

# ACTION MINUTES

## NOTICE OF CITATION HEARING

May 8, 2012 – 11:00 A.M. Room 201

**Present:** Michael Stashower, Hearing Officer  
Susan Reynolds, Zoning Official  
Larry Bradley, Director Planning and Zoning  
Scott Hardy

1. **Citation Number:** # 12-001 **Issued:** March 26, 2012  
**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

**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: \$750**

**Action: Fine upheld, \$750.00**

**Michael Stashower  
Zoning Enforcement Hearing Officer**