

ACTION MINUTES

CITATION HEARING

December 13, 2011 – 11:00 A.M. Room 201

**Present: Michael Stashower, Hearing Officer
Susan Reynolds, Zoning Enforcement Officer
Larry Bradley, Director Planning and zoning**

1. **Citation Number: # 11-002 Issued: November 8, 2011**
Address of Violation: **1529 Post Road East (aka 1543-1545 PRE)**
Issued To: **The Boat Locker c/o Scott Hardy
1543 Post Road East
Westport CT, 06880**

**Present: Scott Hardy
Jonathan Bullard, Neighbor
Susan Reynolds, Zoning Enforcement Officer**

Violation(s): Commercial use in a residential zone, Expansion of commercial use in the GBD without Site Plan approval, Outdoor storage & display, Site plan approval expiration, Site landscaping

Zoning Regulations:

- §13-2 Commercial use in a residential zone – Occupancy of the residential portion of the site with storage of boats & boating equipment by the Boat Locker tenant and installation of gravel parking areas was never approved by the Zoning Board of Appeals or the Planning & Zoning Commission. Recent drive by's and inspections have confirmed that there is still some storage of boats and equipment beyond the rear of the Quonset hut.
- §24-2.1.2 Expansion of commercial use in the GBD without Site Plan approval – The Boat Locker has occupied the Quonset Hut and expanded their occupancy of the commercial site without approvals.
- §24-2.3.2 & §32-6 Outdoor storage & display limits exceeded.
- §43-11.3 Site plan approval expiration – no ZCC requested or issued for approved project.

- §35-2.1 Site landscaping to be permanently maintained – residential site cannot have landscaping removed without approvals.

Total Accrued Fines: \$900

Action: **Fine Assessed:** \$450.00

2. **Citation Number:** # 11-003 **Issued:** November 8, 2011

Address of Violation: **1580 Post Road East**

Issued To: **Furniture on Consignment
1580 Post Road East
Westport CT, 06880**

Present: **Jim Klinko, Store owner**
Susan Reynolds, Zoning Enforcement Officer

Violation(s): Outdoor storage & display without proper approvals

Zoning Regulations:

- §24-2.3.2, requires Site Plan approval for outdoor storage and display in a General Business District;
- §32-6, requires Site Plan approval for outdoor storage and display; and
- §45-3, requires a zoning permit for any use that requires Site Plan approval.

Total Accrued Fines: \$150

Action: **Fine Waived**

Michael Stashower
Zoning Enforcement Hearing Officer