

Palazzini, Danielle

Subject: FW: ZBA Meeting

From: Joe Costanzo <joe@dzenroofing.com>
Sent: Wednesday, August 26, 2026 11:10 AM
To: Palazzini, Danielle <dpalazzini@boltonct.gov>
Subject: Re: ZBA Meeting

EXTERNAL EMAIL - This email was sent by a person from outside your organization.

To the Town of Bolton and the Bolton Zoning Board of Appeals,

I wish to grant the Town of Bolton Zoning Board of Appeals an extension up to 65 days to discuss the variance I am requesting for a 7 foot right side variance to construct a garage/ equipment shed.

Sincerely,

Joseph Costanzo

43 Deming Rd

Bolton,Ct

Sent from my iPhone

**Record No: ZBA-26-2**

Zoning Board of Appeals

Status: Active

Submitted On: 8/12/2026

Primary Location27 HANOVER FARMS RD
BOLTON, CT 06043**Owner**Kwadjo
HANOVER FARMS RD 27
BOLTON, CT 06043**Applicant** Kwadjo Osei-Wusu
 203-709-0904
 doncuzy84@gmail.com
 27 Hanover Farms Road
Bolton , CT 06043

Submission Information

Occupancy Type*

Residential

Application For*

Appeal of ZEO Decision

Aquifer Protection Area*

No

Zone *

R-1

Appeal from the decision of the Zoning Enforcement Officer

Description of Relief Being Sought*

I respectfully request that the Zoning Board of Appeals reverse and rescind the Cease and Desist Order issued by the Zoning Enforcement Officer dated July 15, 2026, concerning 27 Hanover Farms Road. I dispute the factual and legal basis for the alleged zoning violations and request a full and fair hearing before the Board.

Please confirm you will be required to attach a copy of letter from ZEO documenting decision being appealed*



Building & Parcel Size

Building Size

—

Lot Area

—

Applicable Section(s) of Zoning By-Laws

§450-5.1; §450-6.1; §450-6.1H; §450-16.5E

Does Property Need CCDRB Review?

☐

Signature and Confirmation of Submission of Application

The property owner, or applicant/agent duly authorized by the property owner hereby acknowledges that this applicant has been submitted truthfully. The applicant further acknowledges that any information submitted herein which is found to have been submitted willfully in error may render such application null and void.

The above is hereby acknowledged and understood*

☒

The property owner, or applicant/agent duly authorized by the owner hereby grants permission to the Town of Bolton, it's agents and the Zoning Board of Appeals to make reasonable property inspections related to the review of the submitted application

The above is hereby acknowledged and understood*

☒

The property owner, or applicant/agent duly authorized by the owner hereby acknowledges the above and by endorsement of the digital signature below, hereby submits this application.

Signature of Owner or Applicant/Agent duly
authorized by the owner*

✓ Kwadjo Osei-Wusu
Aug 12, 2026

Additional Project Info

Date of Receipt 

—

Hearings Commencement Deadline 

—

Hearings Completion Deadline 

—

Decision Deadline 

—

Distance to Town Line 

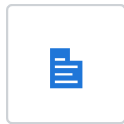
Extension Date 

—

Conditions [Internal Use Only -- To be Printed of Permit]

Conditions 

Attachments



Copy of Decision or Order

Cease and desist.pdf

Uploaded by Kwadjo Osei-Wusu on Aug 12, 2026 at 11:23 PM

REQUIRED



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

LAND USE DEPARTMENT
(860) 649-8066 Phone
(860) 643-0021 Fax

July 15, 2026

By Hand Delivery

27 Hanover Farms Rd LLC
Henry Mensah (Agent)
221 Main Street, 5th Floor
Hartford, CT

[Signature]
A TRUE ATTEST:
JOHN R. SIMON
Connecticut State Marshall Tolland County
Indifferent Person

Re: Cease and Desist Order for Violations at 27 Hanover Farms Rd, Bolton CT

Mr. Mensah,

YOU ARE HEREBY NOTIFIED that conditions found to exist on the property referenced below have been found to be a violation of or otherwise out of compliance with the Town of Bolton's Zoning Regulations.

LOCATION: 27 Hanover Farms Rd (MBL 14-123)

OWNER: 27 Hanover Farms Rd, LLC

NATURE OF VIOLATION: Over the past several months multiple events, which include ticket sales, alcohol service and live entertainment, have been held on the property. More specifically, in 2026, events have been held on May 2, 2026, and July 3, 2026, and July 4, 2026 (see attached).

These events represent unpermitted activities on the property which violate the Bolton Zoning Regulations. In particular:

1. **§450-5.1 (Prohibited Uses)** which prohibits the use of any building or parcel in a manner which would create a nuisance.
2. **§450-6.1 (Permitted Uses)** which prohibits the use of residential property as a private event facility.
3. **§450-6.1H (Home Occupations)** which prohibits the use of residential property for any commercial purpose beyond those specifically outlined.
4. **§450-6.1H (Home Occupations)** which prohibits the conduct of any activity which produces excessive noise, fumes, vibration, or any activity which excessively draws people to the residence.
5. **§450-16.5E (Special Permits)** which requires the issuance of a Special Permit for any use which involves the sale of alcoholic beverages.

Based on the evidence referenced herein, and the applicable Zoning Regulations outlined above, you are hereby ordered to **CEASE AND DESIST** all activities associated with unpermitted, private events being held on the property. This Order is intended to apply to all events in the building or on the property, with or without entertainment, including those which are open to the public, by private invite or ticket only and regardless of whether alcohol is served, sold, or not.

YOU ARE ADVISED: Failure to comply with this Order may subject you to fines and/or legal action as provided for in Section 8-12 of the Connecticut General Statutes.

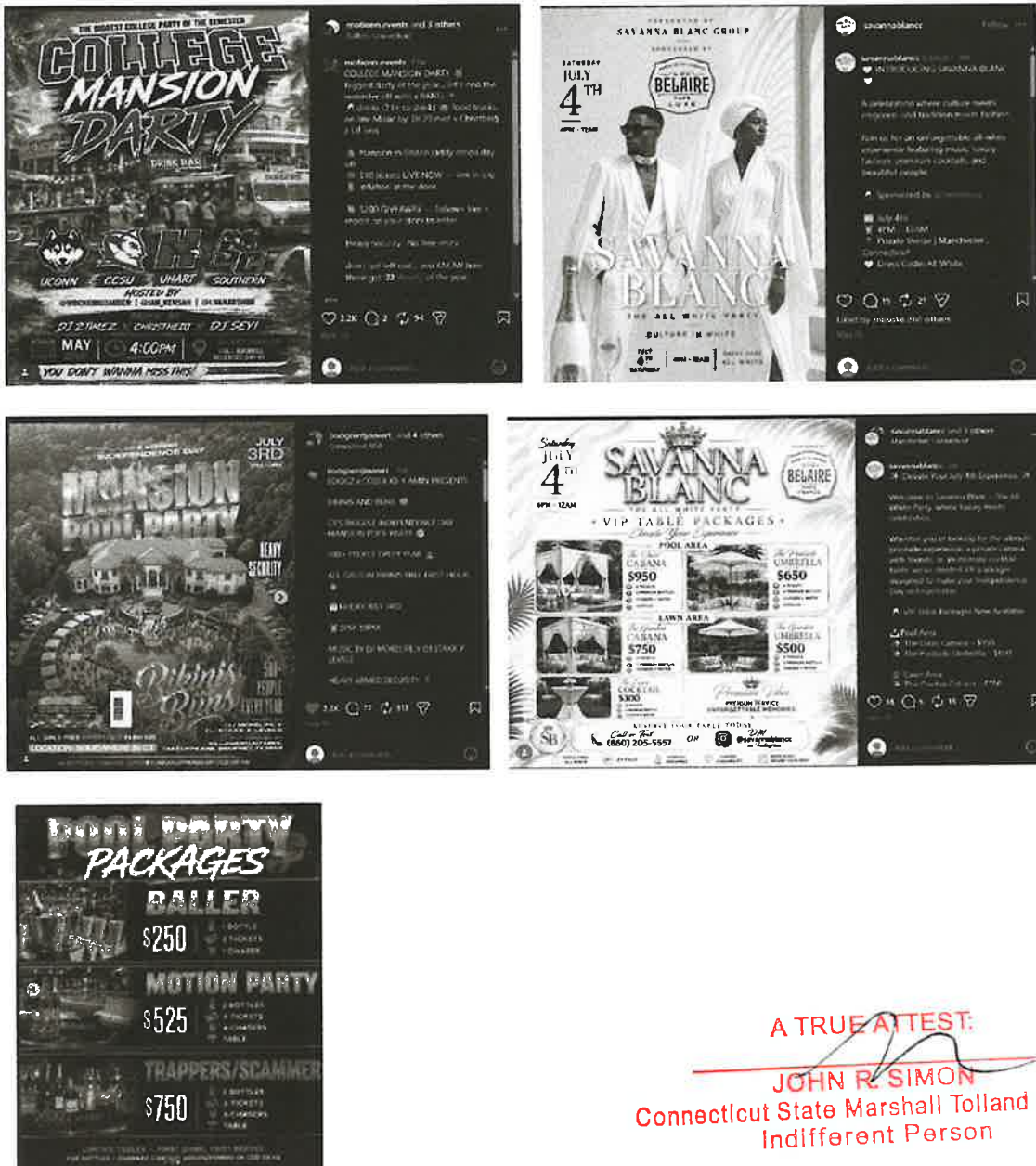
YOU ARE FURTHER ADVISED: You have the right to appeal the issuance of this Order to the Bolton Zoning Board of Appeals within 30 days of the date of this notice, pursuant to Section 8-7 of the CT General Statutes.

Should you have any questions about the content of this Order please contact the Planning & Development Office in writing by mail or email me directly at zeo@boltonct.gov.

Your prompt attention to this matter is appreciated



Michael D'Amato, AICP, CZEO
Zoning Officer
Town of Bolton, CT



Business Details

General Information

Business Name 27 HANOVER FARMS ROAD LLC	Business ALEI 3281468
Business status ACTIVE	Date formed 8/29/2025
Citizenship/place of formation Domestic/Connecticut	Business type LLC
Business address 221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States	Mailing address 221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States
Requires Annual Filing? ⓘ Yes	Last report filed 2026
Annual report due 3/31/2027	NAICS sub code
Public substatus Current	
NAICS code Lessors of Residential Buildings and Dwellings (531110)	

Principal Details

Principal Name HENRY MENSAH	Principal Business address 221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States
Principal title Member	Principal Residence address 221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States

Agent details

Agent name HENRY MENSAH CPA LLC	Agent Business address 221 MAIN STREET, 5TH FLOOR, HARTFORD, CT, 06106, United States
	Agent Mailing address 221 MAIN STREET, 5TH FLOOR, HARTFORD, CT, 06106, United States



TOWN OF BOLTON

Land Use Department
222 Bolton Center Road, Bolton CT

MEMORANDUM

TO: Bolton Zoning Board of Appeals
FROM: Michael D'Amato, AICP, CZEO, Zoning Officer *Michael D'Amato*
DATE: September 4, 2026
SUBJECT: **APPEAL OF CEASE-AND-DESIST ORDER AT 27 HANOVER FARMS RD**

REQUEST

In accordance with Section 8-7 of the CT General Statutes, any person aggrieved by an Order issued by the Official charged with enforcement of the Zoning Regulations (ZEO) has the right to appeal the issuance of said Order to the Zoning Board of Appeals.

On August 12th, 2026, an appeal was filed by Kwadjo Osei-Wusu at 27 Hanover Farms Rd in response to a Cease-and-Desist Order which was served to Henry Mensah, the registered agent for the LLC which has ownership of the property, by CT State Marshal. The decision currently before the ZBA is to determine if the Cease-and-Desist Order was properly issued and should remain in effect, or if the issuance of such Order was made in error and should therefore be overturned.

Fundamentally the Board must approach this appeal broadly. The process requires the ZBA to review this matter "de novo" or "from new" which means it is not limited to reviewing the actions taken by the ZEO but instead, it is literally stepping into the shoes of the ZEO and reviewing the matter independently.

HISTORY + BACKGROUND

27 Hanover Farms Rd is a 12.19AC parcel containing a 4,058sf single-family home located in a low-density residential neighborhood which is zoned R-1. (See exhibits)

It is worth noting that the Town was initially made aware of a similar event back in 2023. Town staff including the Health Department, Fire Marshal's office and CT State Police met with the property owner on August 1, 2023, at Town Hall to discuss the matter proactively. During that meeting, the owner indicated:

- Tickets are sold to attendees
- Promoted on social media
- Full bar with alcohol is provided
- Food is served
- Private security is hired
- Live entertainment is provided
- Limited to 50 attendees

Staff advised the property owner of the potential zoning violations associated with conducting such activities on the property. At no time, however, did the property owner indicate that these events were intended to continue in an expanded manner and on an ongoing basis. Based on the information provided, staff understood that the event held over Labor Day weekend was a limited occurrence and that no additional events would be conducted on the property thereafter.

On July 14, 2026, the town received a complaint regarding activities that were occurring on the property which included hosting large, revenue generating gatherings which are widely promoted on social media and include the sale/provision of alcohol, food vending and live entertainment. Shuttle services to and from off-site parking locations are also offered with monitoring of the events provided by "heavy armed security".

After speaking with multiple property owners within the Hanover Farms neighborhood and reviewing available information on social media, staff were able to confirm not only that these events were being held, but that additional events were planned throughout the summer (see exhibits).

Beyond the Regulations cited in the Order, staff also considered whether the activities could otherwise be deemed permissible. To reach that conclusion, one would need to find that the activities constitute a permitted accessory use to a single-family home in a residential zone.

§450-2.1 defines an Accessory Use as "a use, in addition to the principal use, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as, the principal use or on a contiguous lot under the same ownership."

Caselaw (see exhibits) is well established on this issue, but generally an activity qualifies as an accessory use when it is:

1. Subordinate and minor in significance relative to the established principal use;
2. Reasonably related, linked, or simultaneous to that principal use; and
3. Customarily associated with that principal use.

Accordingly, a Cease-and-Desist Order was issued which stated that the property owner was *"ordered to CEASE AND DESIST all activities associated with unpermitted, private events being held on the property. This Order is intended to apply to all events in the building or on the property, with or without entertainment, including those which are open to the public, by private invite or ticket only and regardless of whether alcohol is served, sold, or not."*

CITED REGULATIONS

The Cease-and-Desist Order cited five [Zoning Regulations](#) which were found to have been violated.

1. **§450-5.1:** (Prohibited Uses) which prohibits the use of any building or parcel in a manner which would create a nuisance.
2. **§450-6.1:** (Permitted Uses) which prohibits the use of residential property as a private event facility.
3. **§450-6.1H:** (Home Occupations) which prohibits the use of residential property for any commercial purpose beyond those specifically outlined.
4. **§450-6.1H:** (Home Occupations) which prohibits the conduct of any activity which produces excessive noise, fumes, vibration, or any activity which excessively draws people to the residence.
5. **§450-16.5E:** (Special Permits) which requires the issuance of a Special Permit for any use which involves the sale of alcoholic beverages.

STAFF COMMENTS + CONCLUSION

Staff maintain that the Regulations outlined above clearly demonstrate that holding these events are not permissible activities associated with a single-family home in a residential zone.

To overturn the Order and effectively rule that these activities are customarily incidental to a single-family use and are therefore permissible would result in a decision that strongly conflicts with the fundamental purpose of the Bolton Zoning Regulations.

§450-1.1 states, “the purpose of these regulations is to promote the general welfare of the Town of Bolton; to protect the health of its inhabitants; to encourage the most appropriate use of the land within the Town; to provide for an adequate supply of light and air and reduce the hazard from fire by regulating the location, use and height of buildings and the area of open spaces about them

After a review of the regulations and evidence provided, staff's position remains that the hosting of large publicly promoted parties with ticket sales, food and alcohol service, live entertainment, shuttles and armed security is not in conformance with the regulations.

Accordingly, the appeal should be denied.

Attachments:

1. July 14, 2026, Cease and Desist Order
2. Exhibit Documents
3. Excerpts-[Town of Bolton Zoning Regulations](#)

§ 450-2.1. Word usage; terms defined.

For the purpose of these regulations, the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future; words in the plural number include the singular number; and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

ABUTTER — The owner of record of any property within 500 feet of the subject property of any application under these regulations.

ACCESSWAY — A paved or unpaved surface intended for a small amount of vehicle usage; a driveway.¹

ACCESSORY BUILDING OR STRUCTURE — A building or structure, in addition to the principal building, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as, the principal building or on a contiguous lot under the same ownership. Any accessory building physically attached to a principal building shall be deemed to be a part of such principal building in applying the bulk regulations to such building.

ACCESSORY DWELLING — A subordinate dwelling incidental to the principal dwelling on a lot.

ACCESSORY USE — A use, in addition to the principal use, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as, the principal use or on a contiguous lot under the same ownership.

ADU — See "dwelling, accessory." **[Added eff. 11-1-2021]**

AFFORDABLE DWELLING — A housing unit that will be conveyed by deed containing covenants or restrictions which shall require that, for a 40-year period after the initial occupation of the unit, such unit shall be sold or rented at or below prices which will preserve the unit as housing for which persons and families pay 30% or less of their annual income, where such income is less than 80% of the median income. "Median income" shall be defined as the lesser of the state median income or the area median income for Bolton as determined by the U.S. Department of Housing and Urban Development, after adjustment for family size.

AGRICULTURE — As defined in C.G.S. § 1-1(q), as amended from time to time.

ALTER; ALTERATION —

- A. As applied to a building or structure, means a change or rearrangement in the structural parts thereof, the movement of all or any part thereof, or the substantial reconstruction thereof, so as to produce a substantial change in appearance, character or construction; also means an enlargement, whether by increasing in height, coverage, volume or floor area.
- B. As applied to a use, means a change or enlargement in the character, area occupied by, intensity or scope of the use, including, but not limited to, the extension of hours of operation, the addition of other activities, equipment, functions or processes, or the extension into additional land or building area.

1. Editor's Note: The definition of "accessory apartment," which immediately followed this definition, was repealed eff. 11-1-2021.

§ 450-5.1. Nuisances prohibited.

No building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke or noise, or is a nuisance or menace to health or safety.

§ 450-6.1. Permitted uses.

In all Residence Zones, no building or land shall be used and no building or structure shall be erected or altered except for the following uses:

- A. Single-family detached dwellings;
- B. Duplex dwellings in R-1 and R-2 Zones, subject to the following:
 - (1) Both dwelling units shall be equal or nearly equal in floor area;
 - (2) The duplex dwelling shall maintain the exterior appearance of a single-family dwelling.
- C. Not more than one ADU accessory to a single-family detached dwelling, subject to a zoning permit and subject to the following conditions: **[Amended eff. 11-1-2021]**
 - (1) The applicant shall provide a floor plan to demonstrate that separate cooking, bathing, restroom and sleeping facilities have been provided.
 - (2) For detached units or units which will result in an expansion of the structure's footprint, a site plan shall be provided to demonstrate compliance with all applicable bulk standards.
 - (3) Only one ADU with a maximum of one bedroom shall be allowed per parcel.
 - (4) The ADU shall not exceed 35% of the total of the aboveground floor area of the primary dwelling and shall not exceed 900 square feet.
 - (5) The applicant shall submit a site plan to demonstrate that two parking spaces for the primary dwelling and one parking space for the ADU will be provided.
 - (6) An ADU shall not be located in a mobile home, recreational vehicle, travel trailer, structure that previously operated as or was intended to be a motor vehicle or structure on wheels.
 - (7) No such unit shall be rented for a period of less than six months.
 - (8) A new driveway curb cut to serve the principal unit or ADU shall not be permitted.
 - (9) Design and construction should be consistent with the primary dwelling.
- D. State or Town parks.
- E. Farming.
- F. Town-owned schools, libraries, offices, fire stations and other civic buildings authorized by a Town meeting under the jurisdiction of the Public Building Commission.

G. Privately owned houses of worship, schools, colleges, libraries and other civic buildings subject to a special permit, to be issued upon demonstration that the following criteria have been met to the satisfaction of the Planning and Zoning Commission: **[Added 6-25-2012]**

- (1) The use shall be compatible with neighboring uses;
- (2) The use shall not hinder future sound development of the community;
- (3) The use shall not create a nuisance;
- (4) Minimum requirements shall conform to all applicable sections of the Zoning Regulations pertaining to Residence Zones.

H. Customary home occupations. In all cases, such occupation shall be situated either in the same dwelling used by the head of such occupation as his or her primary legal residence (and shall occupy a floor area not more than 30% of the living area of the residence) or within an accessory building on the same premises, such building having a floor area not more than 30% of the living area of the residence and a height of not more than 10 feet measured from ground level to the eaves. There shall be no excessive exterior artificial lighting nor any display (other than one sign not exceeding three square feet in area and not less than 20 feet from the street line) which will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Additionally, the occupation shall not be visible from the street or adjoining property by display of products or equipment, shall not cause a nuisance from noise, odors, fumes, vibrations or other sources, and shall not tend to excessively draw people and vehicles to the premises. In addition, the following are noted:

- (1) Any customary home occupation is permitted by right if it meets all of the above requirements, plus the following:
 - (a) There shall be no nonresident employees; and
 - (b) There shall be no vehicles, associated solely with the business, parked on the premises; and
 - (c) No clients or customers shall visit the premises.
- (2) Any customary home occupation that involves nonresident employees, and/or on-site customers or clients and/or one vehicle with trailer associated solely with the business, may be permitted subject to the site plan review procedure and subject to the following:
 - (a) All requirements of Subsection H(1) of this section are met;
 - (b) No more than two nonresidents of the premises are employed in the business at any one time;
 - (c) Adequate off-street parking spaces are provided for customers, clients and employees.
 - (d) One vehicle with trailer associated solely with the business may be parked on the premises so long as:

[1] Said vehicle with trailer does not exceed 18,000 pounds gross weight; and

[2] If said vehicle with trailer exceeds 10,000 pounds gross weight the Commission may require it to be screened from view.

(3) No automobile repair business or small engine repair business shall be conducted as home occupations.

I. Commercial stabling of horses, subject to special permit and further subject to the following:

(1) The conditions listed under Subsection J of this section are met;

(2) All horse trailers are parked and maintained in a neat and orderly manner;

(3) There shall be no outside storage of equipment associated with the horses and/or their stabling.

J. Livestock and poultry. **[Amended eff. 9-1-2015]**

(1) Keeping of livestock or poultry, except as permitted by Subsection J(2) below, shall be subject to the following requirements:

(a) The lot or parcel upon which one head of livestock or up to 10 head of poultry are kept or pastured shall have a minimum area of two acres;

(b) After the first head of livestock or 10 head of poultry the lot or parcel shall have at least one additional acre for each additional livestock or each additional 10 head of poultry (or a pro-rata proportion of one acre for fewer than 10 additional head of poultry) kept or pastured;

(c) An appropriate building shall be provided for the keeping of such livestock or poultry under Subsection J(1). Such building shall include an attached or adjacent enclosure, either a pit or structure, visually screened from adjacent properties, to which all cleanings shall be confined;

(d) All buildings and structures (other than fences under eight feet high) for the keeping and housing of livestock or poultry under Subsection J(1) shall be located a minimum distance of 125 feet from any street line, 40 feet from any side or rear property line, 25 feet from any existing well and, in addition, 100 feet from any existing dwelling located on an adjacent property.

(e) A site plan review shall be required if more than three head of livestock and/or more than 20 head of poultry are proposed for keeping simultaneously.

(2) Chickens. No more than six hens may be kept on any property located in residence zoning districts as an accessory use as of right to a residential use. Such accessory use shall require a certificate of zoning compliance and shall also meet the following requirements: **[Amended 2-14-2024]**

(a) No rooster shall be kept on the property.

(b) An appropriate building shall be required and shall include an attached or adjacent enclosure, visually screened from adjacent properties, to which all hens and cleanings shall be confined.

- O. Open space conservation development multiple dwelling complexes. See § 450-7.1D. **[Amended 7-12-2023, eff. 8-1-2023]**
- P. Accessory uses customarily incidental to the above uses and located on the same lot with the building to which they are accessory. The side yard and rear yard regulations for an accessory building shall be those of the zone in which they are erected, except as provided in Article VII of these regulations. Business uses are excluded, except as provided in § 450-6.1H of these regulations.
- Q. Architectural and site design guidelines. Section 450-6.1M (continuing-care retirement communities) and N (multiple dwelling complexes) shall be subject to the Bolton, CT Architectural and Site Design Guidelines (Appendix C¹). **[Added 6-25-2012]**

§ 450-16.5. General.

Certain uses of land, buildings and other structures, and the construction, reconstruction, extension, moving and alteration of buildings, and other structures and site development in connection therewith in Articles VI, VII, VIII and IX of these regulations, and certain waivers/modifications and other particular uses in these regulations, are permitted in a zone subject to the securing of a special permit from the Commission. The provisions which follow establish the application and submission requirements, the general standards applicable to special permits and the procedures to be followed by the Commission. Special standards apply to particular special permit and other uses, per Article III, Part 2, of these regulations. In addition, the following uses require a special permit, regardless of the provisions of Articles VI, VII, VIII and IX:

- A. Multiple dwellings, whether traditional or OSCD;
- B. Excavation and filling or removal of earth products, per Article XII;
- C. Construction of, or addition to, any structure(s) or building(s) on a lot for which use a special permit is required, or where such construction or addition totals over 15,000 square feet of floor area, in the aggregate, whether at one time or at any time since the adoption of zoning regulations in the Town of Bolton;
- D. Mortuaries, funeral homes and crematoriums;
- E. **Uses of premises for the sale of alcoholic beverages, including sales for both off-premises and on-premises consumption;**
- F. Buildings that would be accessory buildings, but to be located on a lot which lacks a principal building;
- G. Houses of worship, schools, colleges, libraries and other civic buildings; and
- H. Commercial stabling of horses.

1. Editor's Note: Appendix C is included as an attachment to this chapter.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

LAND USE DEPARTMENT
(860) 649-8066 Phone
(860) 643-0021 Fax

July 15, 2026

By Hand Delivery

27 Hanover Farms Rd LLC
Henry Mensah (Agent)
221 Main Street, 5th Floor
Hartford, CT

Re: Cease and Desist Order for Violations at 27 Hanover Farms Rd, Bolton CT

Mr. Mensah,

YOU ARE HEREBY NOTIFIED that conditions found to exist on the property referenced below have been found to be a violation of or otherwise out of compliance with the Town of Bolton's Zoning Regulations.

LOCATION: 27 Hanover Farms Rd (MBL 14-123)

OWNER: 27 Hanover Farms Rd, LLC

NATURE OF VIOLATION: Over the past several months multiple events, which include ticket sales, alcohol service and live entertainment, have been held on the property. More specifically, in 2026, events have been held on May 2, 2026, and July 3, 2026, and July 4, 2026 (see attached).

These events represent unpermitted activities on the property which violate the Bolton Zoning Regulations. In particular:

1. **§450-5.1** (*Prohibited Uses*) which prohibits the use of any building or parcel in a manner which would create a nuisance.
2. **§450-6.1** (*Permitted Uses*) which prohibits the use of residential property as a private event facility.
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4. **§450-6.1H** (*Home Occupations*) which prohibits the conduct of any activity which produces excessive noise, fumes, vibration, or any activity which excessively draws people to the residence.
5. **§450-16.5E** (*Special Permits*) which requires the issuance of a Special Permit for any use which involves the sale of alcoholic beverages.

Based on the evidence referenced herein, and the applicable Zoning Regulations outlined above, you are hereby ordered to **CEASE AND DESIST** all activities associated with unpermitted, private events being held on the property. This Order is intended to apply to all events in the building or on the property, with or without entertainment, including those which are open to the public, by private invite or ticket only and regardless of whether alcohol is served, sold, or not.

YOU ARE ADVISED: Failure to comply with this Order may subject you to fines and/or legal action as provided for in Section 8-12 of the Connecticut General Statutes.

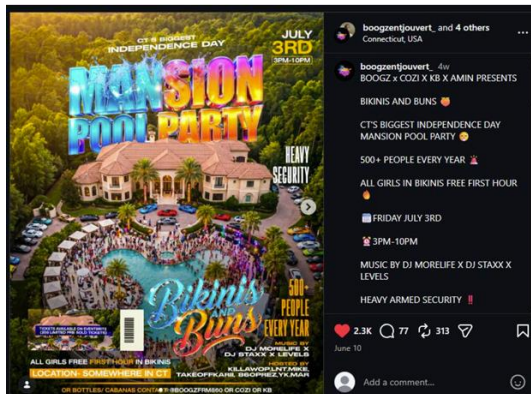
YOU ARE FURTHER ADVISED: You have the right to appeal the issuance of this Order to the Bolton Zoning Board of Appeals within 30 days of the date of this notice, pursuant to Section 8-7 of the CT General Statutes.

Should you have any questions about the content of this Order please contact the Planning & Development Office in writing by mail or email me directly at zeo@boltonct.gov.

Your prompt attention to this matter is appreciated



Michael D'Amato, AICP, CZE
Zoning Officer
Town of Bolton, CT



Business Details



General Information



Business Name	Business ALEI
27 HANOVER FARMS ROAD LLC	3281468
Business status	Date formed
ACTIVE	8/29/2025
Citizenship/place of formation	Business type
Domestic/Connecticut	LLC
Business address	Mailing address
221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States	221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States
Requires Annual Filing? ⓘ	Last report filed
Yes	2026
Annual report due	NAICS sub code
3/31/2027	
Public substatus	
Current	
NAICS code	
Lessors of Residential Buildings and Dwellings (531110)	

Principal Details



Principal Name	Principal Business address
HENRY MENSAH	221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States
Principal Title	Principal Residence address
Member	221 MAIN STREET FL 5, HARTFORD, CT, 06106, United States

Agent details



Agent name	Agent Business address
HENRY MENSAH CPA LLC	221 MAIN STREET, 5TH FLOOR, HARTFORD, CT, 06106, United States
	Agent Mailing address
	221 MAIN STREET, 5TH FLOOR, HARTFORD, CT, 06106, United States



Certificate of Mailing — Firm

Name and Address of Sender Town of Bolton 222 Bolton Center Rd. Bolton, CT 06043		TOTAL NO. of Pieces Listed by Sender 20	TOTAL NO. of Pieces Received at Post Office™ 20	Affix Stamp Here Postmark with Date of Receipt. U.S. POSTAGE PAID MANCHESTER, CT 06042 SEP 03 26 AMOUNT \$15.00 S2324P505054-17		
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. #ZBA-26-2 ABUTTERS NOTICE		ALDRICH JEANNE K 35 HANOVER FARMS RD BOLTON, CT 06043				
2. #ZBA-26-2 ABUTTERS NOTICE		BRUDZ JOHN & PATRICIA 25 HANOVER FARMS RD BOLTON, CT 06043				
3. #ZBA-26-2 ABUTTERS NOTICE		DAVIS RENEE E 8 HANOVER FARMS RD BOLTON, CT 06043				
4. #ZBA-26-2 ABUTTERS NOTICE		DLUBAC MARY F & MICHAEL R 26 MEADOW RD BOLTON, CT 06043				
5. #ZBA-26-2 ABUTTERS NOTICE		FLEMING SHEILA K 30 HANOVER FARMS RD BOLTON, CT 06043				
6. #ZBA-26-2 ABUTTERS NOTICE		FOSS MARK D & JANE G 23 MEADOW RD BOLTON, CT 06043				



Certificate of Mailing — Firm

Name and Address of Sender Town of Bolton 222 Bolton Center Rd. Bolton, CT 06043		TOTAL NO. of Pieces Listed by Sender 20	TOTAL NO. of Pieces Received at Post Office™ 20	Affix Stamp Here Postmark with Date of Receipt.	
USPS® Tracking Number Eirm-specific Identifier		Postmaster, per (name of receiving employee) MASTECHESTER CT 06043 SEP 03 2026			
		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1. #ZBA-26-2 ABUTTERS NOTICE		GOMPPER WILLIAM FREDERICK 38 HANOVER FARMS RD BOLTON, CT 06043			
2. #ZBA-26-2 ABUTTERS NOTICE		JUAN JUAN & JUAN JENNIFER 14 HANOVER FARMS RD BOLTON, CT 06043			
3. #ZBA-26-2 ABUTTERS NOTICE		LANZANO JOSEPH L 49 BRANDY ST BOLTON, CT 06043			
4. #ZBA-26-2 ABUTTERS NOTICE		MCDANIEL WILLIAM K JR 34 HANOVER FARMS RD BOLTON, CT 06043			
5. #ZBA-26-2 ABUTTERS NOTICE		MORIN RICHARD D (L/U) & D JONES RACHAEL K 15 HANOVER FARMS RD BOLTON, CT 06043			
6. #ZBA-26-2 ABUTTERS NOTICE		PIEROG ERNEST D SR & SANDY 37 BRANDY ST BOLTON, CT 06043			

See Reverse for Instructions



Certificate of Mailing — Firm

Name and Address of Sender Town of Bolton 222 Bolton Center Rd. Bolton, CT 06043		TOTAL NO. of Pieces Listed by Sender 20	TOTAL NO. of Pieces Received at Post Office™ 20	Affix Stamp Here Postmark with Date of Receipt.		
Postmaster, per (name of receiving employee) MANCHESTER CT 06240 SEP 03 2026						
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. #ZBA-26-2 ABUTTERS NOTICE		PESCE LAWRENCE J TRUSTEE PESCE LAWRENCE J REVOCABL 66 HEBRON RD BOLTON, CT 06043				
2. #ZBA-26-2 ABUTTERS NOTICE		POST JOSEPH & JOANNE 31 HANOVER FARMS RD BOLTON, CT 06043				
3. #ZBA-26-2 ABUTTERS NOTICE		ST MAURICE CHURCH CORP 32 HEBRON RD BOLTON, CT 06043				
4. #ZBA-26-2 ABUTTERS NOTICE		WIELANDT MELISSA A & MACFARLAND MARY K 24 HANOVER FARMS RD BOLTON, CT 06043				
5. #ZBA-26-2 ABUTTERS NOTICE		WIERZBICKI STEPHEN 24 MEADOW RD BOLTON, CT 06043				
6. #ZBA-26-2 ABUTTERS NOTICE		WILLIAMS LOREEN M 45 BRANDY ST BOLTON, CT 06043				

See Reverse for Instructions



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Postmaster, per (name of receiving employee) MANCHESTER, CT 06240 SEP 03 2026						
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. #ZBA-26-2 ABUTTERS NOTICE		WILSON JUDITH L 19 HANOVER FARMS RD BOLTON, CT 06043				
2. #ZBA-26-2 ABUTTERS NOTICE		BOLTON TOWN OF BOLTON CENTER CEMETERY 222 BOLTON CENTER RD BOLTON, CT 06043				
3.						
4.						
5.						
6.						

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**BOLTON ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

The Bolton Zoning Board of Appeals will hold a public hearing on Monday, September 14, 2026, at 7:00 pm, to consider the following application:

No. ZBA-26-2: Kwadjo Osei-Wusu – 27 Hanover Farms Rd – appeal from a Cease & Desist Order dated July 15, 2026, issued by the Zoning Enforcement Official citing violations of Zoning Regulations §450-5.1 (Prohibited Uses); §450-6.1 (Permitted Uses), §450-6.1H (Home Occupations); §450-16.5E (Special Permits).

The application is on file in the Bolton Land Use Dept for review and any interested parties may attend in person at **Bolton High School - 72 Brandy St.** or virtually to testify or submit written testimony. The public may obtain the virtual access information 48 hours prior to the meeting from the Land Use Dept during normal business hours, or from the Town website at <https://www.boltonct.gov>.

Dated this 1st day of September at Bolton, CT

William Pike, Chairman, Bolton ZBA

To be published in the *Hartford Courant* on 9-4-26 and 9-11-26.

Palazzini, Danielle

Subject: FW: Sign installed

From: Rupert, Jim <jrupert@boltonct.gov>
Sent: Friday, September 4, 2026 10:37 AM
To: Palazzini, Danielle <dpalazzini@boltonct.gov>
Subject: Sign installed

Danielle, here is a photo of the installed sign at 27 Hanover Farms Road on September 4, 2036 at 10:36 am.

Jim Rupert



Sent from my iPhone