

ZONING CERTIFICATE

- SPECIAL USE PERMIT -

OWNERS OF RECORD (Grantors): Blue Hills Associates, LLC

PREMISES: 919 Blue Hills Avenue

I, Byron Lester, Secretary, hereby certify that on July 19, 2018, the Bloomfield Town Plan and Zoning Commission did APPROVE the Request by Maurice Pipkin (owner: Blue Hills Associates, LLC) for a Special Permit modification to increase the number of cars allowed at an existing dealer and repair service at 919 Blue Hills Avenue, GWB zone. This approval is granted subject to conformance with the submitted plans, as may be required to be modified, the representations made on the record, and the following conditions:

Conditions to be met prior to the issuance of permits:

1. The Special Permit shall be filed on the Land records.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

2. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has determined that the site has complied with all the conditions of this approval.

General Conditions:

3. The outside display of vehicles is limited to 10 cars to be displayed for sale along with seven (7) repair spaces and seven (7) customer spaces as shown on the submitted plan. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
4. The approved parking spaces are to be delineated on the site by means of stripping and/or wheel stops to ensure that the cars are parked in a neat and orderly fashion.
5. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.
6. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Substantive changes to the plans will require further Commission review and approval. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
7. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

The reasons for approval of the use and the decision about the Site Plan, including any conditions relating to either, are part of the record of the July 19, 2018 Town Plan and Zoning Commission meeting.

Pursuant to Section 8-3d of the Connecticut General Statutes, this Special Permit will not become effective until it has been recorded on the Land Records of the Town of Bloomfield. It is the responsibility of the Owner of Record to file this form in the Town Clerk's Office and pay the recording fee.

No building permits that may be required in connection with the above may be issued until this Special Permit has been recorded with the Town Clerk.

Dated at Bloomfield, Connecticut this 8TH day of August, 2018

BLOOMFIELD TOWN PLAN AND ZONING COMMISSION

Byron R. Lester
Byron Lester, Secretary

Recorded in Bloomfield
LAND RECORDS
Sep 13, 2018 09:28A
BOOK# 1961 PAGE# 88
INST# 00002945
Marguerite Phillips Town Clerk