

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Date: February 22, 2023

NOTICE OF VIOLATION

Case No. 2023-00000005

Owner/Address: LUPINSKI ROBERT & ANNA
53 SUGAR LOAF DR
WILTON, CT 06897

Re: 53 SUGAR LOAF DR Wilton, CT 06897
Parcel ID: 35-3-0-0 Zone: R-2A

Dear LUPINSKI ROBERT & ANNA,

It has been brought to my attention that the following conditions presently exist at your premises referenced above:

A retaining wall has been constructed along rear property line and back filled without a zoning permit.

Zoning Regulations Violated: 29-9.C.2.a.b. & 29-12.D.1.2.a.

Please contact me at the office of the Planning and Zoning Department immediately upon receipt of this Notice. I can be reached at 203 563-0186. A lack of response may result in further legal action by this Department.

Thank you for your anticipated cooperation.

Respectfully,


Timothy Bunting
Zoning Enforcement Officer

Certified Mail # 70190140000053558293 & First Class Mail

First Class Mail
This portion of the envelope is not to be opened for verification
If delivery of this mail is not made within the specified period
Remind me to purchase a Priority Mail envelope for my mail service
a covered letter mail service
a covered letter mail service
Priority Mail
Additional postage required on this envelope
owing to the weight of the contents
every 100 lbs.
can be used for other items
3800

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: ROBERT & ANNA LUPINSKI Street and Apt. No. or PO Box No.: 53 SUGAR LOAF DRIVE City, State, ZIP+4: WILTON, CT 06897	
PS Form 3800, April 2015 PSN 7500-02-000-9017 See Reverse for Instructions	

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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

CEASE AND DESIST ORDER
Zoning Enforcement

CASE # 2023-000000005

TO: LUPINSKI ROBERT & ANNA

DATE: March 14, 2023

MAILING ADDRESS: 53 SUGAR LOAF DR, WILTON, CT 06897

Pursuant to the authority vested in me by the Zoning Regulations of the Town of Wilton, Connecticut, you are hereby ordered and directed within ten (10) days of the date hereof, to discontinue and/or remedy the violations and conditions on or in premises identified as:

53 SUGAR LOAF DR / Parcel Number: 35-3-0-0

Zone: R-2A

PROPERTY OWNER(S): LUPINSKI ROBERT & ANNA

PROPERTY ADDRESS, 53 SUGAR LOAF DR, Wilton, CT, owned and/or occupied by you; which is in violation of the said Zoning Regulations of the Town of Wilton, Connecticut.

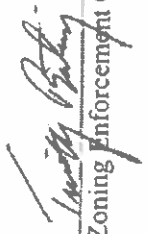
An investigation of the subject premises by this office discloses that the following conditions presently exist:

A retaining wall approximately 16' ft tall has been constructed along rear and side property lines and back filled without a zoning permit. An accessory structure was constructed without a permit. Construction equipment, (excavator) is being stored on the property. A boat and trailer are being stored in the front yard along with a dump trailer.

These conditions violate Section(s) 29-8. B.14.a. & b., 29-9.C.2.a.& b. & 29-12.D.1.2.a.& 29-9.1.2.& 5.a.& c. of the Zoning Regulations of the Town of Wilton.

Your immediate attention to this matter is hereby advised and directed.

c: Town Counsel
Building Official


Zoning Enforcement Officer