

TOWN OF MONTVILLE
LAND USE & DEVELOPMENT

310 Norwich-New London Turnpike, Uncasville, CT 06382

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VIA CERTIFIED & REGULAR MAIL

December 8, 2025

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

**RE: Notice of Violation/Request for Compliance
836 Route 163 (037-022-000), Oakdale, CT 06370**

Dear Mr. Demorro and Ms. Wroblinski:

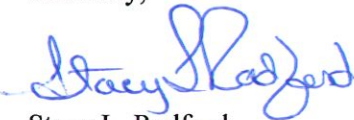
Thank you for allowing us to meet on your property to discuss the open violation of free range chickens, pursuant to the Montville Zoning Regulations. During our meeting, you introduced us to many other animals which you presently have on your property, including a rabbit, 30+ chickens, 4+ roosters, 6+/- ducks, 2 potbelly pigs, 3+/- goats, and 4+/- sheep.

In review of the Assessor's records, this property is currently 2.18 acres located in the R-120 Zoning District. Pursuant to the Montville Zoning Regulations Section 6.2.2, a farm is allowed within the Zoning District however our regulations define a farm under Section 1.3 as, "A Farm shall be construed to mean at least five (5) acres of land with buildings which are mainly used for, or are incidental to farming or the keeping of Farm Animals." Farm Animals are defined as "Any domestic animal that is owned or raised for the production of milk, food, or is used or house primarily for work, commerce, recreation or exhibition. This includes but is not limited to cattle, oxen, horse (includes mini-horses), sheep, goats, llama, alpacas, pigs, and poultry. The keeping of over twelve (12) poultry and/or chicken (hens) shall be included in this definition. A Farm Animals shall be kept only on a Farm as defined in Section 1.3 (Farm)."

In light of the above, this property is currently in violation of additional Regulations, as set forth above.

You have (30) days from the date of this letter, January 7, 2026 to re-home these animals in order to avoid possible enforcement action. Kindly contact me for a follow up inspection to confirm compliance. Your anticipated cooperation in this matter is greatly appreciated.

Sincerely,



Stacy L. Radford
Zoning & Wetlands Officer

Enclosures

Certified Mail # 7021 2720 0001 3209 8008

SECTION 6: R-120 DISTRICT

6.1 PURPOSE

The zone is intended to provide a transition area between the higher density R-80 District and the lower density WRP-160 and OS Districts. These areas of the R-120 District are usually remote from existing or planned public water and sewer services and may present physical obstacles for development.

6.2 PERMITTED USES

The following uses shall be permitted within this district:

- 6.2.1 Single family dwelling
- 6.2.2 Farm as defined in these Regulations
- 6.2.3 Parks and playgrounds
- 6.2.4 Government offices, libraries, schools, public safety facilities and public utilities
- 6.2.5 Seasonal roadside stands for farm produce.
- 6.2.6 Nursery schools, family child care home and group child care home facilities
- 6.2.7 Accessory buildings and uses
- 6.2.8 Home occupations in accordance with Section 4.11.2 of these Regulations
- 6.2.9 Interior lots in accordance with Section 4.11.4 of these Regulations
- 6.2.10 Temporary gatherings such as fairs or outings.
- 6.2.11 Kennel in accordance with Section 4.11.7 of these Regulations
- 6.2.12 Telecommunication tower in accordance with Section 4.11.6 of these Regulations
- 6.2.13 Churches and other places of worship
- 6.2.14 Excavation of earth materials in accordance with Section 4.11.11 of these Regulations
- 6.2.15 Cemeteries. New cemeteries shall contain a minimum of five (5) acres
- 6.2.16 Water Dependent Uses

6.3 SPECIAL PERMITS

The following uses may be permitted if approved by the Commission in accordance with the provision of Section 16 of these Regulations.

- 6.3.1 Winery
- 6.3.2 Recreational camps and other large scale uses such as riding academies, stables, sportsmen's clubs and golf courses
- 6.3.3 This section left intentionally blank.

- 6.3.4 Cluster development
- 6.3.5 Manufactured Home Park in accordance with Section 16.9 of these Regulations, but only if the project site interconnects to the Montville municipal sewer system and obtains a potable water supply from a municipal or community water system.
- 6.3.6 Active adult housing community in accordance with Section 16.12 of these Regulations
- 6.3.7 Senior housing in accordance with Section 16.11 of these Regulations

6.4 MINIMUM LOT SIZE

The minimum lot size in this district is 120,000 square feet

6.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least two hundred feet (200') of frontage on a street. Cemeteries are not required to have frontage but shall have a deeded access.

6.6 MINIMUM SETBACKS

6.6.1 FRONT YARD 60 FEET

6.6.2 SIDE YARD 25 FEET

6.6.3 REAR YARD 60 FEET

6.6.4 No farm building or manure pit may be located within one hundred fifty feet (150') of any property line.

6.7 MAXIMUM BUILDING HEIGHT

No residential building shall exceed thirty five feet (35') in height.

6.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

6.9 OFF-STREET PARKING

Off-street parking shall be provided for each lot in this district in accordance with the provision of Section 18 of these Regulations.

6.10 SIGNS

All signs in this district shall conform to the provisions of Section 19 of these Regulations

FAMILY: A single person keeping house separately or any number of individuals related by blood, marriage, civil union, or adoption, living together as a single housekeeping unit. A group of not more than five (5) unrelated persons keeping house together, shall also be considered a family for the purpose of these Regulations. This definition shall also be deemed to include community residences for the mentally handicapped, authorized by Section 8.3e of the C.G.S. as may be amended from time to time, who occupy a single family dwelling, but shall not include a group occupying a bed and breakfast, Airbnb, lodging or rooming house, a tourist home, inn, motel, or hotel, club or supervised group quarters not authorized elsewhere by law or these Regulations regardless of ownership.

FARM: A Farm shall be construed to mean at least five (5) acres of land with buildings which are mainly used for, or are incidental to farming or the keeping of Farm Animals.

FARM ANIMALS: Any domestic animal that is owned or raised for the production of milk, food or is used or housed primarily for work, commerce, recreation or exhibition. This includes but is not limited to cattle, oxen, horses (includes mini-horses), sheep, goats, llama, alpacas, pigs, and poultry. The keeping of over twelve (12) poultry and/or chickens (hens) shall be included in this definition. A Farm Animals shall be kept only on a Farm as defined in Section 1.3 (Farm).

FARM BUILDING: A building in which farm animals are housed or fed. No farm building or manure pile may be within one hundred fifty feet (150') of any property line.

FARM WINERY: Any place or premises at which fruit is grown and wine is manufactured, stored and sold in a manner which meets the requirements of Section 30-16a of the C.G.S. as may be amended from time to time.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The federal agency that administers the National Flood Insurance Program (NFIP).

FINAL PLAN: Any plan submitted by an applicant for approval by the Commission to conduct activities under these Regulations which is finally approved by the Commission; which plan reflects all conditions or modifications of approval; which is accompanied by all deeds and other documents required by these Regulations; which has not been appealed or which appeal has been dismissed by a court of competent jurisdiction; and which plan is otherwise ready to be filed with the Montville Town Clerk and a Zoning Permit issued.

FINISHED LIVING SPACE: As related to fully enclosed areas below the base flood elevation (BFE), a space that is, but is not limited to, heated and/or cooled, contains finished floors (tile, linoleum, hardwood, etc.) has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace.

FIRE LANE: An unobstructed area which may be required by the Fire Marshal.