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BRANFORD PLANNING &  
ZONING COMMISSION

JENNIFER ACQUINO, ZONING ENFORCEMENT OFFICER  
Town of Branford  
P. O. Box 150  
Branford, CT 06405  
Phone 203-488-1255, Fax 203-315-2188

## Cease & Desist Order

October 21, 2014

Alice S. & Christopher Green & Jodi Green  
116 Thimble Islands Road  
Branford, CT 06405

RE: 116 Thimble Islands Road  
CD#14.10.01

Dear Sirs,

A Cease & Desist order was issued on September 8, 2014 for construction that has occurred on your property relative to the "screen porch" without the issuance of a zoning permit (copy attached). I have received further information which reveals additional violations on the third floor of the building which has been converted to a separate apartment. Documentation in the file indicates the occupancy of the third floor was allowed to be living space, but not a separate apartment. The creation of the second dwelling unit on the third floor violates the following sections of the Branford Zoning Regulations:

Section 1.3.A: "Within the Town of Branford, outside the limits of the Pine Orchard Association and the Civic Association of Short Beach, Connecticut, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with these Regulations."

Section 6.5.D: Required Off Street Parking Spaces. The addition of a second dwelling unit increased the on-site parking requirements by 2.5 spaces. The property does not support the additional parking required.

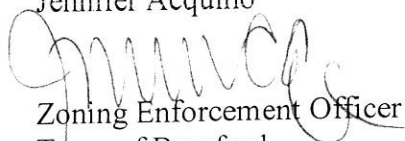
Section 9.2.A: "...no building or other structure shall be constructed, reconstructed, altered, extended or enlarged in whole or in part for any purpose until a Zoning Permit has been issued by the Zoning Enforcement Officer certifying that such activity conforms with these Regulations..."

Therefore, pursuant to the authority vested in me by the Zoning Regulations of the Town of Branford, Connecticut, you are hereby ordered and directed to remedy, in the manner described, the violations and conditions at the premises identified as 116 Thimble Islands Road, on Assessor's Map #J09 Block # 7 Lot # 1. It is hereby ordered that the dwelling unit on the third floor be removed and turned back into storage. If you would like to use the third floor as living space, an interior connection must be made between the second floor and third floor, and the kitchen must be removed from the third floor.

NOTE: If you do not comply with the foregoing order, I and/or other officials of the Town of Branford may take additional enforcement actions, including the recording of this Cease and Desist Order on the land records and the commencement of a civil action for enforcement in the Superior Court. Non-compliance may also lead to penalties as set forth in Branford's Zoning Regulations, Section 10.2.E; in the General Statutes of the State of Connecticut, Chapter 124 Section 8-12; and in the Town of Branford's municipal fine ordinance.

You may contact me at (203) 488-1255 if there is any question as to the manner and time of establishing compliance.

Sincerely,  
Jennifer Acquino



Zoning Enforcement Officer  
Town of Branford

This order may be appealed to Branford's Zoning Board of Appeals by filing three (3) copies of this Order, accompanied by three (3) copies of a letter or a notice of appeal asking for the matter to be placed on their agenda. There will be a public hearing which you must attend. Said appeal must be filed within THIRTY (30) DAYS of receipt of this order per Connecticut General Statutes Section 8-7.

#### RETURN OF SERVICE

A copy of the foregoing notice was submitted to the above-named person as indicated below:

Certified Mail and regular mail to the owner, address as stated above:

7012 3460 0001 6021 6467

Certified Mail and regular mail to the owner, address as follows:

268 Horse Hill Road, Westbrook, CT 06498

7012 3460 0001 6021 6450

Cc: Anthony Cinicola, Building Official  
Shaun Heffernan, Fire Marshall  
Alex Cinotti, Assistant Director of Health  
Janice Plaziak, Town Engineer  
William Aniskovich, Town Attorney  
Claudio Ricitelli & Barbara Lucas, 23 Brightwood Lane and via email