

TOWN OF BOZRAH

TOWN HALL

1 RIVER ROAD

BOZRAH, CT. 06334

Telephone: (860) 889-2689 • Fax: (860) 887-5449

Oct 22, 2018

Elena Rogan Cecil
290 Fitchville Rd
Bozrah, CT 06334

Dear Ms. Cecil,

NOTICE OF VIOLATION

At the P&Z meeting on Thursday, Oct 11, 2018 your business "The Animal Experts – Pet Sitting" at 290 Fitchville Rd, Bozrah, CT, was discussed and was found to be in violation of the Town of Bozrah Zoning Regulations, Section 2.19 Home Occupation. An application for your business has not been filed with the Town and no Town approval has been obtained.

Due to a recent complaint about your business the Planning and Zoning Commission has determined that a Notice of Violation must be issued and on file in the Town.

The Town has recently received an application for a Zoning Map Change and your application for a Zoning Regulation amendment which specifically addresses the business on your property and in the new proposed zoning district.

Any decision about this notice will be addressed at which time depending on the result of the upcoming public hearings on the Zoning Applications.

Please contact me with any questions.

Thomas E. Weber
Zoning Enforcement Officer

CC: Steve Seder, Acting P&Z Chairman for this application
Glenn Pianka, First Selectman
Sam Alexander, Town Planner

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360

(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

September 18, 2018

Ms. Elena Cecil
The Animal Experts
290 Fitchville Road
Bozrah, CT 06334

Ms. Cecil,

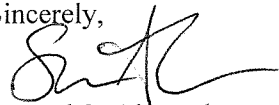
This letter is to inform you that the Town of Bozrah Planning & Zoning Commission kindly requests a formal application for discussed zoning text amendments to be submitted in time for the October 11th regular meeting. *Applications received before October 4th will appear on the October meeting agenda.*

Please remember that your property is currently not in conformance with the zoning regulations, due to the presence of your business, which also operates without Planning & Zoning Commission approval. As a path forward, we discussed using zoning text amendments as a method for bringing your property and business into compliance. My initial recommendations for such amendments were transmitted to you and then outlined in a memo to the Commission dated August 9th (memo is attached). *To improve your chances of gaining approval from the Commission, the draft amendments in your final application should seek to tightly control negative off-site impacts in a way that would allow your business and others to integrate into commercial neighborhoods without creating issue for nearby properties.*

At this time, it is my understanding that Mr. Brian Sauvageau (owner, 280 Fitchville Road) is interested in working with you and other neighbors to submit an application for zoning *map* amendments as well. As discussed at the August 9th meeting, and in my memo to the Commission, the zoning *map* amendments are intended to address a perceived mismatch between the zoning designation of your properties and the character of the neighborhood. The *map* amendments would also work in coordination with your application for zoning text amendments. *I suggest you coordinate the timing of these applications with Mr. Sauvageau.*

As always, I am available to assist you and answer questions related to your application. If you believe there will be an issue completing an application by October 3rd, please let me know.

Sincerely,



Samuel S. Alexander
Bozrah Town Planner/SCCOG

Cc: Mr. Seymour Adelman, Chairman, Planning & Zoning Commission
Mr. Glenn Pianka, First Selectman
Mr. Tom Weber, Zoning Enforcement Officer/Wetlands Agent/Building Official
File

Encl.: August 9 Memo to the Planning & Zoning Commission (2 pages)

Member Municipalities:

Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham