter to the Town Attorney with a request that the Town Plan and Zoning Commission issue a finding that your non-compliance and failure to renew your permit as required has rendered your approval null and void. Further, this matter may be referred to the Superior Court.

YOU ARE FURTHER ADVISED: You have the right to appeal this notice to the Bloomfield Zoning Board of Appeals per Section 9.10 of the Bloomfield Zoning Regulations. As described, said appeal must be filed on forms available at the Planning & Zoning Department within ten (10) days of your receipt of this Order.

Respectfully,

Michael D’Amato, AICP, CZEO
Interim Zoning Enforcement Officer

Cc: Marc Needelman, Town Attorney