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2018 JUN 21 P 2: 26

**Town of Stafford
Legal Notice**



TOWN CLERK

Notice is hereby given that the Stafford Zoning Board of Appeals will hold a Public Hearing at a Special Meeting on July 2, 2018 at 7:00 p.m. at the Warren Memorial Town Hall, Veterans meeting room. 1 Main Street, Stafford Springs CT 06076-1208 to consider the following:

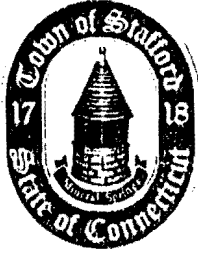
Public Hearing

Appeal of agricultural activity permit # 18-1 issued by Zoning Enforcement Officer for the Foster Hill Garden Shop, Owner: Karl Milikowski & Kimberly Dion, Location: 21 Stafford St., Map 54, Lot 13.3, Zone: AA

At this Hearing, interested persons may be heard and written communication received. Copies of application, legal notice, and related information are on file in the Town Clerk's Office, Town of Stafford, Ct.

Anthony Guardiani
Chairman

Journal Inquirer
6/21/18
6/28/18



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MAY 03 2018

Town of Stafford, CT
1 Main Street, Stafford Springs, CT 06076

ZONING BOARD OF APPEALS
(860) 684-1775 · Fax (860) 684-1768



PAID
Cash
50.00

ZBA REQUEST FOR APPEAL OF DECISION OF
ZONING ENFORCEMENT OFFICER

DATE REC'D: MAY 3, 2018

A copy of the decision or order of the Zoning Enforcement Officer subject to this appeal shall accompany the application.

APPLICANT: ANDREA ELDRIDGE, MARTHA ABROMAITIS, TYLER ROBERTS

PHONE NOS. (860) 841-8888; (860) 684-4137 (860) 519-3833

ADDRESS: 27 Stafford Street; 11 Stafford Street

NAME & ADDRESS of party subject to decision of Zoning Enforcement Officer:

KARL J. AND KIMBERLEE MILIKOWSKI 21 Stafford Street PHONE: (860) 836-6581

LOCATION OF PROPERTY subject to decision of Zoning Enforcement Officer: 21 Stafford Street

ASSESSOR'S PARCEL: MAP # 54 LOT # 13.3 _ZONE: AA

BRIEFLY DESCRIBE the decision of the Zoning Enforcement Officer (ZEO) for which the appeal is being brought:

He improperly issued a permit for an Agricultural Event at the Milikowski Property, by misinterpreting the Regulation _____

BRIEFLY DESCRIBE the alleged error in the decision of the ZEO for which the appeal is being brought: The ZEO determined that 2 uses could be principal uses. He failed to determine whether 50% of the products being sold were grown on the premises. He failed to find that the Farm use was an accessory use to the Main Residential Use despite that the Applicant had indicated it was by seeking a Special Permit under Section 3.16H of the Regulation and his predecessor made that determination. He failed to determine whether there was sufficient land available to support the proposal. He issued the permit despite an outstanding Cease & Desist Order affecting both the contemplated use and the property. He failed to determine whether the proposal constituted a retail use in a Residence Zone as determined by his predecessor. He failed to determine whether the property was in compliance with the Regulations, including but not limited to, animal management. Failed to determine that the Greenhouses to be used are in the Wetlands and no permit has issued.

APPLICANTS' SIGNATURE:

Andrea Eldridge
Andrea Eldridge

Martha Abromaitis
Martha Abromaitis

DATE: 5/3/18
Tyler Roberts
Tyler Roberts

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APR 17 2018

AGRICULTURAL ACTIVITY "AG-TIVITY"

PERMIT APPLICATION

Date 4-17-18

Permit #: 18-1

Name Karl Milikowski Address 21 Stafford Street

Phone: 860.836.6581 Email: Kim@fosterhillfarmandgarden.com

Date(s) of event(s) 4-28-18

Time and duration of event 10 am - 3 pm

How many people are anticipated? 20

How many cars will be parked at any one time (maximum)? 5

Will there be amplification? (If yes please describe):

NO

Location of Event(s) (attach site plan)

In existing green houses. Parking on driveway and in predetermined spots for roadside market.

Description of event(s):

People can walk through greenhouses and look at plants. They can pre-order or tag any plants that they like for a later pickup date during the months of May + June. ~~NO charge~~

Submitted by Karl Milikowski Date: 4/17/18

Approved for: permit/site plan needed/special permit needed

[Signature] 4/24/18 - OK 7.19

Zoning Enforcement Officer

No fee for Ag-tivity Permit Site Plan Review (one time)- \$180 Special Use- \$310

***** FOR OFFICIAL USE ONLY *****

Date of decision of Zoning Enforcement Officer:

Date of appeal: _

Date of hearing:

Decision of Board:

APPEAL DENIED

APPEAL UPHELD

ZBA CHAIRMAN, SIGNATURE: _____

DATE:

COMMENTS:

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