

TOWN OF WOODSTOCK
415 ROUTE 169
(860) 928-1388 Ex. 332
LAND USE DEPARTMENT

November 29, 2023

Via Certified Mail: 7015 3430 0000 0128 5016

Dario Ciovacco
170 Joy Road
Woodstock, CT 06281

RE: Potential Ordinance Violation at 170 Joy Road

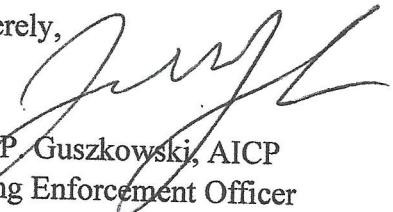
Dear Property Owner:

It has come to the attention of our office that the above referenced property appears to be in potential violation of the Town's Scenic Road Ordinance. Specifically, it appears a large section of stone wall has been taken down to make room for a driveway entrance. A visit to this property on November 20, 2023 confirmed this. We do not have any record of a special permit application for this. A special permit is required for any construction that would impact the historic stone wall, as Joy Road is a locally designated scenic road. We are attaching a copy of the Scenic Road Ordinance to this letter, referring specifically to Section 4.a that addresses modification to a scenic road, which includes removal or alteration of stone walls.

I realize that in many cases, property owners are not aware that they are not in compliance with the Town's Ordinances and Regulations. As such, I am requesting that you bring your property into compliance by replacing the removed stones or by applying for a Special Permit in accordance with the Zoning Regulations with the Planning & Zoning Department within 30 days of receipt of this letter. This should provide adequate time for you to submit your application.

Should you have any questions, please do not hesitate to contact me. I encourage you to reach out to me directly via email at zeo@woodstockct.gov or call the office at 860-928-1388 Ex. 332.

Sincerely,


John P. Guskowski, AICP
Zoning Enforcement Officer