

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED & REGULAR MAIL

January 13, 2026

Mr. Thomas R. Demorro, Jr.
836 Route 163
Oakdale, Connecticut 06370

RE: 836 Route 163 (037-022-000), Oakdale
Keeping of farm animals

CEASE & DESIST ORDER

Dear Mr. Demorro:

This letter is being issued to you as a formal Cease & Desist Order with reference to the farm animals which you are illegally keeping at the above-mentioned property; in violation of the Montville Zoning Regulations Section 1.3 (Definitions-Farm).

On October 30, 2025 I forwarded a Notice of Apparent Violation via Certified and regular mail. You contacted me on November 4, 2025 after receiving the Notice via regular mail. During this initial conversation, you only indicated that you had chickens and roosters but would work on re-homing the roosters and fixing the enclosure that the chickens were kept in to be certain that they were no longer free range. It was agreed that you would have 30 days for compliance and thereafter I would conduct an on-site inspection to confirm compliance. On December 5, 2025 myself and Assistant Planner Meredith Badalucca, with assistance from the Montville Police Department, conducted an on-site inspection during which time you introduced us to a number of additional animals; to include sheep, goats, potbelly pigs, ducks, chickens, roosters, and a rabbit. During this inspection, it was explained to you that you were not allowed to keep a number of these animals because you did not maintain enough property to be considered a farm pursuant to Section 1.3 of the Montville Zoning Regulations. We let you know that we would forbear from taking further enforcement action for an additional 30 days, again to allow you time to re-home these animals. On December 8, 2025 I sent you a Notice of Violation, confirming same.

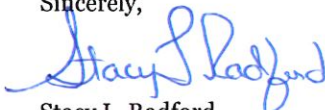
On January 12, 2026 I contacted you in an attempt to confirm compliance and you indicated that you had been dealing with many other things. Further, you indicated that you had no intension of re-homing any of the animals. You further informed me that you would have your attorney contact me, but would not provide the name of said attorney.

Therefore, in view of the lack of compliance and willful violations, I, in my capacity as zoning enforcement officer, hereby order you to Cease and Desist from keeping the farm animals at the above referenced property. This includes ducks, sheep, goats, potbelly pigs, roosters, and any more than 12 chickens. Removal of these farm animals must be completed, within thirty (30) days from the date hereof, and you must contact this office immediately thereafter to set up a follow-up site inspection to determine compliance with this ORDER.

An appeal of this ORDER may be taken within thirty (30) days of receipt of this Order to the Zoning Board of Appeals, which has the power to reverse any order, requirement or decision of the Zoning Enforcement Officer per Montville Zoning Regulations Section 20.3 (Appeals). Forms to make an appeal can be obtained at the Land Use & Development Office at Town Hall.

Please contact me at (860) 848-6779 with any questions.

Sincerely,



Stacy L. Radford
Zoning & Wetlands Office

Certified Mail # 9589 0710 5270 2386 6300 38