

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



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**CEASE AND DESIST ORDER**  
**Zoning Enforcement**

CASE # 2021-00000006

TO: BETTER ENVIRONMENTS LLC

DATE: July 20, 2021

MAILING ADDRESS: 221 DANBURY RD\_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:

24 DANBURY RD / Parcel Number: 83-17-0-0

Zone: DRB

PROPERTY OWNER(S): BETTER ENVIRONMENTS LLC

PROPERTY ADDRESS, 24 DANBURY RD, 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:

**Self-storage units were constructed in the basement of the main building without a zoning permit.**  
**Self-storage units are not a permitted use in the DRB Zone.**

These conditions violate Section(s) 29-6. A. 2. & 29-12. D.1. of the Zoning Regulations of the Town of Wilton.

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

C: Town Counsel ✓  
Fire Marshal  
Building Official

  
Zoning Enforcement Officer

Note: A further inspection will be made of the subject premises after ten (10) days and, if compliance is not established, the full penalties by law and as set forth below will be invoked. You may consult the Zoning Enforcement Officer if there is any question as to the manner and time of establishing compliance.

Right to Appeal: Pursuant to Sec. 8-7 of the Connecticut General Statutes, you have the right to appeal this order to the Zoning Board of Appeals of the Town of Wilton by filing an appeal within thirty (30) days of the date of issuance of this order with the Zoning Enforcement Officer, Planning and Zoning Department, Wilton Town Hall, 238 Danbury Road, Wilton, Connecticut, 06897. Appeal forms are available in the office of the Planning and Zoning Department.

Penalties for Violation. Sec. 8-12 of the Connecticut General Statutes provides in pertinent part:

A. The owner or agent of any building or premises where a violation of provisions of such regulations or orders shall be committed or shall exist or the lessee or tenant of an entire building or entire premises where such violation shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which any violation shall exist, shall be fined not less than ten dollars (\$10.00) nor more than one hundred dollars (\$100.00) for each day that such violation shall continue. If such offense shall be willful, the person convicted thereof shall be fined not less than one hundred dollars (\$100.00), nor more than two hundred fifty dollars (\$250.00) for each day that such violation shall continue, or imprisoned not more than ten (10) days for each day that such violation shall continue, or both. The Superior Court shall have jurisdiction of all such offenses, subject to appeal.

B. Any person who, having been served with an order to discontinue any such violation, shall fail to comply with such order within ten (10) days after such service, or shall continue to violate any provision of said Zoning Regulations specified in such order, shall be subject to a civil penalty of two thousand five hundred dollars (\$2,500.00), payable to the treasurer of the Town of Wilton.

Certified Mail # 7003 0500 0004 5858 1510 & Regular Mail