

# Zoning Enforcement Officer Report

Printed: Thursday, June 1, 2023  
for the Month of May

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## 2608 BERLIN TURNPIKE

07/18/2022 ZEO

## GALAXY CARPET

Wavers displayed

### *Actions and Inspections*

7 /18/2022 observed (pictures)  
notice sent  
11/28/2022 observed (picture)  
11/30/2022 wavers still present,  
notice sent  
12/1 /2022 WAVERS REMOVED  
12/5 /2022 wavers up (picture).  
Cease and desist order  
sent.  
12/27/2022 wavers not present  
5 /23/2023 wavers observed, spoke  
with manager who  
agreed to remove them.  
They were told they  
aren't allowed at any  
time.  
5 /24/2023 wavers removed

### *Status*

Violation Notice Sent  
Violation Notice Sent  
Resolved  
Cease and Desist Sent  
Agreed to Resolve Violation  
Resolved

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## 2661 BERLIN TURNPIKE

12/11/2020 Staff

## Mattress Firm

Aframe signs and waver in R/W

### *Actions and Inspections*

12/11/2020 Spoke with manager  
who agreed to remove  
sign  
5 /8 /2023 observed, spoke with  
new manager and  
explained process for  
getting permits for a-  
frames. All signs  
removed while I was  
onsite.

### *Status*

Agreed to Resolve Violation  
Resolved

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## 3153 BERLIN TURNPIKE

05/23/2023 ZEO

## MCBRIDE PLAZA

Wind Waver installed by Metro Mattress

### *Actions and Inspections*

5 /23/2023 observed, discussed  
with employee who  
removed the waver.

### *Status*

Resolved

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**3310 BERLIN TURNPIKE****BERLIN TURNPIKE 3310LLC**

12/27/2021 Staff

US Furniture with wind wavers on property

***Actions and Inspections******Status***

12/27/2021 observed (picture),  
notice sent to property  
owner and tenant.

6 /6 /2022 wavers installed.  
Stopped and discussed  
with manager who said it  
would be resolved.

5 /23/2023 observed, spoke with  
employee who agreed to  
remove

5 /24/2023 wavers removed

Violation Notice Sent

Agreed to Resolve Violation

Agreed to Resolve Violation

Resolved

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**112 CAMP AVENUE****Presutti**

05/15/2023 public

chickens and coop with no permit

***Actions and Inspections******Status***

5 /16/2023 spoke with wife at the  
property. Sal called and  
discussed, he says he  
will apply for permit,  
notice sent.

5 /31/2023 zoning permit application  
received.

Violation Notice Sent

Progress Towards Compliance

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**385 CHURCH STREET****Braga**

05/08/2023 public

unregistered vehicle

***Actions and Inspections******Status***

5 /10/2023 did not observe an  
unregistered vehicle on  
the property

Unfound

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**37 COMMONWEALTH AVENUE****Rece**

04/28/2023 public

unregistered vehicle on property

***Actions and Inspections******Status***

5 /3 /2023 observed blue toyota  
prius with no plates in  
Town R/W

5 /24/2023 email from owner who  
stated the vehicle has  
been moved and they  
are currently resolving  
registration issues with  
DMV

5 /25/2023 vehicle parked properly

Violation Notice Sent

Agreed to Resolve Violation

Progress Towards Compliance

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**56 COSTELLO ROAD**

Ashley Furniture

10/25/2021 staff

Waver/feather sign on property

***Actions and Inspections******Status***

10/25/2021 observed. Spoke with Jonathan who said it would be removed

Agreed to Resolve Violation

10/28/2021 waver still present. Notice sent

Violation Notice Sent

11/1 /2021 waver removed

Resolved

5 /23/2023 wavers (3) observed. Spoke with manager who agreed to remove.

Agreed to Resolve Violation

5 /24/2023 wavers removed

Resolved

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**162 INDIAN HILL ROAD**

Padykula

05/15/2023 public

rooster on the property

***Actions and Inspections******Status***

5 /16/2023 stopped and spoke with owner who agreed to remove the rooster within 7 days.

Agreed to Resolve Violation

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**165 OLD FARM DRIVE**

MINELVINO

05/18/2023 public

cars parked on lawn area

***Actions and Inspections******Status***

5 /23/2022 notice of request for compliance sent

See comment

5 /22/2023 additional complaint received, observed on site

See comment

5 /30/2023 vehicles parked properly

Resolved

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**91 PEBBLE DRIVE****FILANOWICZ**

06/24/2021 public

chickens on property without zoning permit

***Actions and Inspections******Status***

6 /24/2021	verified complaint, spoke with homeowner who said he will get permit	Agreed to Resolve Violation
7 /2 /2021	no permit application, notice sent	Violation Notice Sent
7 /6 /2021	additional public complaint received	
7 /8 /2021	received application for permit	Progress Towards Compliance
7 /13/2021	called to schedule inspection before approving permit, left message	
7 /19/2021	onsite and spoke with owner who is building the proper coop, should be done by the end of the month.	Will Monitor
7 /23/2021	inspection complete, permit issued	Resolved
10/6 /2021	complaint (and picture) received about roaming chicken	
10/7 /2021	notice sent	Violation Notice Sent
10/13/2021	no hens roaming, coop moved and is in compliance, see revised sketch	Resolved
5 /16/2023	complaint received of chickens roaming	Will Monitor
5 /17/2023	onsite at 1pm, no chickens roaming	Unfound

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**260 STAMM ROAD****INTEGRA REALTY ASSOCIATES, LLC**

11/10/2020 Staff

unregistered vehicles on property and in building

***Actions and Inspections******Status***

11/10/2020	verified with on site inspection with Fire Marshall (pictures)	
11/11/2020	hand delivered NOV with Fire Marshall. Site also has no special permit for auto related use in that zone.	Notice Delivered
11/30/2020	received request from tenant for a 2 month extension	Contact with Owner/Operator
12/1 /2020	re-inspection with Fire Marshall, some vehicles removed	Unresolved
12/4 /2020	after consultation with Town Attorney and Planner 30 additional days were granted for compliance, hand delivered letter	Notice Delivered
1 /5 /2021	Owner made application for special permit	Contact with Owner/Operator
1 /27/2021	Special Permit denied by TPZ	
2 /16/2021	Cease & Desist sent to owner and occupant	Cease and Desist Sent
2 /22/2021	Tenant delivered letter stating he intends to re-apply for special permit.	Contact with Owner/Operator
3 /1 /2021	Letter received that tenant has retained legal counsel.	Contact with Owner/Operator
3 /2 /2021	Zoning Citation sent to property owner and tenant.	Citation Notice Sent
3 /25/2021	Contatced by DMV inspector. They will be issuing a summons to the tenant after inspection.	
4 /1 /2021	Notified Town Attorney to proceed with Civil Action as warranted	Pending Legal Action
4 /14/2021	Condition ongoing	
6 /8 /2021	condition ongoing	
8 /4 /2021	condition ongoing	
8 /9 /2021	received email from Town Attorney asking for documents to file to start legal action	
2 /15/2022	Court Hearing	Legal Action Initiated
8 /4 /2022	Enforcement action started. 10 vehicles removed from the property.	Legal Action Initiated
8 /8 /2022	Enforcment action continues, 3 vehicles removed	Work in Progress

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**260 STAMM ROAD****INTEGRA REALTY ASSOCIATES, LLC**

8 /16/2022	Continued enforcement action, 4 vehicles removed	Work in Progress
8 /30/2022	Onsite, all vehicles being stored outside of the building have been removed. No vehicles removed today.	Work in Progress
9 /23/2022	Agreed upon amount of \$24,000 received to cover towing and storage fees. Cars will be removed from highway garage by October 1st and vehicles can't be returned to any property in Newington.	Contact with Owner/Operator
10/3 /2022	all vehicles have been removed from Highway garage.	See comment
5 /11/2023	towed 8 vehicles from property	Legal Action Initiated
5 /24/2023	Received \$5,800 to cover towing and storage of vehicles	Contact with Owner/Operator

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**104 WHITEWOOD ROAD****Kaur**

11/09/2020 public unregistered/inoperable vehicles and junk in driveway

***Actions and Inspections******Status***

11/9 /2020	verified complaint and spoke with resident about options	
11/10/2020	resident called to say he cleaned up	
5 /27/2021	Trailer with vehicle parked on unpaved R/W	Violation Notice Sent
6 /3 /2021	resident called to say trailer and truck removed	
6 /10/2021	items removed	Resolved
5 /8 /2023	new complaint received	
5 /10/2023	observed 4 vehicles with no plates, 2 vehicles and trailer parked on unpaved areas	Violation Notice Sent

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