

ZONING ENFORCEMENT

YEAR **2025**

July, August, September

News from the Planning Technician/Zoning Enforcement Officer:

Heidi Leech, Zoning Enforcement Officer, continues to work on the backlog of enforcement complaints while keeping up with the day-to-day permitting, inspections, inquiries and responsibilities in the Building/Land Use Office. Ms. Leech also staffs the Zoning Board of Appeals (ZBA). This is the busiest year Ms. Leech has seen for the ZBA since starting with the Land Use Department 13 years ago.

Enforcement

Ms. Leech conducts enforcement action on multiple properties involving nuisance lighting, accumulated debris, unpermitted structures and unpermitted businesses. She has been successful in reaching compliance and closing out several complaints related to an unpermitted business, accumulated debris and motor vehicles, nuisance lighting, overgrown weeds and other blight matters. She is actively working with property owners to resolve a handful of other violations at present. Unfortunately, zoning and blight enforcement is a slow process that largely relies on voluntary compliance of the violator. Ms. Leech will continue to work on the backlog of blight complaints as well as the new ones coming in as time allows. Complaints are generally dealt with in order of severity and age. In the process of writing enforcement letters, some inconsistencies in the Zoning Regulations have been uncovered requiring advice from the Town Attorney and updating of the Zoning Regulations.

<u>ZONING PERMITS ISSUED</u>	=	122
New Homes		2
Condominiums		0
In-Laws/Accessory Dwelling Units		1
Accessory Structures		
Decks/Porches		7
Sheds/ Garages /Barns		17
Pools/Hot Tubs		4
Additions/Attached Garage		4
Alterations/Renovations		8
Finished Basements		4
Soil & Erosion Control Plan		1
Fences		0
Commercial Use/Signage		0
Home Occupation		9
Driveway		47
Roof Mounted Solar PV		13
Ground Mounted Solar PV		0
Crumbling Foundation		3
Tenant Fit Out		1
Change of Use		1
Other		0
Total		122

ZONING ENFORCEMENT Cont'd

YEAR **2025**

CERTIFICATES OF ZONING COMPLIANCE = **82**

Single Family Dwellings	12
In-law apartment	1
Condos	0
Finish Basement	1
Crumbling Foundation	5
Accessory Structures	
Decks/Porches	9
Sheds/Gazebos/Barns	6
Detached Garages	1
Pools/Hot Tubs	3
Additions/Attached Garages	0
Other	1
Driveways	11
Ground/Roof Mount Solar	18
Tenant Fit Out/Home Occupation	10
Alteration/Renovation	1
Demolition	2
Change of Use	1
Commercial Use/Signage	0
Total	<u>82</u>

INSPECTIONS = **87**

Erosion and Sediment Control	17
Limits of Clearing/Grading	2
Certificate of Occupancy/Compliance	18
Zoning Compliance	15
Pre-Application Inspection	3
Bond Release/Inspections	13
Zoning Complaints (initial & follow-ups)	7
Blight Complaints (initial & follow-ups)	3
Street Number Assignments	0
Driveway	2
Other	7
Total	<u>87</u>

** A full accounting of ZEO activity is now available.*