

CITY OF TORRINGTON

LAND USE OFFICE
140 Main Street • City Hall
Torrington, CT 06790-5245



Phone: (860) 489-2221
Fax: (860) 496-5928
www.torringtonct.org

CEASE AND DESIST ORDER ORDER TO SHOW CAUSE

USPS, Regular Mail
USPS, Certified Mail

September 8, 2020

Ronald Raymond, Sr.
Felicity Farms LLC
1343 Mountain Road
Torrington, CT 06790

Re: Inland Wetlands and Zoning Violations, Felicity Lane, Assessors Map 101 Block 011 Lot 008

Dear Mr. Raymond,

After speaking with you in May 2020 and sending a follow up notice for violations on July 29, 2020, I noted on a recent follow-up inspection that additional processing and stockpiling of soil and other debris has been placed on this property. I have also noted that equipment has been moved into the property in violation of the previous notice. This is in direct violation of local inland wetlands and zoning regulations, as you have not submitted a plan or received approval from either the Inland Wetlands Commission or Planning and Zoning Commission. You are in direct violation of the following regulations:

Inland Wetlands Regulations, Section 4.3 – Permitted Uses As-Of-Right and Non Regulated Uses

Inland Wetlands Regulations, Section 6 – Regulated Activities to be Licensed

Zoning Regulations, Section 1.5 – Basic Requirements

Zoning Regulations, Section 6.4 - Excavations

Zoning Regulations, Section 7.3 – Sedimentation and Erosion Controls/Grading Permit
Application/Stormwater Management

You are hereby ordered to remove all stockpiles and equipment from the property. You are also ordered, under section 14.4 of the Inland Wetlands Regulations, to attend a show cause hearing at the next meeting of the Torrington Inland Wetlands Commission scheduled for Tuesday, September

15, 2020. This meeting will take place via ZOOM meeting platform due to ongoing COVID-19 concerns. The details for this meeting are posted with the published Inland Wetlands Meeting Agenda on the City's website. At this meeting, you may provide evidence and discuss with the Commission why this order should not remain in effect.

After the equipment and stockpiles are removed from the property under this order, the following will be required in order to approve any development or activity on the property.

- A current A-2 survey that contains all of the information listed in the zoning permit application form
- A current inland wetlands survey and an inland wetlands application
- A grading permit application if you propose to disturb greater than ½ an acre on the site
- A completed zoning permit application and plans

You or your engineer should contact our office for a progress update on a timeframe to resolve the permitting and enforcement issues. City hall staff is available to meet with you or your surveyor/engineer to discuss any draft plans that you may have.

Please do not hesitate to contact me or City Planner Martin Connor if you have any further questions or wish to discuss this matter further. Our office can be reached at 860-489-2221 or through email at Jeremy_Leifert@torringtonct.org.

Respectfully,



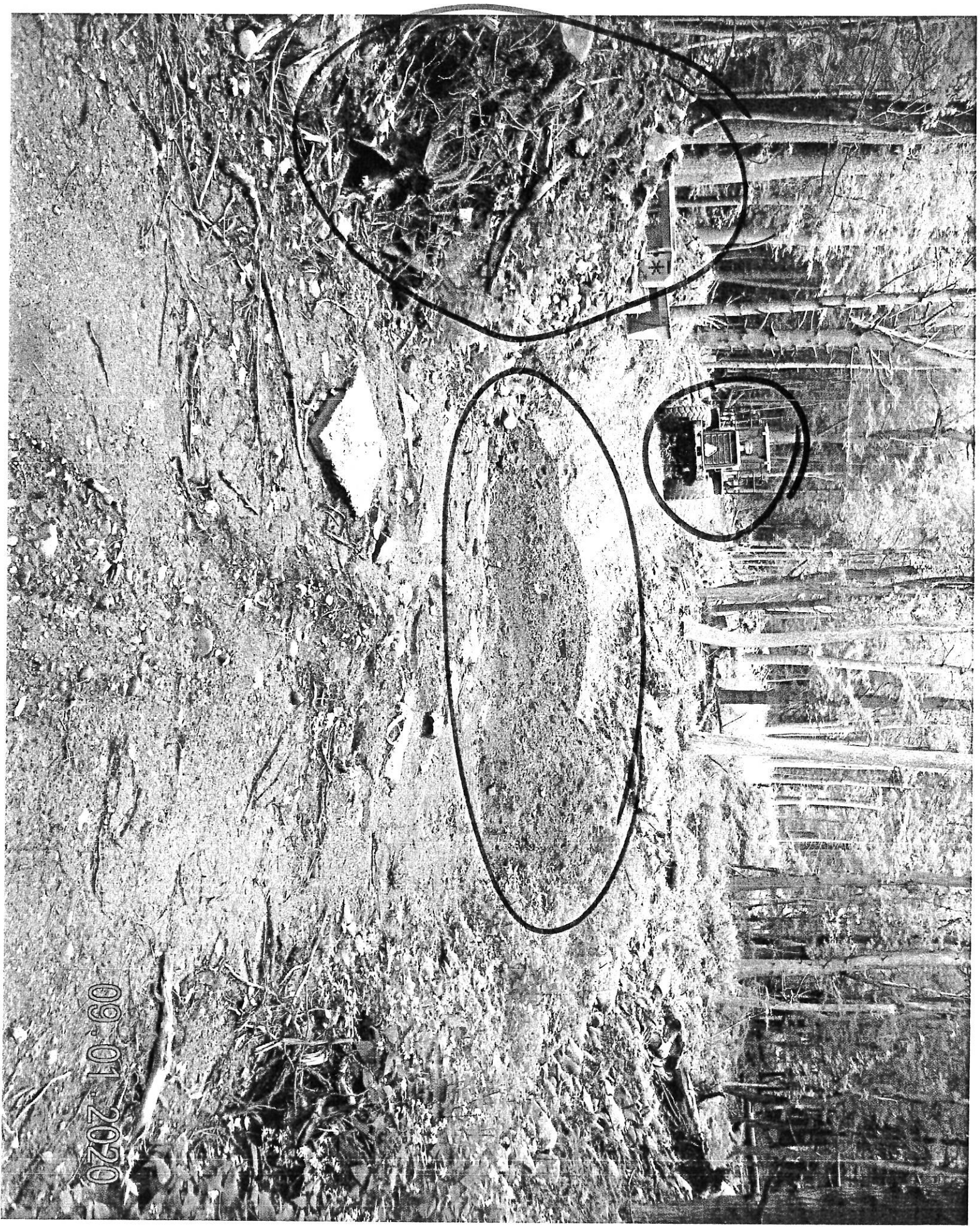
Jeremy Leifert, CZEO
Assistant City Planner
Zoning/Wetlands Enforcement Official

Cc: Marty Connor, City Planner
File

Note: You have the right under Connecticut General Statutes and local regulations to appeal this order to the Torrington Zoning Board of Appeals within thirty (30) days of receipt of this notice if you feel that it was issued in error. Appeal forms are available during normal business hours in the Land Use Office, Torrington City Hall, 140 Main Street, Room 324.

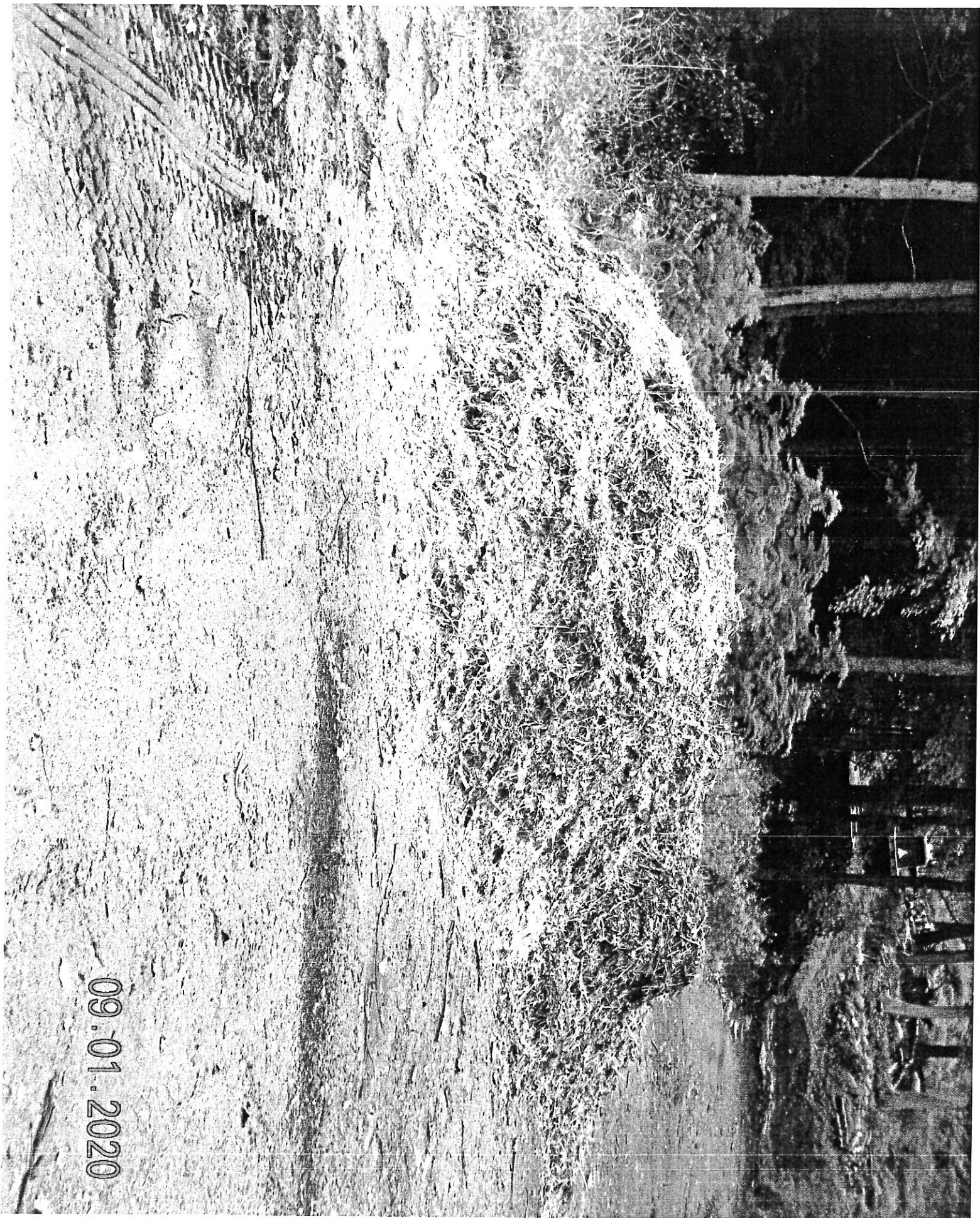


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USPS, Regular Mail

July 29, 2020

Notice of Zoning Violation
Notice of Inland Wetlands Violations

Ronald Raymond, Sr.
Felicity Farms LLC
1343 Mountain Road
Torrington, CT 06790

Re: Felicity Farms Property, Felicity Lane, Assessors Map 101 Block 011 Lot 008

Dear Mr. Raymond,

I am writing this letter as a summary of our conversation in May 2020 regarding site activity occurring on your property at the end of Felicity Lane in Torrington. You currently remain in violation of both zoning and inland wetlands regulations for the work on grading and installing your driveway without permits until permits are approved. You have currently ceased work on the property and have installed erosion controls after our phone conversation. You had indicated that you were intending on building a driveway for a future house development on the property. The following will be required in order to approve any development on the property.

- A current A-2 survey that contains all of the information listed in the zoning permit form
- A current inland wetlands survey and an inland wetlands application
- A grading permit application if you propose to disturb greater than ½ an acre on the site
- A completed zoning permit application and plans

You or your engineer should contact our office for a progress update on a timeframe to resolve the permitting issues. All application forms are included with this notice that are required for your site work and construction of a single family home. City hall staff is available to meet with you or your surveyor/engineer to discuss any draft plans that you may have.

Please do not hesitate to contact me or City Planner Martin Connor if you have any further questions or wish to discuss this matter further. Our office can be reached at 860-489-2221 or through email at Jeremy_Leifert@torringtonct.org.

Respectfully,

A handwritten signature in black ink, appearing to be 'J. Leifert', written over a circular stamp or seal.

Jeremy Leifert, CZEO
Assistant City Planner
Zoning/Wetlands Enforcement Official

Cc: Marty Connor, City Planner
File

Business Inquiry

Business Details

Business Name:	FELICITY FARMS, LLC	Citizenship/State Inc:	Domestic/CT
Business ID:	1274975	Last Report Filed Year:	2020
Business Address:	1343 MOUNTAIN RD, TORRINGTON, CT, 06790, USA	Business Type:	Domestic Limited Liability Company
Mailing Address:	1343 MOUNTAIN RD, TORRINGTON, CT, 06790, USA	Business Status:	Active
Date Inc/Registration:	Jun 01, 2018		
Annual Report Due Date:	03/31/2021		
NAICS Code:	Real Estate and Rental and Leasing (53)	NAICS Sub Code:	Other Activities Related to Real Estate (531390)

Principals Details

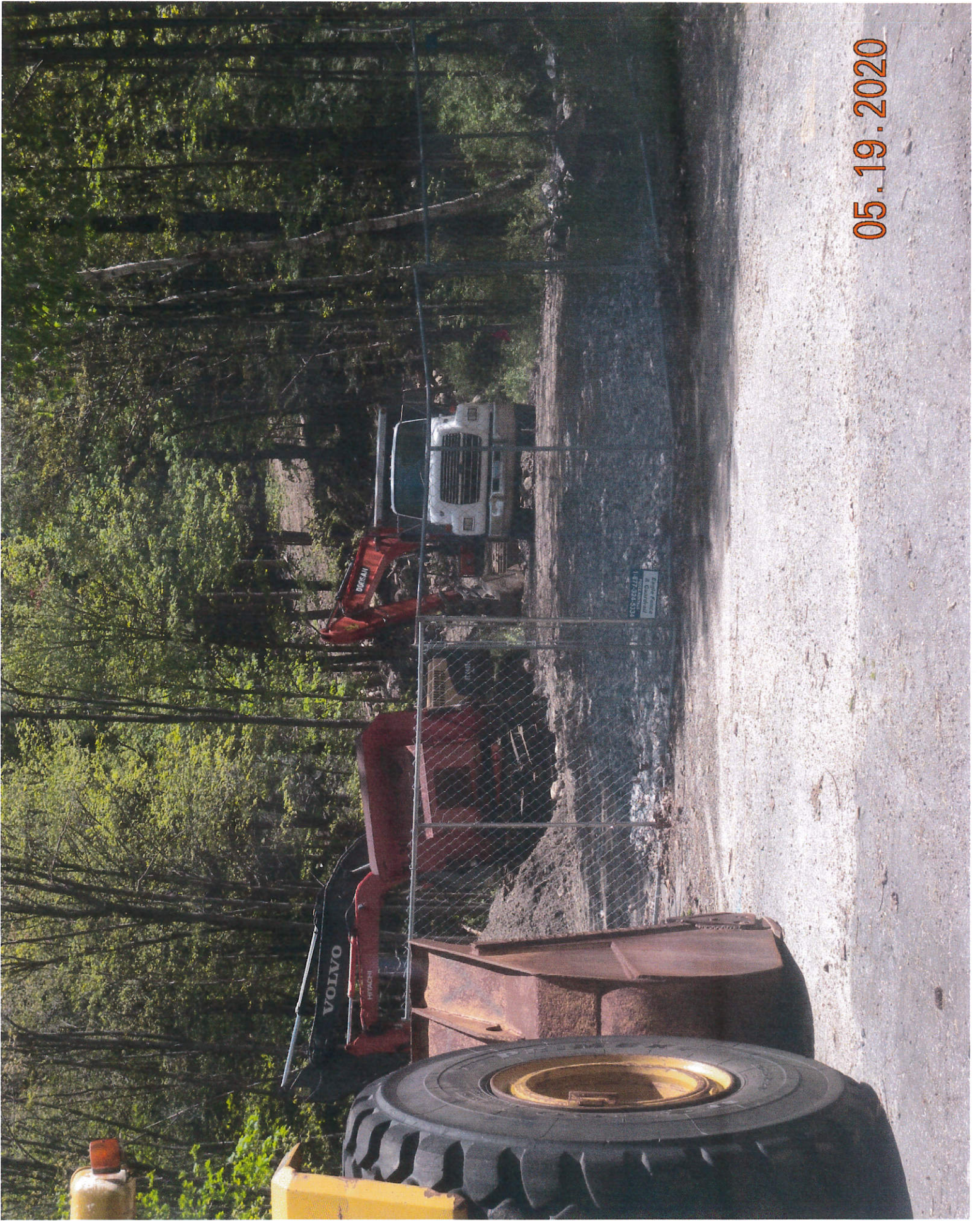
Name/Title	Business Address	Residence Address
RONALD A. RAYMOND SR. MEMBER	1343 MOUNTAIN RD, TORRINGTON, CT, 06790	1343 MOUNTAIN RD, TORRINGTON, CT, 06790
PAUL RAYMOND MEMBER	1343 MOUNTAIN RD, TORRINGTON, CT, 06790	115 LOUIS CIRCLE, TORRINGTON, CT, 06790
RONALD A. RAYMOND JR. MEMBER	1343 MOUNTAIN RD, TORRINGTON, CT, 06790	1884 TORRINGFORD WEST ST, TORRINGTON, CT, 06790

Agent Summary

Agent Name	RONALD A. RAYMOND SR.
Agent Business Address	1343 MOUNTAIN RD, TORRINGTON, CT, 06790
Agent Residence Address	1343 MOUNTAIN RD, TORRINGTON, CT, 06790
Agent Mailing Address	1343 MOUNTAIN RD, TORRINGTON, CT, 06790



06.09.2020



05.19.2020