



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ZONING BOARD OF APPEALS

REGULAR MEETING

Tuesday December 15, 2020

Town Hall, 127 Norwich Avenue, Colchester, Connecticut

MEETING 7:00 P.M.

1. Call to Order
2. Legal Notice:
3. Applications/Public Hearings:
Jay R. Einhorn - Bulkeley Hill Road – Appeal of Enforcement Order (2020-03) – To appeal the decision of the Zoning Enforcement Order regarding the conduct of an unpermitted commercial activity on Bulkeley Hill Road (Map 03-11, Lot 043), Rural Use District.
4. Minutes of Previous Meeting: October 20, 2020
5. Old Business: None
6. New Business:
 - A. Election of Officers
 - B. 2021 Calendar
7. Correspondence
8. Adjournment

**TOWN OF COLCHESTER
LEGAL NOTICE**

The Zoning Board of Appeals will hold a virtual public hearing on December 15, 2020, at 7:00 P.M. to hear and consider the following petition:

1. **Jay R. Einhorn - Bulkeley Hill Road – Appeal of Enforcement Order (2020-03)** – To appeal the decision of the Zoning Enforcement Order regarding the conduct of an unpermitted commercial activity on Bulkeley Hill Road (Map 03-11, Lot 043), Rural Use District.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning and Zoning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Zoning Board of Appeals
Laurie Robinson, Chair

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Zoning Board of Appeals

FROM: Matthew R. Bordeaux, Planning Director

DATE: November 20, 2020

**RE: Jay R. Einhorn – Bulkeley Hill Road
Appeal of Enforcement Order (2020-003)**

Introduction

The property owner, Mr. Jay R. Einhorn, requests the Zoning Board of Appeals consider the appeal of an enforcement order for a violation of the Town of Colchester Land Development Regulations. The enforcement order was issued in response to a complaint from a neighbor that unpermitted commercial activity, including the storage of commercial equipment available for rent, was being conducted on the property.

The subject property, located in the Rural Use District (see Section 3 of the Regulations), is identified by Assessor's Map 03-11 / Lot 043. A location map is attached. The parcel is approximately 6.13 acres in area. The parcel is partly wooded, partly pastoral, and is bisected by a regulated inland wetlands area that runs north/south across the property. The property does not currently include a single-family residential structure and is principally used for agricultural activities, namely, the keeping of farm animals. Several accessory structures are located on the property and used for a variety of purposes, including the shelter of farm animals.

The property is leased to Mr. Vito Lazarte, to whom the agricultural activities and the various pieces of equipment/machinery belong and are operated by.

Complaint Registered

In the Spring 2020, a complaint regarding the storage of commercial equipment, as well as a variety of vehicles, was brought to the attention of Town staff. A series of observations were made in order to ascertain the nature of the equipment and whether there was any corresponding commercial activity being conducted.

A letter was issued to the property owner requesting the voluntary cooperation of the removal of all unregistered vehicles and commercial equipment, citing the list of activities permitted in the zoning district, and informing the property owner and occupant that any activities not expressly permitted in the district, were prohibited. A generous time table for the removal of said equipment and vehicles was provided in light of the pandemic. Mr. Lazarte had multiple semi-trailer truckloads of equipment and materials removed from the site.

However, additional equipment remained on the site and it wasn't until October that evidence of an active commercial equipment rental operation was discovered. This evidence was provided by a neighbor and it includes a Facebook account advertising commercial equipment rentals and services. This account also provided pictures of the equipment and structures on the site, the tenant on the site and pictures of the tenant's home in East Haddam. (Attached)

Cease and Desist Order

The Zoning Enforcement Officer issued a Cease and Desist Order on November 3, 2020. Upon receipt, the property owner stated his intent to prepare an application to appeal the order. The application was received November 16, 2020.

In a letter attached to the application form, the property owner contests that there is no commercial activity being conducted from the subject property and that no equipment is being advertised for rent from the property. He further states that the few pieces of equipment located on the property are, and will continue to be, utilized when necessary to assist with agricultural activities permissible on site.

The Zoning Board of Appeals is being asked to determine whether or not the Zoning Enforcement Officer's order to remove the pieces of equipment identified in the Cease and Desist letter dated November 3, 2020, shall remain in effect, or be overturned. Should the Board determine that the order remains in effect, the Board should assign a date by which all equipment must be removed from the site before a fine will be applied. Alternatively, should the Board decide to approve the appeal and overturn the order, a super-majority of voting members of the Board is required.

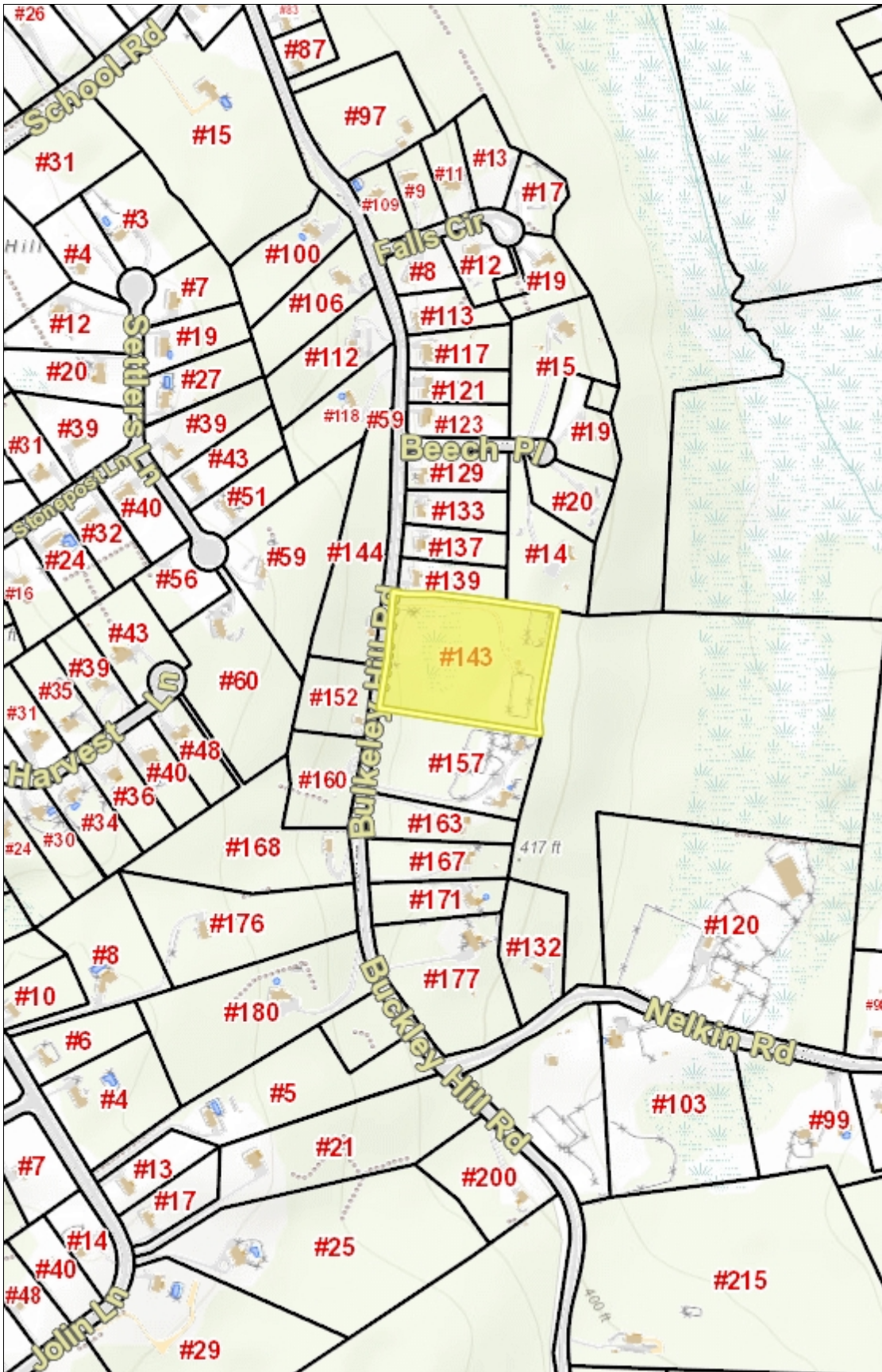
The Board is statutorily authorized to reverse or affirm, wholly or partly, or to modify the challenged order. In other words, the Board may substitute its own order.

The concurring votes of four (4) members of the Board is necessary to reverse any order, requirement or decision of the official charged with the enforcement of the zoning regulations.

/mb

Attachments

Town of Colchester, CT



Legend

- Address Labels
- Street Labels
- Parcels
- Town Border

Location



Notes

Bulkeley Hill Road
Map 03-11/Lot 043

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



1:6,751





ZBA APPLICATION NO. 20-4ZBA

TOWN OF COLCHESTER, CONNECTICUT

RECEIVED
TOWN OF COLCHESTER
REGISTRATION
2020 NOV 16 PM 1:53

ZONING BOARD OF APPEALS
APPLICATION FOR APPEALS
AND

CERTIFICATE OF APPROVAL FOR LOCATION OF GASOLINE STATIONS
AND OTHER MOTOR VEHICLE USES

NAME OF APPLICANT Jay R. Einhorn
(Please Print)

ADDRESS 122 Lake Road, Columbia, CT 06237

Columbia CT 06237 TELEPHONE 860 303 0816
(City) (State) (Zip)

OWNER OF RECORD Jay R. Einhorn, Bryan D. McMullen

MAILING ADDRESS 122 Lake Road

Columbia CT 06237
(City) (State) (Zip)

LOCATION OF PROPERTY Colchester, CT 06415

ASSESSOR'S MAP 03-11 LOT 043 ZONE DISTRICT 000

Reason for Appeal: (check appropriate block)

- Claim of error, requirement or decision made by the Zoning Enforcement Officer.
- This is a matter upon which the Zoning Board of Appeals is required to pass by the specific terms of the Zoning Regulations.
- A variance in the application of the Zoning Regulations is requested from the following section(s): _____
- This is required by State Statute.

State the specific variance request(s): Appeal for Cease and Desist order dated November 3, 2020 SEE ATTACHED

Indicate exceptional difficulty or unusual hardship, if applicable _____

Jay R. Einhorn
APPLICANT(S) SIGNATURE

Jay R. Einhorn
OWNER(S) SIGNATURE

For Official Use:
APPLICATION SUBMITTED 11/16/2020 FEE PAID _____

PUBLIC HEARING DATE 12/15/2020

November 11, 2020

Appeal RE: Unpermitted Activity at 143 Bulkeley Hill Road Including: Storage of Commercial Equipment and Operation of a Commercial Equipment Rental and Services Business

I, Jay Einhorn, along with my wife Mrs. Bryan Einhorn, formerly known as Ms. Bryan McMullen and my tenant Mr. Vito Lazarte wish to appeal a cease and desist order issued on November 3, 2020.

The address listed in the order does not exist in the town of Colchester, CT. There has never been an address assigned to this property other than Lot 43 Bulkeley Hill Rd. as no mail is received at this address. I believe the address was an assumption by Mr. John Bowen, residing at 157 Bulkeley Hill Road, a neighbor who had previously joined in a lawsuit against me, which was subsequently withdrawn.

The cease and desist order stems from a complaint made by Mr. Paul Zielinski of 163 Bulkeley Hill Road stating there was equipment for rent on a website, which has since been taken down. The equipment on said website was the same equipment shown in Ms Schaub's letter of September 24, 2020. Mr. Zielinski apparently asked for a quote from the facebook website and received a response from Mr. Lazarte's cousin, who operates a business in New London, CT.

There was also a request from Colchester's first selectwoman's wife, Sylvia Delson that went unanswered.

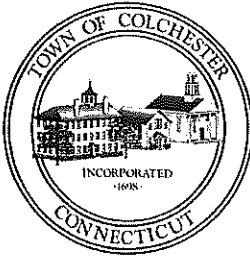
The equipment that was left with Ms. Schaub's permission was a light tower and generator for use to water the animals in case of power failure and a lull used to take down high branches that are about to break in a storm. The mobile office structure is being used for tack equipment and hay. The structure will be reported to the town assessor if needed as soon as this order is adjudicated.

The notice of violation received state that my tenant Mr. Vito Lazarte is conducting "Unpermitted Activity at 143 Bulkeley Hill Road Including: Storage of Commercial Equipment and Operation of a Commercial Equipment Rental and Services Business. This notice also states that this accusation was confirmed. I have called the Zoning Enforcement officer to set up a meeting to discuss the matter and was told "no more meetings." I followed up with an e-mail and received no response. I then sent a certified letter reiterating my email. Again, no response.

I fail to see any concrete proof that a commercial equipment and rental business is being conducted at this location. As a matter of fact, any equipment that is on the property is being used for farming purposes and was OK'd by Ms. Schaub.

There was a previous request from Ms. Schaub dated September 3, 2020 asking for voluntary compliance to remove commercial vehicles and unpermitted storage from the property. A follow up letter dated September 24, 2020 was sent by Ms. Schaub thanking us for our cooperation in resolving the violation. The letter also includes three sets of pictures taken on September 3, 17, and 24. She also states that if I or Mr. Lazarte continue to be threatened by people unhappy with the utilization of the property, we would be encouraged to report to the Colchester Police Department.

According to Mr. Lazarte, there has been no commercial activity other than to remove the agreed-on equipment from the September 3, 2020 letter.



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

CEASE & DESIST ORDER

November 3, 2020

Certified & Regular Mail

Mr. Jay R. Einhorn &
Mr. Bryan D. McMullen
122 Lake Road
Columbia, CT 06237

**RE: Unpermitted Activity at 143 Bulkeley Hill Road Including:
Storage of Commercial Equipment and Operation of a Commercial
Equipment Rental and Services Business**

Dear Messrs. Einhorn and McMullen,

On October 14, 2020 I sent you a Notice of Violation for the unpermitted activities being conducted on your property at 143 Bulkeley Hill Road. As sufficient evidence has been received to conclude that your tenant has been, and continues to, conduct a commercial equipment rental and services business on this property and as I inspected the property yesterday, November 2, 2020 and have determined that the commercial equipment remains on the property, I find you to be in violation of the Section No. 3.0 Rural Use Zoning District (RU) of the Colchester Land Development Regulations.

REQUIRED CORRECTIVE ACTION: Remove all commercial equipment including the mobile office structure from the property and cause all commercial activity to cease immediately.

Authority: 8-12, Connecticut General Statutes, Sections 2.0, and Sections 3.0 of the Colchester Zoning Regulations.

Penalty: 8-12, Connecticut General Statutes and Section 17.1 of the Colchester Zoning Regulations.

Appeal: 8-7, Connecticut General Statutes and Section 17.4 of the Colchester Zoning Regulations.

Note: Appeals to reverse any order, requirement, or decision of the official charged with the enforcement of the Town of Colchester Zoning Regulations must be taken within 15-days after such ruling was officially given. Forms to make an appeal are available at the office of the Colchester Planning & Zoning Department.

YOU ARE HEREBY ORDERED TO CORRECT SAID VIOLATION: This matter is brought to your attention so that you may take the appropriate corrective action. The violations must be corrected within two (2) weeks, November 17, 2020. The Town has authorized me to pursue other enforcement measures including taking legal action against you. If you have any questions regarding this notice, the regulations, or in resolving this issue, contact me at 860-537-7294, Monday through Friday, 8:30 AM to 4:30 PM.

Respectfully,



Daphne C. Schaub, ZEO
Assistant Planner & Zoning Enforcement Officer

Enclosures

/dcs

cc: J. Chaponis, Assessor
V. Lazarte, Tenant
M. Bylone, First Selectman

2.0 ZONING DISTRICTS

2.1 ZONING MAP

The map entitled "Town of Colchester, Connecticut Zoning Map" ("Zoning Map") is a part of these Regulations. The Zoning Map shows the boundaries and zoning designations for each district of the Town of Colchester. Use and dimensional requirements for each district are found in these Regulations.

2.2 ZONING DISTRICTS

1. Districts and Boundaries

- A. All district boundaries shown on the Zoning Map are intended to follow the center lines of Streets or lines drawn parallel to, and property lines, unless otherwise specifically shown thereon.
- B. The Town shall be divided into the following zoning and zoning overlay districts:
 - Rural Use
 - Suburban Use
 - Town Center/Westchester Village
 - Future Development
 - Arterial Commercial Overlay
 - Historic Preservation Overlay
 - Aquifer Protection Overlay
 - Flood Hazard Overlay
- C. The following Sections identify and describe the various zoning districts and their standards for use. These Regulations shall be enforced by the Commission and its duly authorized agent, the Zoning Enforcement Officer. The Zoning Enforcement Officer is empowered by the Commission to cause any Building or land to be inspected and examined and to order, in writing, the remedying of any condition found to exist therein or thereon in violation of any provisions of these Regulations.
- D. The Regulations are permissive in nature. Uses not identified and permitted by these Regulations are prohibited.

3.0 RURAL USE ZONING DISTRICT (RU)

3.1 CHARACTER OF THE RURAL USE ZONING DISTRICT

- 1. Primary Character. The primary character determinants in the RU are the preservation and enhancement of existing natural resources, vistas, and Open Space in general. The intent of the district is to preserve rural character. Land uses in the rural use district areas are not served and have no plans to be served by municipal water and sewer. Agriculture operations are a large presence in the RU District. See Exhibit 1.
- 2. Relationship to Roads. While Arterial and Collector Roads exist in the RU, they are sparsely lined by development. Open Space corridors provide primary character determinants of the district and shall be preserved to the maximum extent practicable through the regulation of usage, site development, and design standards.

3. Relationship to the Natural Environment. The primary development issue to be addressed in RU is the cohesion of the natural and built environment noting the primary goal of preserving the natural Landscape. This Section addresses this primary objective by limiting and directing on-site development intrusions that would affect various natural resources. Another focus is the preservation of agricultural lands and uses.
4. Development Flexibility. Dimensional standards and parking requirements associated with the RU are designed to be flexible. Applications shall be reviewed to determine compliance with performance standards, but flexibility is provided to ensure that natural character as well as economic issues are addressed.



Exhibit 1. Subdivision in the Rural Zone

- 3.2 PERMITTED USES** – The following uses are permitted in the RU District:
1. Single-Family and Two-Family Dwellings and Accessory Uses to such Dwellings
 2. Agricultural uses as permitted in Section 8.9
 3. Home Occupation
 4. Membership Clubs that relate to outdoor activities
 5. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, are permitted in all Single-Family, Two-Family or Multi-Family Dwellings.
- 3.3 SPECIAL PERMIT USES** in the RU District – The following are eligible for Special Permit after consideration and approval from the Commission:
1. Commercial Kennel
 2. Accessory Apartments
 3. Bed and Breakfast
 4. Golf course

5. Institutional and municipal land uses including public utilities
6. Day care/nursery schools in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.
7. Educational Institutions
8. Agricultural uses permitted by Special Permit pursuant to Section 8.9.

17.1 PENALTIES

In accordance with CGS Section 8-12 or any amendments thereto, the owner or agent of any Building or Premises where a violation of any provision of these Regulations has been committed or exists, or the lessee or tenant of an entire Building or Premises where such violation has been committed or exists, or the agent, architect, builder, contractor or other person who commits, takes part or assists in any such violation or who maintains any Building or Premises in which such violation exists, shall be subject to enforcement action which may include fines and/or legal expenses.

17.4 – APPEALS

Any person claiming to be aggrieved by any order, requirement or decision made by any official charged with the enforcement and administration of these Regulations may appeal to the Zoning Board of Appeals. Such appeal shall be filed within fifteen (15) days from the issuance of notice of said order, requirement or decision. Said Board shall hear and decide the appeal and may reverse or affirm, wholly or partly, or may modify any order, requirement or decision appealed from, and shall have all the power of the authority from whose decisions such appeal is taken, but only in so far as to enforce these Regulations, where an error has occurred.

17.5 – APPLICATIONS

1. Applications and appeals to the Zoning Board of Appeals shall be submitted, in writing, by the owner(s) of the property, or by party(ies) who have a demonstrable interest as a result of the decision, on a form designated by the Zoning Board of Appeals together with any required fees. If the applicant is not the owner of the property, a notarized letter of consent from the property owner must accompany the application. A copy of each application shall be provided to the Commission for informational use only.
2. Each application or appeal shall clearly set forth the action desired by the Zoning Board of Appeals, shall state the circumstances creating the need for such action, and where applicable, shall reasonably illustrate with map(s) and other drawing(s), the location and nature of the appeal or application. In the case of a requested variance, the application shall demonstrate how the enforcement of the specific Regulation, ordinance or bylaw sought to be varied, creates a hardship upon the use of such Parcel of land. Every appeal or application shall refer to the specific provision of these Regulations involved.
3. All applications for variances shall be accompanied by a list of the names and addresses of the owners of all property within 150 feet of the boundaries of the property addressed in the variance, all as shown on the latest tax assessment

records of the Town of Colchester, together with a map showing the property addressed in the variance and showing all other properties on said list.

4. The date of receipt of an application for a variance or an appeal from a zoning enforcement order, shall be the earlier of: the day of the next regularly scheduled meeting of the Board immediately following the day the application was submitted to the Board or its agent; or thirty-five (35) days after such submission.

CERTIFIED AND FIRST-CLASS MAIL

October 21, 2020

Daphne Schaub
Planning & Code Administrator
127 Norwich Avenue
Colchester, CT 06415

Hello Daphne,

This letter is to reiterate my e-mail dated October 19, 2020 to you.

I feel I must put my concerns in writing per your refusal to have a meeting with me.

I did not mislead nor lie to you or Mary as you stated.

The website in question is no longer active as of October 19, 2020. I personally did not know of any website until you brought it to my attention.

There has been no commercial activity on the property since the removal of previous equipment. You had previously stated that the equipment that was left was OK, i.e.: generators, light tower and lull.

The photo of directions you sent appear to be from Town Hall to my house on Bulkeley Hill Rd. I did not understand why those addresses.

I would like a copy of your file including notes, correspondence, and anything else that deals with complaints on the subject land.

Also please let me know when you intend to visit the property.

Sincerely,



Jay Einhorn

Cc: Mary Bylone
Vito Lazarte

FYI

Jay Einhorn <jayeinhorn@sbcglobal.net>

Mon 10/19/2020 11:58 AM

Hello Daphne,

I did not mislead or lie to you or Mary.

The website in question is no longer active as of this e-mail.

There has been no commercial activity on the property since the removal of previous equipment

Per previous conversation, The generators and man-lift are needed for farming operations and will remain on property.

Attached find activity on website. There was only one activity after 9/24/2020, coincidentally on 10/9/2020, the same day as your first e-mail from Paul Zielinski. I still question who the e-mail dated 10/10/2020 from Enrique Galdos was addressed to.















Hoping this satisfies your concerns and puts an end to this matter.

Please advise if any other action is necessary.

Filter by: All Contacts

Customize Columns

Search Contacts...

<input type="checkbox"/>	Name	Email	Phone	Address	Last Activity
<input type="checkbox"/>	 Jay Einhorn	jayeinhorn@sbcglobal...		United States	 Oct 19, 2020
<input type="checkbox"/>	 Sylvia Delson		860-537-7765		 Oct 9, 2020
<input type="checkbox"/>	 una	prueba@paraver.com			 Aug 25, 2020
<input type="checkbox"/>	 Jesus Enrique Galdos Ara...	egaldos@q-cer.com	8609614254		 Aug 22, 2020
<input type="checkbox"/>	 Vito Lazarte	vito@q-cer.com			 Aug 20, 2020
<input type="checkbox"/>	 Dan Smith (Demo)	dan_demo@wix.com			 Aug 19, 2020
<input type="checkbox"/>	 Kat Jones (Demo)	kat_demo@wix.com			 Aug 19, 2020

 Sylvia Delson

Contact

REQUESTING FROM ZIP CODE

06415

DELIVERING TO ZIP CODE

06415

DELIVERY DATE

Oct 24, 2020

EQUIPMENT NEEDED

Minibackhoe Rental JD 300e

FIRST NAME

Sylvia Delson

PHONE

860-537-7765

Hi I submitted a request for the backhoe for Oct 25th. I live in Colchester. Can you give me an idea if it will be available and an approximate cost. Thank you!

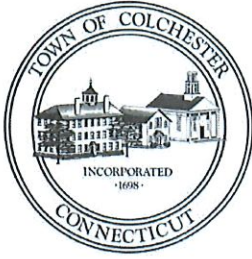
 Chat

Or you can email me at srdelson@aol.com. Thank you

 Chat

I might not be home tonight and I need to know if I have to get it from another dealer or maybe choose another date. Thank you.

 Chat



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

NOTICE OF VIOLATION

CERTIFIED AND FIRST CLASS MAIL

7003 0500 0005 2947 9883

October 14, 2020

7003 0500 0005 2947 9890

Mr. Jay R. Einhorn &
Mr. Bryan D. McMullen
122 Lake Road
Columbia, CT 06237

**RE: Unpermitted Commercial Business
Outdoor Storage of Commercial Equipment
143 Bulkeley Hill Road
Map 03-11/Lot 043-000
Colchester Connecticut**

Dear Messrs. Einhorn and McMullen,

It has been reported, and subsequently confirmed, that a tenant, Vito Lazarte, at the above-referenced property has been conducting impermissible commercial activities. It has also been reported, and confirmed, that Mr. Lazarte is storing commercial equipment for lease with delivery and pick up on this property. The online advertising for this commercial equipment is on Facebook where photos of the equipment, Mr. Lazarte, the chicken coop, and equipment at Mr. Lazarte's home in East Haddam, and Google Map directions to the site are posted.

This is to inform you that you and Mr. Lazarte are in violation of the Colchester Land Development Plan. Mr. Lazarte has two weeks to remove all the equipment from the property. At which time if he has not complied, I will issue both you and your tenant a cease and desist order. A copy of this notice will be forwarded to Mr. Lazarte.

Should you fail to comply with this notice and the subsequent cease and desist order, the Town of Colchester will pursue this to the full extent of the law.

Sincerely,

Daphne C. Schaub, CZEO
Assistant Planner & Zoning Enforcement Officer

Enclosures

/des

cc: Vito Lazarte
Mary Bylone

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Aquifer Protection Overlay

Flood Hazard Overlay

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4. Golf course
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7. Educational Institutions
8. Agricultural uses permitted by Special Permit pursuant to Section 8.9.

Manlift rental

From: Enrique Galdos (egaldos@q-cer.com)

To:

Cc: smaquinarias@gmail.com

Date: Saturday, October 10, 2020, 10:55 AM EDT

Dear Paul

As spoken I'm informing you about our rental prices

Equipment : Manlift Genie 60ft

Rental rates:

Per day : \$800

Delivery/pick up : \$700

Per week : \$2,400

Delivery/pick up \$600

Equipment specs

Max S-60 X: 58 ft 4 in / S-65: 65 ft |
Platform S-60X: 17.79 m / S-65: 19.81
Height m

Max S-60 X: 50 ft 10 in / S-65: 56 ft
Horizontal 2 in | S-60 X: 15.48 m / S-65:
Reach 17.10 m

Below S-60 X: 5 ft 7 in / S-65: 8 ft 11
Ground in | S-60 X: 1.70 m / S-65:
Reach 2.72 m

Platform 750 lb/1,250 lb | 340 kg/567
Capacity kg

Machine S-60 X: 8 ft 2 in, 27 ft 9 in / S-
Width and 65: 8 ft 2 in, 30 ft 11 in | S-60
Length X: 2.49 m, 8.46 m / S-65: 2.49
m, 9.42 m

E. Galdos
Operations Manager
C. (860)9614254
egaldos@q-cer.com



Q Construction Equipment Rental & Services

August 20 · 🌐



- Mowing ✓
- Edging ✓
- Trimming ✓

Leaving your garden neat and beautiful ✓✓✓

Free estimates! Just click on our Contact button

👍 4

14 Shares

👍 Like

💬 Comment

➦ Share



Write a comment...





Q Construction Equipment Rental & Services
August 27 · 🌐



👍 1

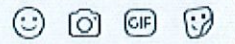
👍 Like

💬 Comment

➦ Share



Write a comment...





Q Construction Equipment Rental & Services
August 16 · 🌐



— in Colchester, Connecticut.

Like

Comment

Share



Write a comment...





Q Construction Equipment Rental & Services

August 21 · 🌐



Q - Construction Equipment Rental

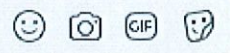
Click now on our Contact Us button for more details, free estimates and quotes!

👍 6

3 Shares



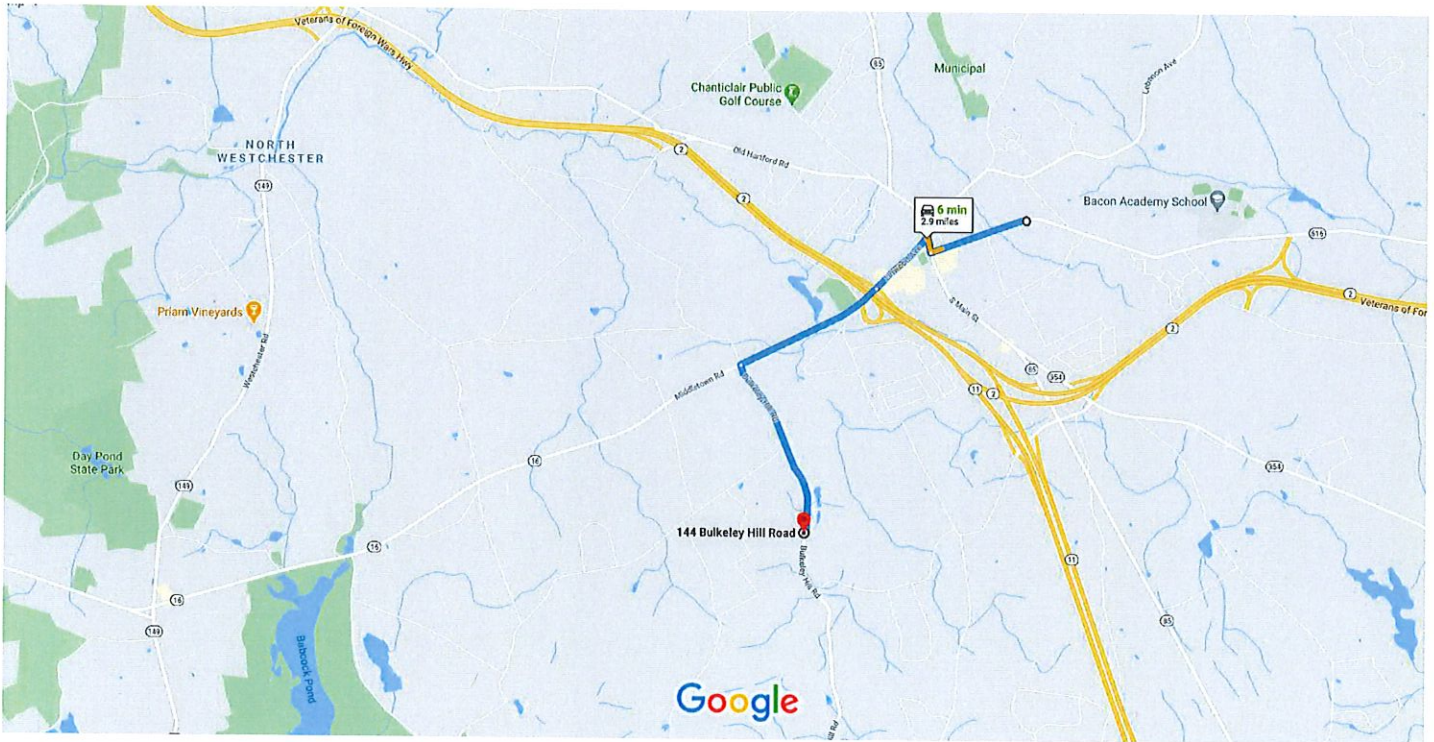
Write a comment...





Your location to 144 Bulkeley Hill Rd, Colchester, CT 06415

Drive 2.9 miles, 6 min



Map data ©2020 2000 ft



via CT-16 W/Middletown Rd and Bulkeley Hill Rd

6 min
2.9 miles

Fastest route, lighter traffic than usual



via CT-16 W/Middletown Rd and Bulkeley Hill Rd

56 min
2.9 miles

Explore 144 Bulkeley Hill Rd



Restaurants



Hotels



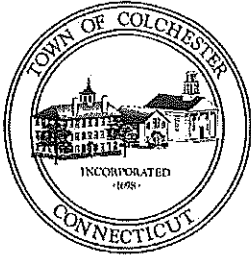
Gas stations



Parking Lots



More



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

September 24, 2020

Mr. Jay R. Einhorn &
Mr. Bryan D. McMullen
122 Lake Road
Columbia, CT 06237

**RE: Blight Violation No. BL20-003
Unpermitted Storage of Unregistered Commercial Vehicles
Refuse Disposal
Map 03-11/Lot 043-000
Colchester Connecticut**

Dear Messrs. Einhorn and McMullen,

Thank you for your cooperation in resolving the violations of the Blight Ordinance that were present on the above-referenced parcel. I also wish to thank Mr. Vito Lazarte, your tenant, for his willingness and taking the appropriate steps to correct the violations on the above-referenced property. I appreciate the efforts that you have made to comply with the Town of Colchester Blight Ordinance.

I have attached three sets of pictures reflecting the violations on September 3rd, 17th, and today. Clearly the efforts you have made to remedy the issues present are remarkable. If you or Mr. Lazarte continue to be threatened by people unhappy with your utilization of your property, I strongly encourage both of you to report it to the Colchester Police Department.

Please contact me if you should have any concerns in the future. You may reach me at 860-537-7294, Monday through Friday, 8:30 AM to 4:30 PM. Again, thank you for your assistance with this matter.

Sincerely,

Daphne C. Schaub, CZEO
Designated Blight Enforcement Officer
Assistant Planner & Zoning Enforcement Officer

Enclosure

/dcs

cc: Vito Lazarte
Mary Bylone
Matt Bordeaux

9/24/2020







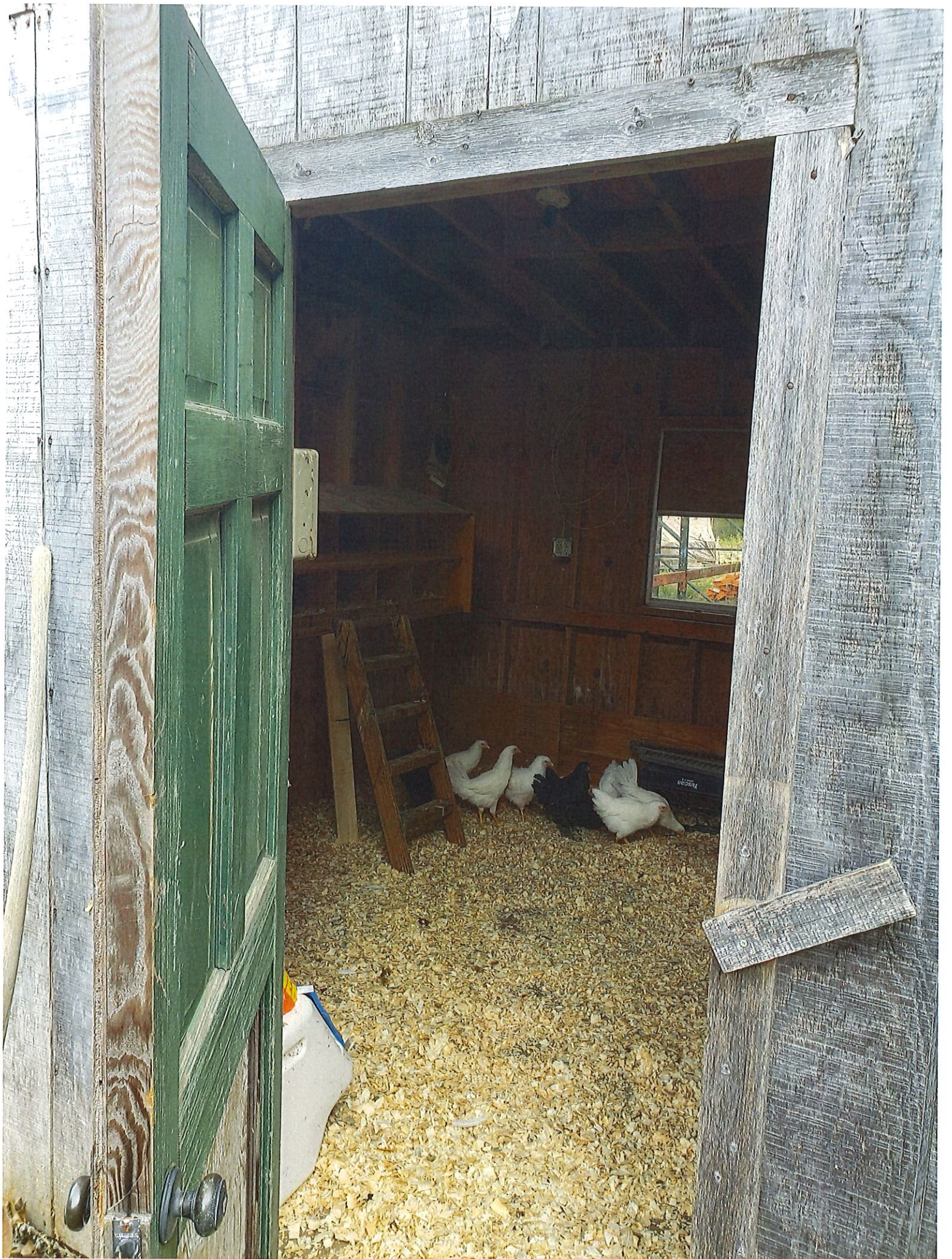












































4610

TRIPLE-L

Power Deck

9/17/2020



























































Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

September 3, 2020

Mr. Jay R. Einhorn &
Mr. Bryan D. McMullen
122 Lake Road
Columbia, CT 06237

**RE: Unpermitted Storage of Unregistered Commercial Vehicles
Refuse Disposal
143 Bulkeley Hill Road
Colchester, CT 06415
Map 03-11/Lot 043-000**

Dear Messrs. Einhorn and McMullen,

Thank you for meeting with Matt Bordeaux, Planning Director, and myself this morning. As you know it had been reported and confirmed, that you have commercial unregistered vehicles and various debris and materials stored outside at the above-referenced property. This is a violation of the Town of Colchester Land Development Regulation, Section Nos. 3.0 Rural Use Zoning District (RU), 8.8(12) Junk Vehicles and 8.8(14) Refuse Disposal.

This is a request for voluntary compliance. Please remove all but one of the unregistered vehicles from the property. No commercial vehicles or equipment may be stored on this parcel. Additionally, all outside storage of materials and articles must be removed from the property as well.

As we agreed this morning with your tenant, you shall have two weeks to remedy this violation. A follow up inspection will be conducted in two (2) weeks, on or about September 21, 2020 to monitor compliance of this violation notice. Failure to remedy these concerns voluntarily will lead this office to fully pursue all remedies available to the Town of Colchester by law. If you have any questions regarding this notice, the Regulations, or in resolving this issue, you should feel free to call me at 860-537-7294 Monday through Friday 8:00 A.M. to 4:30 P.M. Thank you in advance for your prompt attention to this matter.

Respectfully,

Daphne C. Schaub, CZEO
Assistant Planner/Zoning Enforcement Officer

Attachment

/dcs

cc: Vito Lazarte, Tenant
John Chaponis, Tax Assessor
Matt Bordeaux

3.0 RURAL USE ZONING DISTRICT

3.1 PERMITTED USES – The following uses are permitted in the RU District:

1. Single-Family and Two-Family Dwellings and Accessory Uses to such Dwellings
2. Agricultural uses as permitted in Section 8.9
3. Home Occupation
4. Membership Clubs that relate to outdoor activities
5. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, are permitted in all Single-Family, Two-Family or Multi-Family Dwellings.

3.2 SPECIAL PERMIT USES in the RU District – The following are eligible for Special Permit after consideration and approval from the Commission:

1. Commercial Kennel
2. Accessory Apartments
3. Bed and Breakfast
4. Golf course
5. Institutional and municipal land uses including public utilities
6. Day care/nursery schools in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.
7. Educational Institutions
8. Agricultural uses permitted by Special Permit pursuant to Section 8.9.

8.8(12) Junk Vehicles: No Junk Vehicles as defined in Section 20.4 are permitted in any district except no more than one (1) unregistered vehicle may be stored or parked on any Lot except where automotive repairs are permitted, or at an authorized and licensed salvage or recycling operation. This paragraph shall not apply to vehicles used for agricultural purposes.

8.8.(14) - Refuse Disposal: Except as permitted by Special Permit in an authorized refuse disposal, salvage or recycling operation, no property shall be used for the outside storage, keeping or abandonment of worked out, cast off, or discarded articles or materials ready for destruction or collected or stored for salvage or conversion to some other use.

Section 20.4 – Definitions:

JUNK VEHICLE: A motor vehicle not displaying valid current registration plates and/or a motor vehicle that is worn out, discarded, inoperative, or which is ready for dismantling or destruction. No more than one (1) such vehicle shall be stored or parked on any Lot except where automotive repairs are permitted. This definition shall not apply to vehicles used for agricultural purposes.



9/3/2020











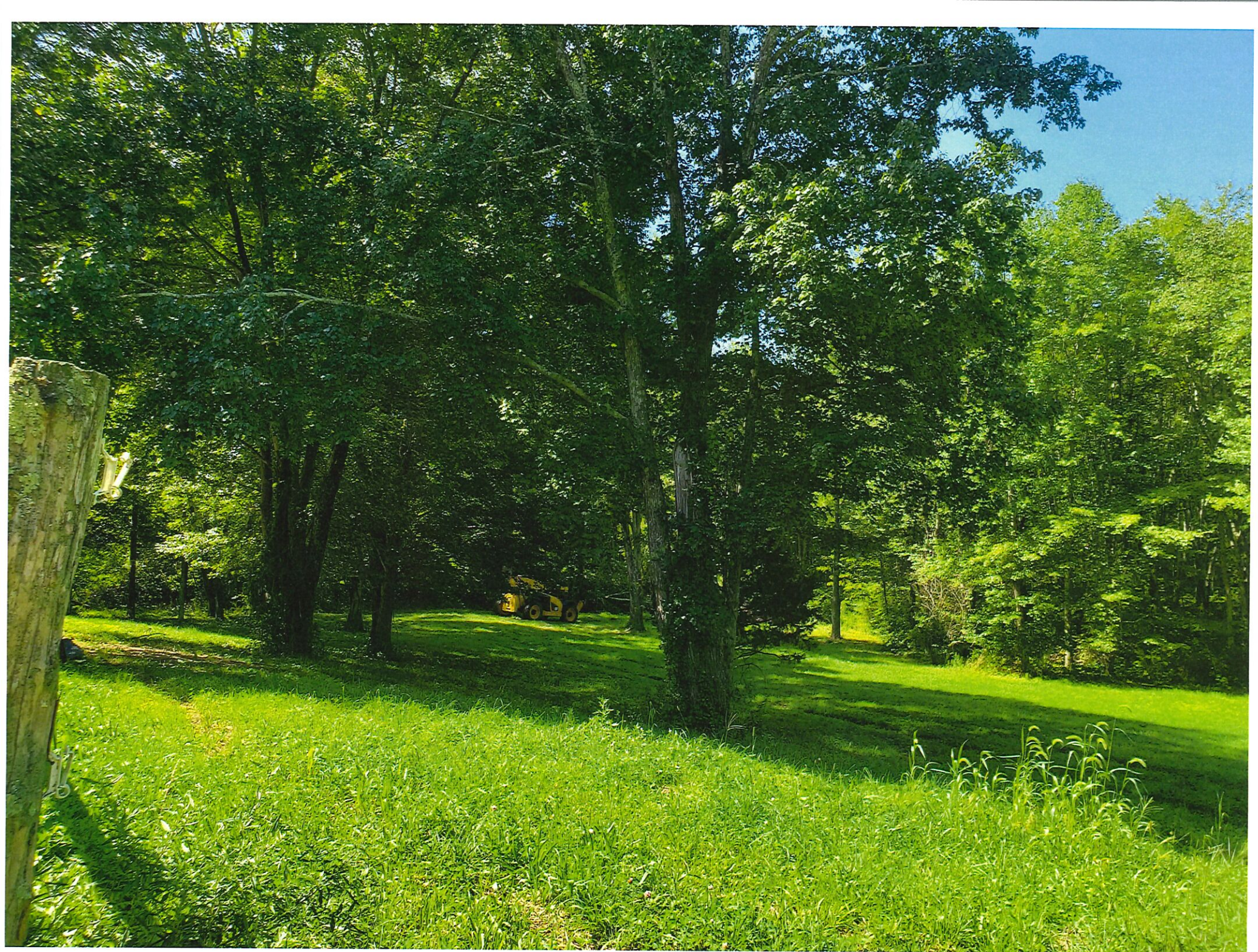


















Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ZONING BOARD OF APPEALS 2021 REGULAR MEETING SCHEDULE

The following will be the dates for the monthly meetings of the Colchester Zoning Board of Appeals for 2021. The meetings are held on the third Tuesday of the month, as needed, at 7:00 P.M. at the Town Hall, 127 Norwich Avenue, Colchester, CT.

TUESDAY, JANUARY 19, 2021

TUESDAY, FEBRUARY 16, 2021

TUESDAY, MARCH 16, 2021

TUESDAY, APRIL 20, 2021

TUESDAY, MAY 18, 2021

TUESDAY, JUNE 15, 2021

TUESDAY, JULY 20, 2021

TUESDAY, AUGUST 17, 2021

TUESDAY, SEPTEMBER 28, 2021*

TUESDAY, OCTOBER 19, 2021

TUESDAY, NOVEMBER 16, 2021

TUESDAY, DECEMBER 21, 2021

* Moved due to holiday