

ZONING BOARD OF APPEALS

SOMERS, CONNECTICUT
APPLICATION FOR HEARING

\$360.00 NON-REFUNDABLE APPLICATION FEE
\$100.00 for each additional variance request.

Application Number: ZBA 20-008 Date 7/10/20

Applicant Angela Koehler et. al. Phone 860-749-0707
(Attorney John H. Parks)

Applicant E-mail john@jhparkslaw.com (Attorney John H. Parks)

Address 352 Billings Road Somers, CT 06071

Location of Property 56 Egypt Road Somers, CT Zone A A1 B I (CIRCLE)

Owner of Record The Union Agricultural Society of Somers, Enfield, Ellington & E. Windsor

Address 56 Egypt Road Somers, CT

Deed Reference Volume _____ Page _____

Variance Appeal of Decision Other _____

Zoning Section _____

Description of request: Appeal Decision of Zoning Enforcement (ex. Of side yard, height, front yard)

Clearly state why you are requesting a variance for this property and explain what hardship exists/applies for this case. Also, please provide a pertinent sketch or blueprint of proposed variance.

The undersigned, on behalf of Angela Koehler, Richard Koehler, Diane Lopes Renee Pasay, Cliff Pasay, Sharon Renzoni, Toby Renzoni, Mellissa Caye, Edward Caye, Steve Rancourt, Nicole Rancourt, David Minney and several other residents who own property in the vicinity of 56 Egypt Road, hereby appeal a Decision of the Zoning Enforcement Officer dated July 3, 2020, a copy of which is attached hereto.

Signature  _____

All applicants hereby certify that they are the _____ owner of record for the above referenced property or they are an appointed representative of the _____ owner of record with permission to act on behalf of the property owner.
(Please check one)

OFFICE USE ONLY	
Decision Date _____	
Decision:	
Conditions:	

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PUBLIC NOTICE

PUBLIC NOTICE

STATE OF CONNECTICUT

BY HIS EXCELLENCY, NED LAMONT

**7DDD: PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE -
EXTENSION OF EVICTION MORATORIUM AND ADMINISTRATIVE DEADLINES**

...issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the state of Connecticut due to the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and WHEREAS, I have issued fifty-six (56) executive orders to suspend or modify statutes and to take other actions necessary to protect the public health and safety of the State of Connecticut; and WHEREAS, COVID-19 is a respiratory disease that spreads easily and can result in serious illness or death; and WHEREAS, the World Health Organization has declared the COVID-19 outbreak a public health emergency; and WHEREAS, the United States Centers for Disease Control and Prevention (CDC) and the Connecticut Department of Public Health have recommended implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings, physical distancing in smaller gatherings; and WHEREAS, the risk of severe illness and death from COVID-19 is higher for individuals who have chronic health conditions; and WHEREAS, public health experts have determined that it is possible to transmit COVID-19 through aerosol transmission; and WHEREAS, public health experts have indicated that persons infected with COVID-19 may be asymptomatic or "shedding" of the coronavirus that causes COVID-19 may be most virulent before a person shows symptoms and through aerosol transmission; and WHEREAS, the CDC has recommended that people with mild symptoms consistent with COVID-19 be assumed to be infected with COVID-19; and WHEREAS, the CDC has recommended that a public health or civil preparedness emergency exists, section 20-9(b) of the Connecticut General Statutes, which provides that the Governor may, by executive order, suspend or modify any statute or regulation or requirement or part thereof that conflicts with the execution of civil preparedness functions or the protection of public health; and WHEREAS, minimizing evictions during the COVID-19 pandemic and preventing a resurgence of the disease by allowing residents to stay in their homes and avoid increasing homelessness and the associated risk to public health; and WHEREAS, in order to keep people safely in their homes and avoid increasing homelessness and the associated risk to public health, Section 1 provided temporary relief from statutory eviction proceedings; and WHEREAS, continued economic hardship and associated risk of COVID-19 transmission unless certain relief measures provided in Executive Order No. 7M, in order to further prevent the potential public health threat and spread of COVID-19 to any person who might participate in a public hearing, discussing, deciding, or appealing an agency, board or commission decision, action, or related activity, and to avoid disruptions related to the COVID-19 pandemic, state agencies, boards, and commissions of this State require modification of Chapter 54 of the Connecticut General Statutes, the Uniform Administrative Procedure Act, and other statutory provisions relating to conducting the business of this State; and WHEREAS, Executive Order No. 7M provided such entities with discretion by extending deadlines; and WHEREAS, having authority to further extend such deadlines will assist agencies, boards and commissions to continue to conduct the business of this State by reducing in-person interactions; NOW, THEREFORE, I, NED LAMONT, Governor of the State of Connecticut, do hereby ORDER AND DIRECT the following:

SECTION 1. NO NOTICE TO QUIT OR SERVICE OF SUMMARY PROCESS BEFORE AUGUST 22, 2020. Notwithstanding subsection (g) of section 21-80 of the Connecticut General Statutes, which provides that a landlord shall, before August 22, 2020, deliver or cause to be delivered a notice to quit or serve or return a summary process in this chapter or in sections 21-80 et seq. of the Connecticut General Statutes, except for nonpayment of rent due on or after August 22, 2020, or for a serious nuisance as defined in section 47a-15 of the Connecticut General Statutes, all notices to quit for nonpayment of rent or for a serious nuisance shall be effective on or after August 22, 2020, for which rent has not been paid. [sic] EXTENSION OF SECURITY DEPOSIT TO RENT, UPON REQUEST. Executive Order No. 7X, Section 1.d. is superseded by the following: "(m) Upon the written request of a tenant of a dwelling unit who is not enrolled in the security deposit program established by the Commissioner of Housing pursuant to Section 8-339 of the Connecticut General Statutes, who has paid a security deposit for one month's rent, and who provides written notice, including but not limited to in written electronic communication, that he or she is unemployed or otherwise sustained a significant loss in revenue or increase in expenses as a result of the COVID-19 pandemic, the escrow agent shall withdraw an amount of said deposit equal to the amount in excess of one month's rent from an escrow account and apply it to the security deposit on or before June, July or August 2020. Notwithstanding subsection (h) of this section, an escrow agent may withdraw funds from an escrow account upon a request. The amount withdrawn by the escrow agent and applied toward the rent due shall no longer be considered an advance payment of rent for any purpose, including but not limited to the calculation of interest, assignment to successor, and the payment of security deposit at the end of a tenancy. Notwithstanding subsection (b) of this section, no landlord who has complied with such a request may be held liable for an amount that exceeds one month's rent earlier than the later of the end of the public health and civil preparedness emergency, or the date the rental agreement is extended or renewed, or the date the rental agreement is terminated or expires, or the date the rental agreement is renewed or extended herein, nothing in this order shall relieve a tenant of liability for unpaid rent or of the obligation to comply with other terms or obligations pursuant to Connecticut law. Except as expressly provided herein, nothing in this order shall relieve a landlord of his or her obligations pursuant to Connecticut law. 2. AUTHORITY TO EXTEND STATUTORY AND REGULATORY DEADLINES BY AN ADDITIONAL 90 DAYS. Notwithstanding any provision of the Connecticut General Statutes, any regulation, statute, or ordinance authorized by each department head, commissioner, agency head, and board and commission of this State to extend, as they apply to the COVID-19 pandemic or its effects, any statutory or regulatory time requirements, decision-making requirements, deadlines, procedure or legal process pertaining to matters under their respective jurisdiction, functions or powers for 90 days shall be extended to September 9, 2020. Such authority shall include the ability to further extend without lapse any deadlines established by Executive Order No. 7M, Section 3 and which would have expired on or before June 28, 2020. Department heads, commissioners, agency heads, and boards and commissions may issue any orders necessary to implement and effectuate the purposes of this order and shall publicly post and maintain the order on their respective websites. Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, or until the emergency is declared over, or until the order is modified, extended or terminated. Dated at Hartford, Connecticut, this 29th day of June, 2020.

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PUBLIC NOTICE

PUBLIC NOTICE

A decision has been rendered by the Town of Somers Zoning Enforcement Officer that property located at 56 Egypt Road owned by the Union Agriculture Society is a legal non-conforming use based on the current Town of Somers Zoning Regulation 214-27 and therefore, does not require the issuance of a Special Use Permit.

Journal Inquirer
July 3, 2020

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on July 15, 2020, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold.

PUBLIC STORAGE # 24427, 188 Roberts Street, East Hartford, CT. 06108, (860) 243-3177 Time: 09:30 AM
1004 - Wilson, Tamika; 2070 - Valentine, Chelsea; 4134 - Lowen, Diba; E241 - Hunter, Kadesha; E272 - Kennavi, Savah

PUBLIC STORAGE # 21519, 440 Tolland Tpke, Manchester, CT 06042, (860) 288-2434 Time: 09:30 AM
C021 - Mears, Adam 2013 Harley Davidson Dyna Wide Glide Motorcycle VIN 3971, 2013 Yamaha YZF-R1C Motorcycle VIN 3248; C060 - Davila, Daniel; D038 - Knowles, Keith

PUBLIC STORAGE # 25710, 100 Taylor Street, Manchester, CT 06042, (860) 288-2435 Time: 09:30 AM
084 - Phillips, Melissa; 094 - Mlawali, Ketiie; 148 - Ford, Amanda; 420 - Scognamiglio, Jamie

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on July 22, 2020, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold.

PUBLIC STORAGE # 26823, 115-D Elm Street, Enfield, CT 06082, (860) 222-7423 Time: 09:30 AM
C040 - Blair, Dennis; C167 - Manuel, Lourilet; D006 - Rabli, Gregory; D086 - Seabrooks, Isaac; E003 - DeRonck, Michael

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

PUBLIC NOTICE

PUBLIC NOTICE TO CREDITORS
ESTATE OF ANTHONY S. BASK (20-0079)

The Hon. Elisa H. Judge of the Court of Probate for the District of Ellington, Conn., by decree dated July 19, 2020, ordered that claims must be presented to the fiduciary at the address below. Failure to present any such claim will result in the loss of right to recover on such claim.

Thomas H. Smith,
The fiduciary is:
STEPHEN A. BASKIC
c/o MARY C OBERY
CONTI & TUNILA, LL
MAIN STREET, MAN
ESTER, CT 06040

Journal Inquirer
July 3, 2020

LIQUOR PERMIT NOTICE OF APPL

This is to give notice to RAYMOND P RAGA 30 WINTER ST MANCHESTER, CT 06040. He has filed an application for a RENEWAL LIQUOR PERMIT for the sale of alcohol on the premises at CENTER ST, MANCHESTER, CT 06040-5201. The permit will be owned by C AURA, LLC. Entry will consist of: Acc (not amplified), Dis (not amplified), Live Bands, Remonstrance/obj must be filed by: 0

RAYMOND P RAGA
June 26, 2020

Journal Inquirer
June 26, 2020
July 3, 2020

PUBLIC NOTICE TO CREDITORS
ESTATE OF Mary AKA Julia Mary (20-0028)

The Hon. Marianne Fisher, Judge of the Probate, District of Windsor Probate Court, by decree dated July 1, 2020, ordered that all claims presented to the fiduciary at the address below, promptly present a claim may result in rights to recover or

Melissa A. Palma,
Clerk

The fiduciary is:
Michael Samarotto
c/o JEFFREY SE
CZEPIGA DALY P
PERRI,
15 MASSIRIO DR,
BURLINGTON, CT 06032