

Jeremy Leifert

From: Martin J Connor
Sent: Monday, November 23, 2020 3:21 PM
To: liztieman@sbcglobal.net; Jeremy Leifert; Ashley Clement; TStansfield@tahd.org
Cc: Brett Zuraitis
Subject: FW: 441 Oak Ave. Phone Conversation
Attachments: chimney.JPG; chimney1.JPG; marving st side.JPG; signs on tele pole.JPG; wood pile.JPG

Dear Ms. Tieman, I will ask our Zoning Enforcement Officer and Blight Officer to investigate your complaint. We will also forward your complaint to the Torrington Area Health District.

Happy Thanksgiving,

Martin J. Connor, AICP
City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: elizabeth tieman <liztieman@sbcglobal.net>
Sent: Monday, November 23, 2020 1:27 PM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: Re: 441 Oak Ave. Phone Conversation

Thanks so much for your kindness on the phone today. I sent in a complaint to the Building Dept. in early October of 2020. I have not heard anything in response but I will call them to check on the status. My main concern is that he is living there with no sewer or water and has a wood burning stove that has lots of issues.

These are some of the main points:

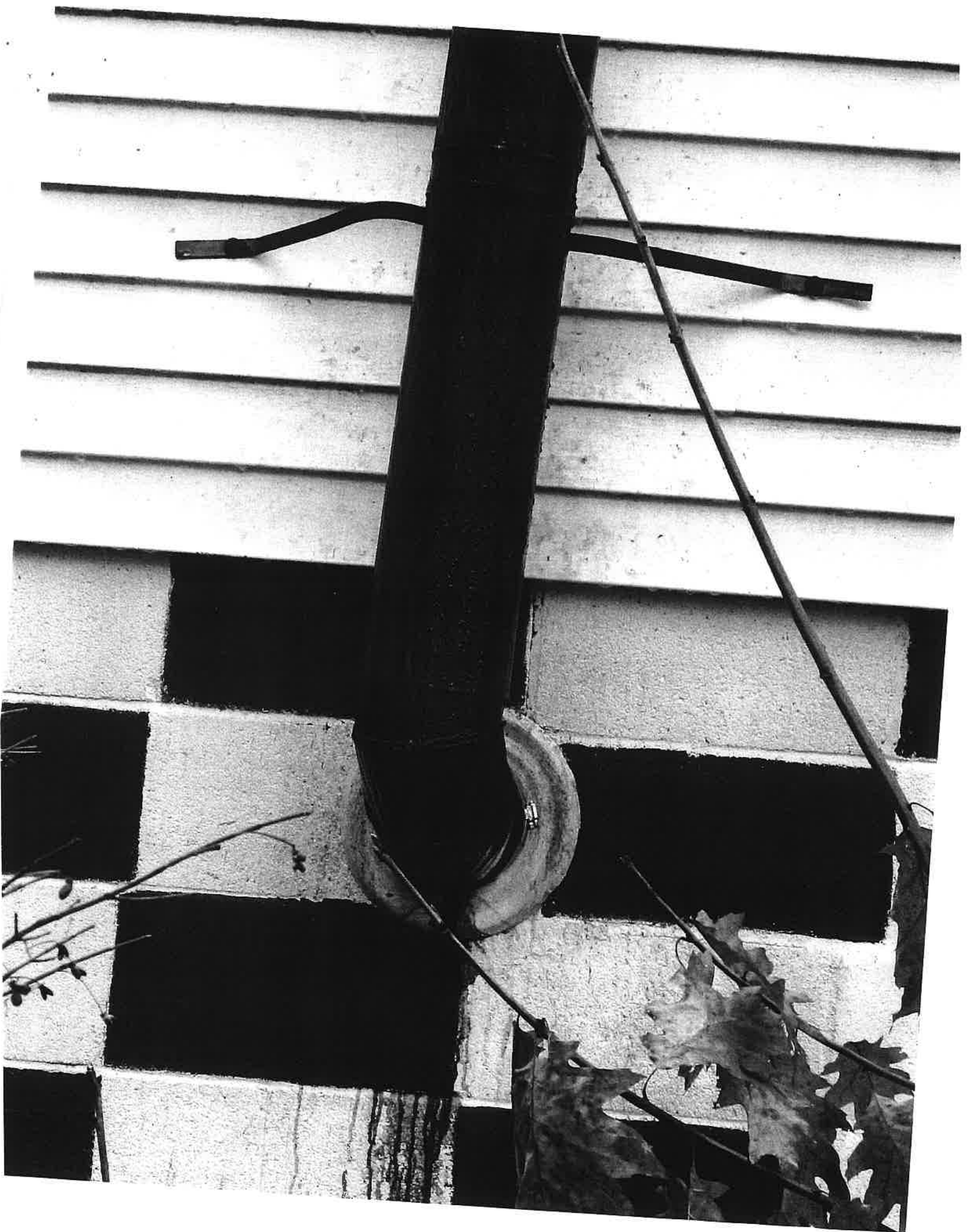
1. Mr. Gary Hatstat moved into 441 Oak Ave. in August 2020.
2. 441 Oak is a commercially zoned building. It is basically a cinder block garage with a driveway. There is **no sewer or water service**. I have already (nicely) asked him not to urinate outside as he was standing next to the garage and peeing. It was used by the previous owner to store antique cars for 42 years with no problems at all.
3. Mr. Hatstat has some sort of wood burning stove and is burning 'green' wood, pallets, boards and I'm not sure what else, which not only stinks but causes eye irritating smoke that fills the neighborhood, smells like chemicals and is often yellow or black.
4. He stores and works on dirt bikes in the garage. Since they have gas and oil in them, the fumes may also pose a danger with a wood stove. The creosote spatters onto the building, runs down the pipe and drips onto the ground.
5. I have lived in my home since 1978 and have never run into anything like this happening in our neighborhood. I have lost the use of my yard, deck, clothes line and any outside activities. Just taking out the garbage makes it necessary to change my clothes because of the stench they pick up.

6. All the homes and the condos in the area are well maintained and this surely is taking away the enjoyment of our yards and homes.
7. I've attached a few pictures to show you what I'm talking about. As you can see, my home is very close (past the wood pile) and since the garage is lower than my home, the smoke and smell come right at me.

If you need anything else from me, or any of my neighbors, please don't hesitate to call (860-489-5096) or email.
Thank you in advance for any help or guidance you can give me.

Elizabeth Tieman
451 Oak Ave.
Torrington, CT 06790

liztieman@sbcglobal.net
(860)489-5096





Unique ID: 1114

TORRINGTON2019

Location: 441 OAK AVE

Unit

911 Address:

32

Map/Block/Lot: 128/008/025

Segment	Use	Units	Area	Comments
Automotive	Comm Garage		864	BLANDINO ROBERT A

Commercial Building Description

Item	Area/Qty	Value
Building Use	Commercial Gara	
Class	Masonry & Wood	
Overall Condition	Average	
Construction Quality	Average	
Stories	1.00	
Year Built	1950	
Percent Complete	100	
GLA	864	
Basement Area	0	
Basement Finished Area	0	
HVAC		
Heating	FHA ND	
Fuel	Gas	
Cooling %	0	
Interior		
Floors	Concrete	
Walls	Masonry	
Wall Height	10	
Exterior		
Exterior Walls	Concrete Bloc	
Roof Cover	Asphalt	
Special Features		

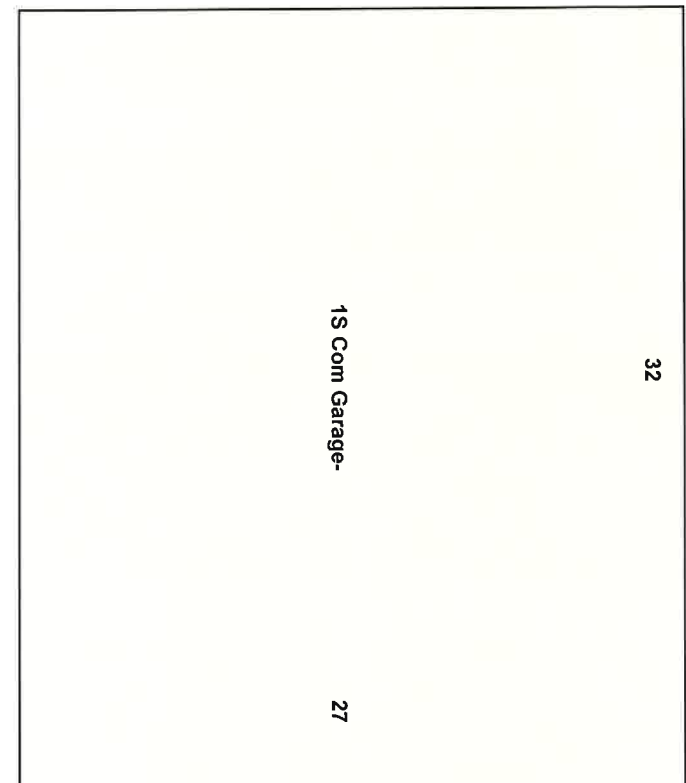
Grade Factor	Physical Depreciation %	37
Functional Depreciation %	0	Economical Depreciation % 20

Type	Yr Bit	Condition	Area/Qty	Value
Attached Component Computations				

Type	Year	Condition	Area/Qty	Value
Canopy	1950	Average	90	728

Detached Component Computations

Type	Year	Condition	Area/Qty	Value
Canopy	1950	Average	90	728



Total Building Value			
Building	1	Value	18,194
Valuation Method			

TORRINGTON FIRE MARSHAL'S CHRONOLOGICAL INSPECTION RECORD

CASE #

20-1688

OCCUPANCY TYPE

Industrial

Date

Location	
Commercial Garage	
441	Oak Av
Torrington	CT 06790

Date Printed
11/5/2020

Date	Inspected By	Type of Inspection	Remarks
11/2/2020	Deputy Fire Marshal Jarred Howe	Site Inspection	Met with Gary, he is working on the place, is using it as a repair garage. Does have a wood stove inside that he uses for heat. No Bathroom on the main floor or up in the unfinished attic. Gary did say the building

Met with Gary, he is working on the place, is using it as a repair garage. Does have a wood stove inside that he uses for heat. No Bathroom on the main floor or up in the unfinished attic. Gary did say the building department was here and I told him that he needs to go to zoning to change the occupancy because he stays here. He did say that may happen in the near future.

Jeremy Leifert

From: Launa Goslee
Sent: Wednesday, November 4, 2020 10:16 AM
To: Maurette Wall; Brett Zuraitis; Rista Malanca; Ashley Clement; Martin J Connor; Thomas Stansfield; Victor Muschell; Ed Bascetta; Jeremy Leifert
Subject: RE: Blight Meeting

FYI, Gary Hatstat's mailing address on his real estate tax bill is 32 Overlook Court, Torrington. He also filed a trade name certificate with the City Clerk back in July called RPOWERSPORTS with the 441 Oak Ave address as the business street address.

Thank you,



Launa M. Goslee, CCMC
Tax Collector
City of Torrington
www.torringtonct.org
Phone 860.489.2209
Fax 860.496.5905

Office Hours:
Monday-Wednesday 8:30-4
Thursday 8:30-6:30
Friday 8:30-12:30

IMPORTANT NOTICE Regarding COVID-19: City Hall is open but we are hoping we can help you via the phone or online. We are still encouraging you to make an appointment for any business if you feel the need to come in. Please email or call us and we will be happy to discuss your needs ahead of time.

You may visit the tax collector's home page on the City website to look up your tax bill, research your tax payment history, pay your taxes online, or find answers to questions taxpayers frequently ask about property taxes. That site is <https://www.torringtonct.org/tax-collectors-office>. Thank you. Be well and stay safe.

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.
Thank you.

From: Maurette Wall <Maurette_Wall@torringtonct.org>

Sent: Tuesday, November 3, 2020 3:58 PM

To: Brett Zuraitis <Brett_Zuraitis@torringtonct.org>; Rista Malanca <Rista_Malanca@torringtonct.org>; Ashley Clement <Ashley_Clement@torringtonct.org>; Martin J Connor <Martin_Connor@torringtonct.org>; Thomas Stansfield <TStansfield@tahd.org>; Victor Muschell <Victor_Muschell@torringtonct.org>; Launa Goslee <Launa_Goslee@torringtonct.org>; Ed Bascetta <Edward_Bascetta@torringtonct.org>; Jeremy Leifert <Jeremy_Leifert@torringtonct.org>

Subject: Blight Meeting

Good afternoon –

A reminder of tomorrow's 9:00 am Blight Meeting.

Have a lovely afternoon,
Maurette

*Maurette M. Wall
Executive Secretary
Office of the Mayor
140 Main Street
Torrington, CT 06790
860.489.2228
860.489.2541 fx*

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

November 2, 2020

USPS, Regular Mail

Gary Hatstat
32 Overlook Ct
Torrington, CT 06790

Re: Possible Blight Violation

Dear Mr. Hatstat,

It has recently come to my attention that your property, located at 441 Oak Ave, appears to have several violations. These conditions may be a violation of the City codes such as The City of Torrington Blight "Property Maintenance":

Please call me immediately so we can discuss this matter and resolve it before any further enforcement action is needed. I can be reached Mon. – Thurs. 8:30am-12:30pm, either by phone 860-489-2221 or by email Ashley_Clement@torringtonct.org.

If I do not hear from you by November 11, 2020 then I will have no choice but to make a decision based on the information I have gathered and begin a formal enforcement action against you.

I look forward to talking to you regarding this matter

Respectfully,

Ashley Clement
Blight & Asst. Zoning Enforcement Officer

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

November 25, 2020

USPS, Regular Mail

Gary Hatstat
441 Oak Ave
Torrington, CT 06790

Re: Possible Blight Violation

Dear Mr. Hatstat,

It has recently come to my attention that your property, located at 441 Oak Ave, appears to have several violations. These conditions may be a violation of the City codes such as The City of Torrington Blight "Property Maintenance":

Please call me immediately so we can discuss this matter and resolve it before any further enforcement action is needed. I can be reached Mon. – Thurs. 8:30am-12:30pm, either by phone 860-489-2221 or by email Ashley_Clement@torringtonct.org.

If I do not hear from you by December 9, 2020 then I will have no choice but to make a decision based on the information I have gathered and begin a formal enforcement action against you.

I look forward to talking to you regarding this matter

Respectfully,

Ashley Clement
Blight & Asst. Zoning Enforcement Officer

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



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

Notice of Zoning Violation

December 28, 2020

USPS, Regular Mail

Gary Hatstat
441 Oak Avenue
Torrington, CT 06790

Dear Gary,

I have performed inspections at your property at **441 Oak Avenue** in Torrington on November 17, 2020 and December 9, 2020 in response to a complaint received by the City Fire Marshal's Office and abutting neighbors. You appear to be occupying the building on this property as a residence without permits from this office and in violation of City zoning regulations. Please refer to section 3.0 of the City zoning regulations for allowed uses in your zone (R10 residential).

The current approved use at this property is for a commercial auto repair garage and storage as a legal pre-existing non-conforming (grandfathered) use on the property. The property is zoned residential, meaning that it may be converted to residential use by permit or continued occupation, but the use as a commercial garage will be permanently abandoned and not allowed to continue at this location.

You are required to perform one of the following actions within thirty (30) days of receipt of this notice:

- Vacate the property as a residence and maintain the use as a commercial repair garage or
- Apply for zoning permit to change the use to a single family residence. Please be aware that there are additional requirements through other departments to satisfy before final approval of a zoning permit may be granted (sewer, water, etc.).

Please contact the Land Use office within the next thirty (30) days to resolve these violations. 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: File



Name: Hatstat, Gary **Race:** W **Years old at Arrest:** 50
Address: 32 Overlook Ct **Arrested:** 4/11/2021 @ 11:30Hrs.
TORRINGTON CT **Bond:** \$2500.00 Non Surety
Court Date:
Charge(s): 54-251 FLR TO REGISTER

Gary Hatstat was arrested after an investigation into him using an address on Oak Ave. in Torrington as his residence when in fact the Oak Ave. address was a commercial building. Hatstat then changed his address 2 additional times and but remained living at the Oak Ave address. Hatstat was found to have violated his terms and conditions under the sex offender registration guidelines. Hatstat was released on a 2500.00 NSB for court was set for 4/26/2021 at 10 am in Torrington.

October 10, 2020

Attn: Building Dept., Torrington, CT

Re: 441 Oak Avenue, Torrington, CT Complaint

Attached please find the complaint form that I received from your office. I tried to fill it out as best as I could.

I do have a couple of comments to add to explain my concerns about the building:

1. Mr. Hatstat moved into 441 Oak Ave. in August 2020. He has changed his 'home' address on the Ct Sex Registry to 441 Oak Avenue and since i see him every day I can also confirm that he is, in fact, living there. Across the street is a home with young girls. (Police say there is nothing that they can do, it would be a city problem).
2. 441 Oak is a commercially zoned building only. It is basically a cinder block garage and a driveway. There is no sewer or water service. It previously was used for years and years to store old antique cars with no problems at all. I have already (nicely) asked him not to urinate outside as he was standing next to the garage and peeing.
3. He has put in some sort of wood burning stove and is burning 'green' wood, which not only stinks but causes eye irritating smoke that fills the immediate neighborhood. He also works on dirt bikes which are in the garage. Since they have gas and oil in them, the fumes may also pose a danger with a wood stove.
4. I have lived in my home since 1978 and have never run into anything like this happening in our neighborhood.
5. Every home in the area is well maintained and this surely is taking away our enjoyment of our yards and homes.
6. I've attached some pictures to show some of what I'm talking about.

If you need anything else from me, or my neighbors, please don't hesitate to call (860-489-5096). I would prefer to be anonymous as his offenses scare me a little and I'm very close to the garage.

Thanks in advance for any help you can give.

Elizabeth Tieman
451 Oak Ave.
Torrington, CT 06790

liztieman@sbcglobal.net
(860)489-5096

Heating:	FHA Non Duct	Fuel:	Gas	Cooling Percent:	0
Siding:	Concrete Block	Roof Material:	Asphalt	Beds/Units:	0

Special Features

Attached Components

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Canopy	1950	0.00	0.00	90

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
HATSTAT GARY	1313	0750	08/25/2020	Warranty Deed	No	\$15,000
BLANDINO ROBERT A	0379	0853	08/05/1985		No	\$0

Information Published With Permission From The Assessor

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

Notice of Zoning Violation

December 28, 2020

USPS, Regular Mail

Gary Hatstat
441 Oak Avenue
Torrington, CT 06790

Dear Gary,

I have performed inspections at your property at **441 Oak Avenue** in Torrington on November 17, 2020 and December 9, 2020 in response to a complaint received by the City Fire Marshal's Office and abutting neighbors. You appear to be occupying the building on this property as a residence without permits from this office and in violation of City zoning regulations. Please refer to section 3.0 of the City zoning regulations for allowed uses in your zone (R10 residential).

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Please contact the Land Use office within the next thirty (30) days to resolve these violations. 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: File

City of Torrington - Land Use Office	
<input type="checkbox"/>	Time Expired - Approved
<input checked="" type="checkbox"/>	Complies/Inspected - Approved
<input type="checkbox"/>	Void - work not started by 1 year
<input type="checkbox"/>	other

Compliant/Closed By J. Leifert

9-16-21

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

Notice of Zoning Violation – Follow Up

USPS, Regular Mail

February 4, 2021

Gary Hatstat
441 Oak Avenue
Torrington, CT 06790

Gary,

I am in receipt of your letter pertaining to the occupancy and use of the property at 441 Oak Avenue in Torrington. I have noted that you have indicated in this letter that you have moved your residence address to 32 Overlook Court in Torrington. However, we are still receiving reports from neighborhood complainants that you are still residing at this location.

I will mark your file in accordance with your letter. However, if our office determines at any point in the future that you are continuing to use this building as a residence, you will immediately lose your grandfathered zoning use as a commercial garage and will be required to obtain all permits to bring the building up to residential standards.

We will continue to periodically monitor this property to ensure the use is as a commercial garage only. Please contact our office with any questions. 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: File

Jeremy Leifert

From: elizabeth tieman <liztieman@sbcglobal.net>
Sent: Monday, December 28, 2020 2:15 PM
To: Jeremy Leifert
Subject: Re: 441 Oak Avenue
Attachments: Dec 3 2020.JPG; Nov 3 2020.jpg

Thanks so much. I don't wish anyone any harm, but this particular situation is not fair to the rest of us. The smells and smoke are worse every day.

I'm attaching 2 pics for you. One is the chimney on Nov 3 and the other is Dec 3. As you can see the chimney and building are covered with brown/black oozing gunk that stinks even when there is no smoke coming from the chimney.

Thanks again and I'll look for your email.

Liz Tieman
Email: liztieman@sbcglobal.net
Phone: (860)489-5096

On Monday, December 28, 2020, 11:37:38 AM EST, Jeremy Leifert <jeremy_leifert@torringtonct.org> wrote:

Hi Liz,

I believe the Fire Marshal is out on vacation until next week. The violation notice is in my stack of "post-holiday" notices that will be going out in the mail this week. Once he receives our notice, he will have 30-days to either vacate the property or apply for a conversion to a residence, at which time the building department and fire marshal will have to be sure the building is modified properly to be occupied under their codes. Our leverage is that if he doesn't vacate within 30 days of our notice, he will lose his grandfathered status as a repair garage and will only be able to be used as a residence going forward. I know his intention long term is to use it as a garage, so he doesn't want that to happen.

I'll scan a copy of the notice to you when I send it out.

Jeremy Leifert, CZEO

City of Torrington

Assistant City Planner

Zoning and Inland Wetlands Official

(860)489-2221

Jeremy_leifert@torringtonct.org

From: elizabeth tieman <liztieman@sbcglobal.net>
Sent: Monday, December 28, 2020 9:50 AM
To: Jeremy Leifert <Jeremy_Leifert@torringtonct.org>
Subject: 441 Oak Avenue

Good Morning Mr. Leifert,

I hope you had a nice holiday rest.

I was wondering if anything is happening with the 441 Oak Avenue property. I have not received any info since our last email and just wanted to touch base.

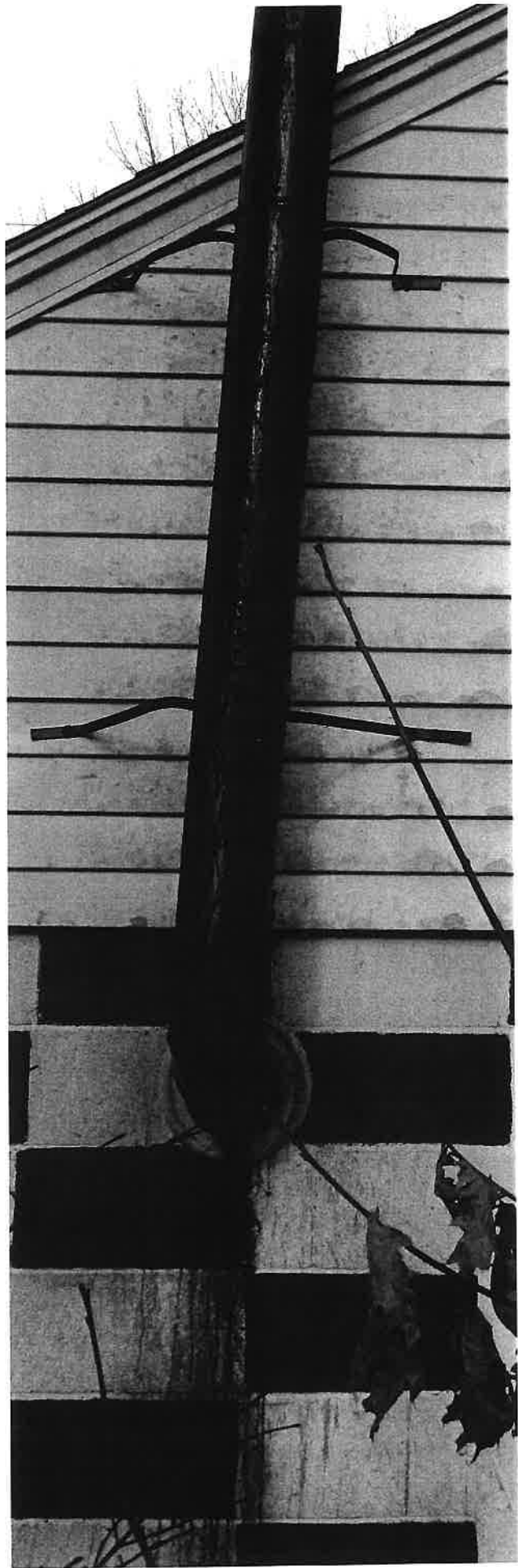
I did email Mr. Bascetta to ask about the fire violations but did not get any reply. I'll keep in touch on a regular basis to see what is happening.

Thanks again for your help.

Liz Tieman

Email: liztieman@sbcglobal.net

Phone: (860)489-5096





Jeremy Leifert

From: elizabeth tieman <liztieman@sbcglobal.net>
Sent: Monday, February 1, 2021 8:22 AM
To: Jeremy Leifert
Subject: 441 Oak Avenue
Attachments: Jan 13 2021 1.JPG; Jan 13 2021 2.JPG; Jan 13 2021 3.JPG; Jan 13 2021 4.JPG; Jan 13 2021.JPG

Good morning Mr. Leifert, I know you have a meeting on 2/3 concerning Mr. Hatstat at 441 Oak Ave.

FYI, he is still residing there. I know he had 30 days to decide on commercial or residential, so I assume he has decided to make it a residence.

No matter what the decision is, can someone please come to address the dangerous fire conditions at the garage? The chimney clogs completely every few days and he bangs on it with a board to dislodge debris. The chimney now has dents all over, smoke comes out of all the joints, he is still burning un-aged wood and the heat from the chimney has warped the siding.

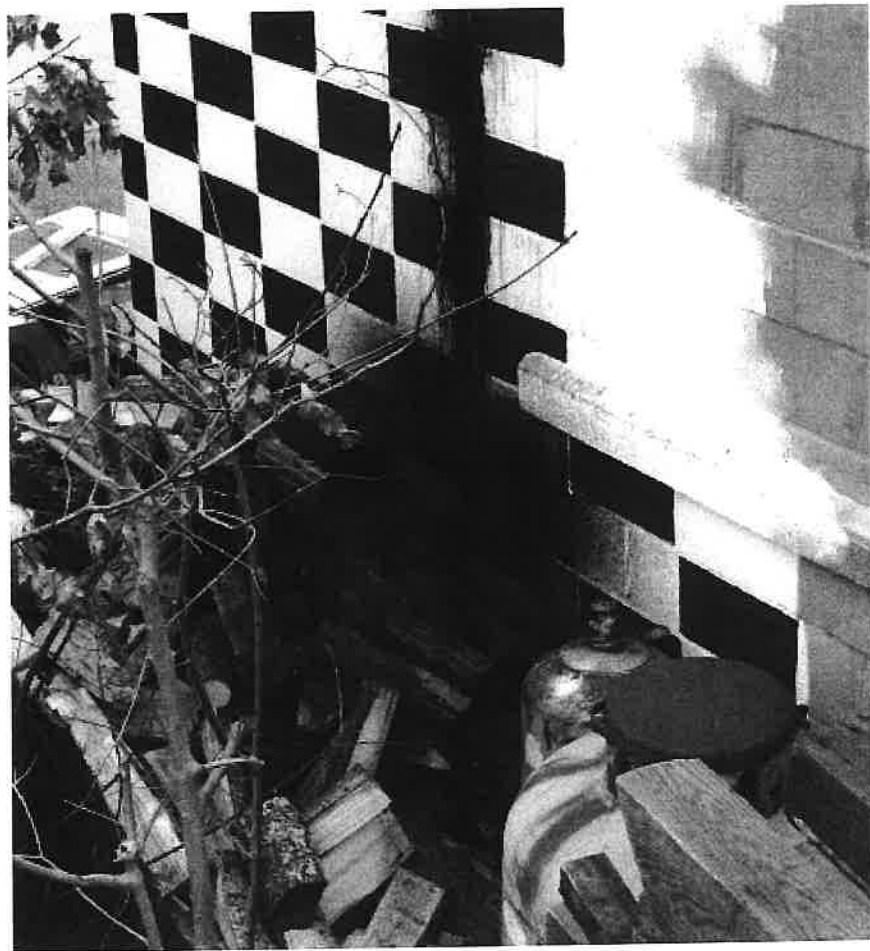
I have lived for over six months with day to day anguish, smoke, smells, and loss of use of my own home and yard. My family is afraid for my health and well being, and so am I.

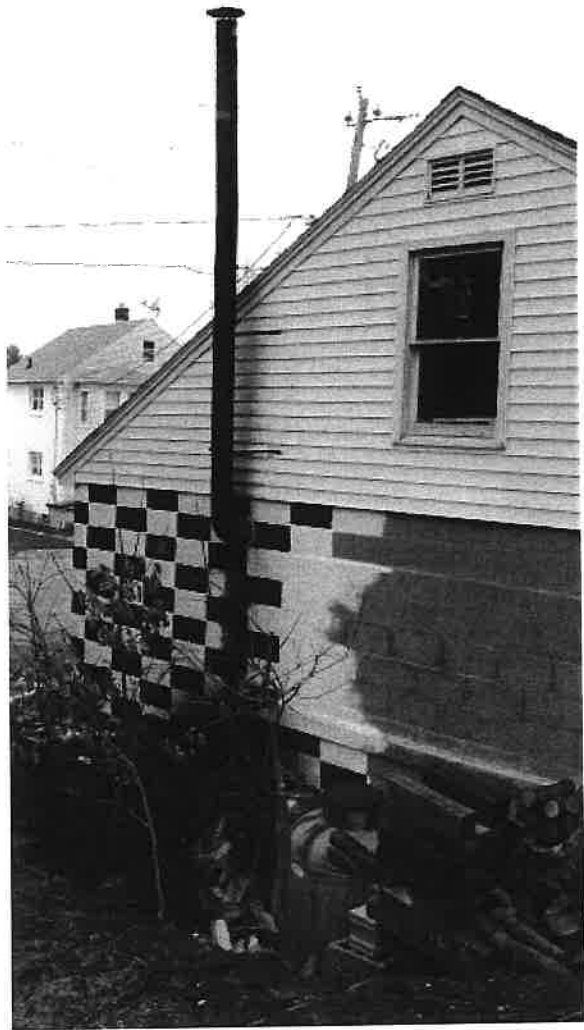
Please update me after your meeting and pass this along to whomever you see fit.

Thanks in advance,

Liz Tieman

Email: liztieman@sbcglobal.net
Phone: (860)489-5096





CITY OF TORRINGTON

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Torrington, CT 06790-5245



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Notice of Zoning Violation – Follow Up

February 4, 2021

USPS, Regular Mail

Gary Hatstat
441 Oak Avenue
Torrington, CT 06790

Gary,

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I will mark your file in accordance with your letter. However, if our office determines at any point in the future that you are continuing to use this building as a residence, you will immediately lose your grandfathered zoning use as a commercial garage and will be required to obtain all permits to bring the building up to residential standards.

We will continue to periodically monitor this property to ensure the use is as a commercial garage only. Please contact our office with any questions. 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: File

Jeremy Leifert

From: Jeremy Leifert
Sent: Tuesday, February 9, 2021 3:14 PM
To: elizabeth tieman
Cc: Brett Zuraitis; Ed Bascetta; Martin J Connor
Subject: RE: 441 Oak Avenue
Attachments: 441 Oak Ave NoV follow up 2-21.docx

Hi Liz,

I spoke to Gary last week, and he insists that he works there in the evenings after his regular job, but is not staying there overnight. I can only deal with the use of the building through zoning and not the fire danger issues with the chimney. I'm not really in a position to see if he is living there overnight. For the most part, our inspections are conducted during daytime office hours. My suggestion is that you either get me some other type of proof since you see the activity or call the police if it appears that he is there overnight. I can then act on a police report that shows he is there overnight. I will also speak with the police officer that we usually work with for blight/zoning issues to see if he has any ideas. Gary does have a different residential mailing address at this point as you will see in my letter.

For the fire danger issues with the chimney, you will need to talk with the Fire Marshal or the building official. I have copied them both on this email. You can call the building department at 489-2245 or the Fire Marshal at 489-2534.

See my letter attached that was sent out to Gary Hatstat last week. I spoke to him after he received this letter.

Thanks,

Jeremy Leifert, CZEO
City of Torrington
Assistant City Planner
Zoning and Inland Wetlands Official
(860)489-2221
Jeremy_leifert@torringtonct.org

From: elizabeth tieman <liztieman@sbcglobal.net>
Sent: Tuesday, February 9, 2021 12:09 PM
To: Jeremy Leifert <Jeremy_Leifert@torringtonct.org>
Subject: 441 Oak Avenue

Good Morning Mr. Leifert,

I am just checking in to see what my next steps are concerning 441 Oak Avenue. It's over a week into

February and I can't see any results from any of the past 5 months, in fact it's worse.

Should I make an appointment to meet in person with someone? He is still living there, the fire danger is still real, and I'm not sure who I should turn to.

Would it be appropriate for me to meet with the Mayor at this point?

Please let me know your thoughts and thanks for your help.

Liz Tieman

Email: liztieman@sbcglobal.net

Phone: (860)489-5096



City of Torrington SIGN PERMIT

Permit #	Date Issued
PMT-SI21-000013	4/1/2021

Project #
Z21-41

SITE INFORMATION			
Property Location:	Map/block/lot:	Assessor ID	Zoning District:
441 OAK AVE	128/008/025		- Industrial

OWNER INFORMATION		APPLICANT INFORMATION	
HATSTAT GARY 32 OVERLOOK CT TORRINGTON, 06790		HATSTAT GARY 127 Mundry Road TORRINGTON CT 06790	
Owners Phone	Owners Phone # 2	Applicants Phone	Applicant Phone # 2
		860-618-8565	

PROJECT INFORMATION			
New Sign Location	Sign Type	Current # of Signs	# of New Signs
Front yard	Temporary Sign	0	1

Signs Being Approved	One A-Frame sign not to exceed 10.5 square feet. Temporary sign for April-May and Sept-Nov 2021 (5 months).
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New Sq Footage	Building	Sf	Yard	10.5 Sf
Total Sq Footage	Building	Sf	Yard	0 Sf

Site Plan Required?

Conditions or Comments:

THIS PERMIT IS ISSUED IN ACCORDANCE WITH ALL PERTINENT ORDINANCES, RULES AND REGULATIONS FOR THE CITY OF TORRINGTON. THE PERMITEE AGREES TO CONFORM TO THE INFORMATION AS REPRESENTED IN THEIR APPLICATION. DEVIANCE FROM THE PERMIT AS ISSUED MAY RESULT IN FINE AND/OR OTHER REMEDIAL ACTIONS

The applicant has read and will comply with the requirements outlined in the Required Action List.

* * * * *

Total Fees	<i>(Includes \$30 State tax)</i>	Approved By	
\$75.00		Jeremy Leifert	 4-1-21

Gary Hatstat
32 Overlook Court
Torrington, CT 06790

Jan 20, 2021

Dear Jeremy,

Hello, my name is Gary Hatstat
I own the property at 441 Oak Ave, I
have since moved to: 32 Overlook
Court, Torrington, CT. but any mail
or correspondence pertaining to my
garage can still be mailed to my
garage. Thanks again for giving me
some extra time to get things done!
Here's to a great new year. I
will be stopping by soon to speak
with you and Ashley about my business
signs, etc! Take care

Respectfully,



Nate Nardi-Cyrus

From: Sergeant Baldis
Sent: Wednesday, December 6, 2023 5:00 PM
To: Nate Nardi-Cyrus
Cc: Sergeant Bernabucci; Dale Swanson
Subject: RE: 441 Oak Ave - Police reports

Nate,

I am going to give you a synopsis of the events up to current for police contacts:

In **March of 2021** reports of Hatstat living at the garage were made and midnight shift officers responded at 0213 hours. At the time of contact both of Hatstat's vehicles were in the driveway and woodstove smoke was coming from the garage. No noise was made at the time of contact and lights were all off. When contact was made Hatstat said he works all hours and doesn't want to wake up his roommates at 32 Overlook CT where he claimed to reside. **There was a futon and space heater in one section of the garage, as noted but no obvious ways to cook food seen.** (case 21-7647) When this case was followed up for 32 Overlook CT. The landlord of the property **confirmed that Hatstat had rented a room but had not stayed there in months.** The landlord said Hatstat had not been living there at least prior to the New Year. The landlord said he would call Hatstat and he would go get his mail. Hatstat was later arrested for registry compliance violation of failing to confirm his residence. Case still pending in court. An address of 127 Mundry Road was also provided and proven to also not be an actual residence in which Hatstat resided.

In **March of 2021** at 1120 hours was a noise complaint (21-9578) for excessive music but complaint was unfounded.

In **November of 2021** officers responded to the address 441 Oak Avenue for a complaint of a sex offender living at a garage. Contact was made with Hatstat who upon contact at 0325 in the morning said he was working on an air compressor without even being asked a question. Hatstat said he does not live at 440 Oak Avenue and it is not his permanent residence although his **driver's license lists his address as 441 Oak Avenue.** When advised if he doesn't register he could face criminal charges he replied it was ridiculous. (21-40735)

In **March of 2022** at 1143 hours a harassment complaint was made by Hatstat about his neighbor bothering him. The neighbor was trying to get his attention and Hatstat ignored the person. Both people were told to limit their contact with one another (22-8395)

In **April of 2022** at around 1359 hours a noise complaint was received for loud rap music with swears. Officer reported no obvious violation for the music as the garage door was open at the time. Again checked on 1443 hours by officers for noise. (22-12998)

In **January of 2023** at around 1602 hours Hatstat wanted to report a suspicious vehicle around his property. The investigation resulted in wanting it documented but nothing appeared taken and there was no suspect for the damage done to a tie down strap. (23-2885)

October 3 of 2023 at around 18:01 hours officers responded for a male who was listed on the sex registry talking to her 15 year old when he got off the bus. There was no outcome of the case. (23-35003)

In **October of 2023** at around 1213 hours contact with made with Hatstat as this is ongoing problem between zoning and the registry as to whether Hatstat does or does not reside at the address of 441 Oak Avenue. Contact was made. Hatstat said he does not live there and is listed in Woodbury. A later check of the registry shows as "noncompliant" for addresses when listed as homeless as they have nowhere to send the confirmation card. Hatstat

shows a secondary address of 441 Oak Avenue on the registry. Hatstat said he works odd hours at this business and the neighbors are just there to harass him at this point.

In conclusion you can see that police have had interaction with Hatstat on numerous occasions over the last 2 years whether early in the am, midday, or evening and Hatstat is at the garage when contact is made yet Hatstat claims to work off hours and does not reside there. Hatstat's vehicles are consistently parked at 441 Oak Avenue which are a red Dodge Pickup truck and a silver/gray Volvo. The registered Volvo does not leave the driveway and the dash cameras on the police cruiser have picked up the license plate the Volvo 40 times parked at 441 Oak Avenue not moving. The red Dodge is also consistently at that same address of 441 Oak Avenue at all hours day and night when a patrol car passed by 441 Oak Avenue showing the Dodge in motion on three days on South Main Street and Main Street in Torrington but all others of the 38 times between November 6th and December 5th to be at 441 Oak Avenue.

One last item was that contact was made with SORU (Sex offender registry unit) to see if Hatstat status in the public access website was correct being noncompliant. SORU said that when people are listed as homeless in a location the address cards cannot be sent therefore they are not in compliance. I asked about the secondary address listed and she said the information provided is all they have to enter but that he only provided homeless for the entry as his residence. SORU did inform me that if it is established this is his residence with the zoning hearing we can open another case of registry compliance for failure to register.

Sgt. Dustin Baldis #312

Traffic Division
Torrington Police Department
576 Main Street
Torrington, CT. 06790
860.489.2019 (w) 860.601-5558
dbaldis@torringtonpd.org

From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>

Sent: Tuesday, December 5, 2023 3:51 PM

To: Sergeant Baldis <DBaldis@torringtonpd.org>

Subject: 441 Oak Ave - Police reports

Hey Dustin,

Would you be able to get me those police reports by tomorrow? I have to put a memo together with the case by the end of the week.

Thanks!

Nate

Nate Nardi-Cyrus, AZT

Assistant City Planner
City of Torrington Land Use Dept.
(860) 489-2220

DMV USE ONLY NEW OUT OF STATE TRANSFER DRIVE ONLY ADD/REMOVE ENDORSEMENT/RESTRICTION EXCHANGE RETEST

APPLICATION FOR A NON-COMMERCIAL LEARNER PERMIT AND/OR DRIVER LICENSE
R-229 REV. 7-2023

STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES
On The Web At ct.gov/dmv



INSTRUCTIONS: Complete 1-18, then present

1. Required Identification Documents & Proof of Connecticut Residency: see "Acceptable Forms of ID" at ct.gov/dmv
2. 16 and 17 year olds: Certificate of Parental Consent Form 2D (if not accompanied by authorized individual)
3. Applicable Fees

NO FEE <input type="checkbox"/> US MILITARY	LEARNER PERMIT NUMBER	DATE OF ISSUE
--	-----------------------	---------------

1. APPLICANT'S NAME (Last, First, Middle, Suffix)		2. GENDER <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/> X	3. DATE OF BIRTH	4. HEIGHT ft. in.	5. COLOR OF EYES
6. MAILING ADDRESS (No., Street, City or Town, State, Zip Code)			7. RESIDENCE ADDRESS (If different from mailing address)		
8. US CITIZEN? <input type="checkbox"/> Yes <input type="checkbox"/> No	If "NO", list ALIEN REGISTRATION NO.	9. CONNECTICUT RESIDENT? <input type="checkbox"/> Yes <input type="checkbox"/> No	10. DO YOU WANT TO BE IN THE ORGAN/TISSUE DONOR REGISTRY? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>If yes, you are agreeing to be a donor and the designation will be on your license.</small>	11. DAYTIME PHONE NO. ()	
12. SOCIAL SECURITY NUMBER	13. LIST ANY OTHER NAMES EVER USED (Alias, Maiden, etc)		14. E-MAIL ADDRESS		

QUESTIONS		YES (✓)	NO (✓)
15. Have you previously failed a driver's license examination in Connecticut?			
16. Do you now, or have you ever held a Connecticut Learner Permit, License or Non-Driver Identification Card?			
17. Do you now, or have you ever held an Operator's License or Identification Card from another state?			
18. Is your privilege to operate a motor vehicle suspended or subject to suspension in Connecticut or in any other state?			

SELECTIVE SERVICE CONSENT	Section 14-36l of the Connecticut General Statutes requires the Commissioner to transmit my information to the Selective Service System. By signing and submitting this application, I consent to be registered with the Selective Service System, provided I am at least age 16 but under age 26 and meet the criteria for registration in accordance with the Military Selective Service Act. If I am under age 18, I understand that my information will be transmitted to Selective Service but I will not be registered until I reach age 18.	MEDICAL CERTIFICATION <input type="checkbox"/>	I hereby certify that I do not have any health or vision problems or conditions that prevent me from driving safely.
----------------------------------	--	---	--

CERTIFICATION BY APPLICANT	The information provided to the Commissioner of Motor Vehicles herein is subscribed by me, under penalty of false statement, in accordance with the provisions of Section 14-110 and 53a-157b of the Connecticut General Statutes. I understand that if I make a statement which I do not believe to be true, with the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.	SIGNATURE OF APPLICANT X	DATE SIGNED
-----------------------------------	---	------------------------------------	-------------

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

PROOF OF IDENTIFICATION	TYPE OF IDENTIFICATION SHOWN	<input type="checkbox"/> I.D. SCANNED FIRST VISIT	EXAMINERS INITIALS	STAMP NO.
--------------------------------	------------------------------	---	--------------------	-----------

FULL LEGAL NAME	If different than entered in name section above (# 1)			
------------------------	---	--	--	--

PARENTAL CONSENT AGE 16 OR 17 ONLY	I hereby request that a learner's permit and/or license be issued to the minor filing this application.	RELATIONSHIP TO MINOR	SIGNED (Authorized Consenter) X	CONSENTER'S LIC. NO. OR OTHER I.D.
---	---	-----------------------	---	------------------------------------

VISION SCREENING RESULTS	VISUAL AID USED <input type="checkbox"/> NONE <input type="checkbox"/> GLASSES/CONTACTS	RESULTS <input type="checkbox"/> PASSED <input type="checkbox"/> FAILED	AGENTS INITIALS	PUNCH NO. AND PUNCH
---------------------------------	--	--	-----------------	---------------------

KNOWLEDGE TEST	<input type="checkbox"/> COMPUTER/AUDIO <input type="checkbox"/> WRITTEN	TEST RESULTS <input type="checkbox"/> WAIVED <input type="checkbox"/> PASSED <input type="checkbox"/> FAILED	APPLICANTS INITIALS CONFIRMING IDENTIFICATION DOCUMENTS RETURNED	
-----------------------	--	---	--	--

PERMIT	<input type="checkbox"/> ISSUE LEARNER PERMIT <input type="checkbox"/> ISSUE MOTORCYCLE PERMIT	<input type="checkbox"/> ISSUE PERMIT WITH CORRECTIVE LENSES (B-RESTRICTION)	<input type="checkbox"/> ISSUE DRIVE ONLY (Y-RESTRICTION)
---------------	--	--	---

AGENT CERTIFICATION	I hereby certify that I have examined the applicant's identity documents and the test results stated herein are true and correct.	SIGNED (Agent) X	PUNCH NO. AND PUNCH	DATE SIGNED
----------------------------	---	----------------------------	---------------------	-------------

DRIVER TRAINING	CLASSROOM INSTRUCTION	SCHOOL NAME	COMMERCIAL SCHOOL LICENSE NO.	DRIVER EDUCATION CERTIFICATE NO.
	PRACTICE DRIVING	SCHOOL NAME (If same as above print "same")	COMMERCIAL SCHOOL LICENSE NO.	DRIVER EDUCATION CERTIFICATE NO.

HOME TRAINING/ COMMERCIAL TRAINING CERTIFICATION	I hereby subscribe and certify under penalty of false statement, in accordance with the provisions of Section 14-110 and 53a-157b of the Connecticut General Statutes that I understand that if I make a statement, which I do not believe to be true, with the intent to mislead the Commissioner I will be subject to prosecution under the above-cited laws, that I am qualified under Section 14-36, of the Connecticut General Statutes, over 20 years of age, have no suspensions within the previous 4 years and the Applicant has received the required training, including the equivalent of 22 hours classroom training, 40 hours on-the-road instruction; the 8 hours Safe Driver course, including a 2 hour Parent Training, as supported by a parent log and/or driving school certificate.				
	1 Home Training 22 hr class equiv 40 hr on-the-road 8 hr safe driving	2 Comm/Sec and Home 30 hrs class/minimum 8 hr safe driving plus home training 40 hrs on-the-road	3 Comm/Sec Only 30 hrs class 40 hrs on-the-road	SIGNATURE OF INSTRUCTOR (Home Training/Commercial) X	OPERATOR LICENSE NUMBER OR SCHOOL LICENSE NUMBER

ROAD TEST AND LICENSE INFORMATION	<input type="checkbox"/> WAIVED <input type="checkbox"/> PASSED <input type="checkbox"/> FAILED			SPECIAL EQUIPMENT	
	NON-COMMERCIAL CLASS D	ENDORSEMENT M Q	RESTRICTIONS (Circle All Applicable) 3 B C D E F G R U Y		

AGENT CERTIFICATION	I hereby certify that I have verified the applicant's identity and the test results stated herein are true and correct.	SIGNED (Agent) X	PUNCH NO. AND PUNCH	DATE SIGNED
----------------------------	---	----------------------------	---------------------	-------------



Monday,
December 4, 2023
Docket Search
by Court Location

Pending Case Detail

Information is accurate as of December 02, 2023 04:50 AM

Monday,
December 4, 2023
Docket Search
by Defendant

Defendant Information	
Last, First: HATSTAT GARY A	Represented By:
Birth Year: 1970	Times on the Docket: 17

Pending Cases
Search by Defendant

Docket Information			
Docket No:	L18W-CR21-0183766-S	Arresting Agency:	LOCAL POLICE TORRINGTON
Companion:		Arrest Date:	4/11/2021
Program:		Bond Amount:	\$2,500 (This case only)
Court:	Torrington GA 18	Bond Type:	Nonsurety (Released From Custody)
Miscellaneous:			

Pending Cases
Search by Docket Number

Convictions Search
by Defendant

Convictions Search
by Docket Number

Attorney/Firm Case List

Activity:		Trial List	
On the Trial List, To Be Scheduled		Date:	10/11/2023 10:00 AM

Attorney/Firm Look-up
Numbers

Current Charges

GA Court Phone
Numbers

Statute	Description	Class	Type	Occ	Offense Date	Plea	Verdict	Finding
54-251	FL TO REGISTER-MINOR/NONVIOLNT	D	Felony	1	3/8/2021	Not Guilty		

JD Court Phone
Numbers

CT SAVIN - (Connecticut Statewide Automated Victim Information and Notification) is a free, confidential service that gives crime victims and members of the community information about an offender's court case.

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DOCKET NO: LLICV235015269S

SUPERIOR COURT

BLANDINO, LOIS
V.
HATSTAT, GARY

JUDICIAL DISTRICT OF LITCHFIELD
AT TORRINGTON

4/11/2023

ORDER

All Parties Present.

The following order is entered in the above matter:

ORDER:

This is a summary process action based on right or privilege terminated. The case was tried on April 11, 2023. The court has weighed all the evidence and assessed the credibility of the witnesses. Based on the evidence presented, the court makes the following findings regarding the respective claims and defenses.

- 1) The plaintiff owns the property located at 127 Mundry Road, Torrington, CT. Approximately 2-3 years ago, the plaintiff's husband invited the defendant to stay on their couch until the defendant got back on his feet financially;
- 2) The plaintiff's husband passed away in March of 2022, and the plaintiff now wishes to have her home solely to herself;
- 3) As such, the defendant originally had the right to occupy but the right has terminated;
- 4) On January 27, 2023, the plaintiff served the notice to quit on the defendant to vacate the premises by January 31, 2023;
- 5) Although the defendant indicates he would have started looking for alternative housing prior to the notice to quit if he had known of the plaintiff's wishes, the defendant is still in possession of the premises. The defendant also owns a garage elsewhere.

The court finds that the plaintiff has proved, by a fair preponderance of the evidence, all the elements of the case.

The court finds that the defendant has not proved, by a fair preponderance of the evidence, any defenses.

Having considered the law and equity, the court enters judgment for the plaintiff for immediate possession. Said order is stayed until April 25, 2023, to allow the defendant the opportunity to remove what limited possessions he has at the home to another space.

434444

Judge: JASON MICHAEL LOBO

This document may be signed or verified electronically and has the same validity and status as a document with a physical (pen-to-paper) signature. For more information, see Section I.E. of the *State of Connecticut Superior Court E-Services Procedures and Technical Standards* (<https://jud.ct.gov/external/super/E-Services/e-standards.pdf>), section 51-193c of the Connecticut General Statutes and Connecticut Practice Book Section 4-4.

Return Date: 3/9/2023

Superior Court

Lois F. Blandino
(Plaintiff)

J.D. of Litchfield

v.

at Torrington

Gary Hatstat
(Defendant)

2/16/2023
(Date)

COMPLAINT

The plaintiff, Lois F. Blandino, brings this summary process action pursuant to Connecticut General Statutes Secs. 47a-23 and 47a-23a. In support of this motion, the plaintiff states the following (*number each paragraph*):

1. Connecticut General Statutes Sec. 47a-23(G)(2) "when such premises, or any part thereof, is occupied by one who never had a right or privilege to occupy such premises; or (3) when one originally had the right or privilege to occupy such premises but such right or privilege has terminated" is a ground for eviction.

2. In March 2021, my late husband, Robert Blandino had allowed, Gary Hatstat to stay with us temporarily until he found a place of his own. He has not paid rent, just helped my husband work on his cars. The agreement was with my husband, and my husband told me about him staying until he found a place. My husband passed 3/5/22 and he has not left and since my ~~late~~ husband is not living any more, he should leave.

Since my husband passed, Gary has taken over, doing yard work, etc. Now that he has been asked to leave, he has been throwing it in my face that anything I ask of him, he does. He takes it upon himself to do it. I have rarely asked him for anything.

There is tension between him and my daughter and I don't need that. My daughter and family are important to me. He claims my daughter only comes around now because my husband is gone and not before as he never saw her at the house. He never saw her as he works days and is not there and my daughter works second shift and he comes "home" any time after 11:00.

We are in the process of cleaning house as I may have to sell the house because of large mortgage. I have asked my grand son, Matthew Meyers to move in for help and companionship and would feel more comfortable if he was gone.

Wherefore, the Plaintiff Asks The Court For Judgment For Immediate Possession Of The Premises.

THE PLAINTIFF

By: Luis F. Klardino

(Name), Pro se

(Address)

(Phone No.)

127 ~~127~~ Munday Rd
860-238-7540

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

To: Concerned Resident

Subject: Complaint Form

Dear Concerned Resident,

Thank you for your concern about your neighborhood and about the City of Torrington. We value each and every concern regarding issues that affect our City, and it is with your help that we maintain a clean and vibrant living and business environment in Torrington.

To start our process in investigating potential issues, we ask that you fill out as completely as possible the attached form describing the affected properties and the nature of the concern. Our office will then perform on-site inspections to determine if a violation of any land use regulations or property maintenance ordinances exist.

If a violation is found to exist on the subject property, a notice of violation (NoV) is sent. Follow up and resolution to violations generally depends on the cooperation of the violator, but can often take several months to reach a resolution. The City will often extend time for violators who make honest progress toward compliance. In the most difficult violation cases, we will take other approaches, such as citations (fines) and involvement of the City's legal counsel for court action.

Throughout our enforcement process, we maintain a case file that commonly contains correspondence, property research documentation and notes from enforcement officials. This case file is always available for inspection and review. We encourage any concerned citizen to call at the above number with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Nate Nardi-Cyrus".

Nate Nardi-Cyrus
Assistant City Planner
Zoning/Inland Wetlands Officer

City Of Torrington



LAND USE OFFICE
140 Main Street • Room 304
Torrington, CT 06790

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

Date: 5/5/23

Person Making Complaint:

Name: Elizabeth Tieman Phone: 860-489-5096

Address: 451 Oak Ave, Torrington

Address of Property Involved: 441 Oak Ave, Torrington

Property Owner: Gary A. Hatstat

Description of Complaint:

Mr. Hatstat is living @ 441 Oak Ave. It is zoned commercial and has no sewer or water service. (see attached letter dated 12/28/20). This situation involves other concerns (see attached letter dated 10/10/20). My original complaint is also attached (dated 10/10/20). I spoke with Mr. Saffiot, at Torrington Health and he suggested I file with you. My main concern is the health problems and the extensive cars machines, scrap wood and fluids that are present.

***** Also see 4/11/21 arrest record for the same violation. (still in court system) *****

For City Use:

Actions Taken:

- lots of small engine machines
 - 2 Tanks notices
 - 3 unregistered vehicles
 - smoke pipe w/ residue
 - unknown if living there
- Touch Base w/ Blight Task force

City has right to enter my property @ 451 Oak to view rubbish piled next to garage.
Gabriel Lemire 5/5/23

Thumb Drive (Please Return When Done)

COPY

8/1/23 To: Ashley Clement From: Liz Tieman
RE: 441 Oak Ave, Garry Hatstat living in garage.

June 2023

File Folders: Videos are 11PM - 8AM

- 062123 - movement around 11:15pm on 6/20 - then leaves 6:30am
- 062223 - left 6:30am (there all night)
- 062823 - 6:10am movement then leaves 6:30am
- 062923 - left 6:30am (there all night)

- This same pattern has been going on since 4/26/23 when he was evicted from 127 Mundry Rd.

July 2023

File Folders:

- 072723 - pulls in around 7:20pm - still there at noon next day
- 072823 - video from 10pm 7/28 thru noon 7/29
- 072923 - " " " 7/29 ^{last seen @ 23:58 going inside} 7/30 ^{comes out @ 10:55:36}


- He is inside most of the time these 3 days.

- Mr Hatstat has only one working vehicle. It is the light gray Volvo w/moon roof which is parked between the 2 junk volvos. The truck is up on blocks with no front wheels or hubs.

- I can film any time period you want but as you can see they are quite long. I can verify that he is living there and has no sewer/water/garbage pickup.

- Since he is a Sex Offender he is also in violation for not registering this address. He should be visible to all of this area as to where he lives.
Thank You

Video evidence submitted by Elizabeth Tieman and Gary Hatstat is available in the enforcement file in the digital record at the City Hall Land Use Office (Room 324) upon request.

Nate Nardi-Cyrus 
Zoning Enforcement Officer
City of Torrington

12-7-23

Nate Nardi-Cyrus

From: Gary Hatstat <garyhatstat@gmail.com>
Sent: Thursday, October 26, 2023 11:46 AM
To: Nate Nardi-Cyrus
Subject: Re: Property located at 441 Oak ave.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Nardi Cyrus,

I stopped by your office this morning and obtained the appeal of which i will have back to you within the next 29 days. This is all very shocking to say the least as I've heard nothing from the city within the last few years since the last round of false accusations from a neighbor named Elizabeth A. Tieman who also goes by the alias of Elizabeth A. Foror located at 451 Oak ave. This person is a habitual offender of making false accusations against me if which again none have ever been substantiated nor verified as truth! This is just a proven fact and F.O.I. Results will prove this with dispatch and call logs as well as reports from the officers involved. Again i am not living at my garage located at 441 Oak Ave, Torrington, CT 06790 i work there at night as i choose to do so and no other neighbors in that vicinity have ever complained about me or anything im trying to do with that garage to someday build a business out of it! Because of Mrs Tiemans harassment using and wasting town and municipalities resources to somehow draw a conclusion by any city would be based on her complete false allegations. I will have all the requirements as far as other property owners who land borders mine, besides Mrs. tieman that is. Its sad when someone like her can play games with the system to get, or try to destroy someones life and efforts based on only one thing. I am a convicted sex offender and she knows this and is doing everything possible to have me out of here including her false accusations and she feels based on the nature and circumstances of my criminal history she will get a pass to somehow validate her made up stories? Its a sad thing to witness and i feel its wrong for her to get away with this and i will do everything i can to save my business that hasn't even gotten off the ground yet! With all the legal issues Mrs Tieman continues to cause me, including an issue almost 3 years ago that is still ongoing! I lost the ambition to spend any money going forward with a proper dealership because of the threat of loosing it all because of her false claims. And yet here we are again with the same exact false claims against me based on no merit and a history of being a habitual caller to either the police, fire dept, zoning, blight, she even called the waste removal dept because when I bought that building it was dual zoned residential and commercial so there were the 2 city cans here, as soon as i was basically forced to choose residential or commercial i chose commercial obviously but literally the day after Mrs Tieman reported that the cans i had here should be removed by the city as now im zoned commercial. So i will present all of that foi evidence as well as videos of Mrs. Tieman Making her threats against me about using the town and calling the police against me. So im not sure how this works but i know in a legal matter each side is supposed to give full discovery and i have no problem doing that and i would as well ask for whatever discovery you intended to introduce. And how should i send the videos of Mrs Tieman to you? I do not have a way to put these on a cd, they are on my phone. Sorry for being long winded here but im a good person and alot of people will be there to vouch for me and also that I absolutely do not reside at my garage as any type of residence. I had to list with the state of my garage because of the fact i work there at night and spend soo much time there that it had to be documented and im glad it has been because it only helps my situation here. So please let me know the protocol as far as discovery goes. I see nothing on the application pertaining to this. Respectfully Gary Hatstat

On Thu, Oct 26, 2023 at 10:18 AM Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org> wrote:

Mr. Hatstat,

We have enough evidence that you are occupying the property as a residence for us to stand behind our Notice of Violation. Because the matter has been ongoing for multiple years now and you have already made your points clear to this office, your recourse is to appeal this decision to the Zoning Board of Appeals.

You have the right under Connecticut General Statutes and local regulations to appeal this 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.

Regards,

Nate

Nate Nardi-Cyrus, AZT

Assistant City Planner

City of Torrington Land Use Dept.

(860) 489-2220

From: Gary Hatstat <garyhatstat@gmail.com>
Sent: Wednesday, October 25, 2023 11:13 PM
To: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>
Subject: Re: Property located at 441 Oak ave.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Wed, Oct 25, 2023 at 11:09 PM Gary Hatstat <garyhatstat@gmail.com> wrote:

On Wed, Oct 25, 2023 at 11:05 PM Gary Hatstat <garyhatstat@gmail.com> wrote:

Hello sir,

I recieved your registered letter today concerning my property located at 441 oak ave. Im not sure how you have determined im living at my garage but its a false accusation. I have had an ongoing issue with the neighbor over at my garage who knows i am a convicted sex offender and has and continues to use every single municipality in town here to get me hemmed up legally and its not right: she has called against me with false allegations now im sure its over 20 times and not a single one of her false accusations has ever been substantiated! I hope you research her habitual history of doing this! I have sent a letter to Jeremy Leifert tonight about this as i feel that your letter is based on false allegations and not on truth.

For you to make this determination against me based on blatant lies by mrs Tieman is just wrong. I work at my garage at night and have been doing so for years now. I enjoy it! Nobody bothers me and i can get something done. So i would ask for a meeting with you and your supervisor at your soonest convenience as i feel that you're decision is based on as your letter states "we continue to receive reports and collect evidence" am i being singled out here by this? I work in my garage at night and dont make loud noises and Isnt it odd that the only "complaints" against me are coming from Mrs Tieman? She has a track record of this and has called with false allegations im sure numbers over 20 times now and not a single one of her accusations has ever been substantiated! Please research this yourself! Its not right that any decision you make against me or my property would be based on lies and i hope to hear back from you as soon as possible on this matter. Respectfully Gary Hatstat

p.s. Sgt. Baldis was here last week and i hope you speak with him because he may have some input in this. Thank you

Nate Nardi-Cyrus

From: Launa Goslee
Sent: Thursday, December 7, 2023 9:18 AM
To: Nate Nardi-Cyrus
Subject: RE: 441 Oak Ave

Gary Hatstat
441 Oak Ave

Thank you,



Launa M. Goslee, CCMC
City of Torrington Tax Collector
140 Main Street, Room 134
Torrington, CT 06790

Tel: 860.489.2209 x1001
Fax: 860.496.5905
Launa_goslee@torringtonct.org
www.torringtonct.org

OFFICE HOURS:
Mondays – Wednesdays 8:30-12:00
Thursdays 8:30-12:00
Fridays 8:30-12:00

You may visit the tax collector's home page on the City website to look up your tax bill, research your tax payment history, pay your taxes online, or find answers to questions taxpayers frequently ask about property taxes. That site is <https://www.torringtonct.org/tax-collectors-office>. Thank you. Be well and stay safe.

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter. Thank you.

From: Nate Nardi-Cyrus <Nate_Nardi-Cyrus@torringtonct.org>
Sent: Tuesday, December 5, 2023 3:59 PM
To: Launa Goslee <Launa_Goslee@torringtonct.org>
Subject: 441 Oak Ave

Hi Launa,

Who and where do you send the tax bill for 441 Oak Ave?

Thanks!

Nate Nardi-Cyrus, AZT
Assistant City Planner
City of Torrington Land Use Dept.
(860) 489-2220



Offender Search: Offender Details

Details

Name: GARY A HATSTAT **Registration #:** 513708
Last Verification Date: 05/05/2023



GARY A HATSTAT

Physical Description

- **Age:** 53 (DOB: 07/25/1970)
- **Sex:** M
- **Race:** White
- **Hair:** Brown
- **Scars/Tattoos:** Tattoo on Neck (SPADE AND MALTESE CROSS)
- **Height:** 5'11"
- **Weight:** 155lbs
- **Eyes:** Brown

Address

HOMELESS WOODBURY, CT 06790

Other Known Addresses

Offenses

- **Description:** 53-21(a)(2) - Injury or risk of injury to a child - Illegal Sexual Contact of a child under 16 years old
[View this statute](#)
- **Date Convicted:** 07/20/2012
- **Conviction State:** Connecticut
- **Release Date:** 10/24/2014
- **Details:** The offender showed the minor victim who was between the ages of 7 and 8 at the time some pornographic pictures on the computer but it wasn't used to facilitate the offense. The offender did touch the minor victim buttocks and vagina under her clothing. The offender also made the victim touch his penis and put it in her mouth. The offender also had anal intercourse with the victim.

Comments

Secondary Address - 441 Oak Ave, Torrington, CT

Probation Conditions

- None Entered

Non-compliant

- Failed to Verify Address

To report information on the whereabouts of this offender please email us at sex.offender.registry@ct.gov

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Other Known Addresses

Other Known Addresses

- School Addresses
- Volunteer Addresses

The Department of Emergency Services & Public Protection has not considered or assessed the specific risk of re-offense with regard to any individual prior to his or her inclusion within this registry, and has made no determination that any individual included in the Registry is currently dangerous. Individuals included within the registry are included solely by virtue of their conviction record and state law. The main purpose of providing this data on the Internet is to make the information more easily available and accessible, not to warn about any specific individual.

WARNING

"ANY PERSON WHO USES INFORMATION IN THIS REGISTRY TO INJURE, HARASS OR COMMIT A CRIMINAL ACT AGAINST ANY PERSON INCLUDED IN THE REGISTRY OR ANY OTHER PERSON IS SUBJECT TO CRIMINAL PROSECUTION."

Lona Kirk

From: Andy Elwell <andy.elwell@yahoo.com>
Sent: Wednesday, December 6, 2023 5:14 PM
To: Jeremy Leifert; Ashley_clement@torrington.org; Nate_nardi_cyrus@torrington.org; Lona Kirk
Subject: Gary Hatstat Dec 11 Appeal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Torrington officials

I have known Gary Hatstat since I purchased my home in the neighborhood near his garage in early September of 2020. Gary and I became fast friends due to his respectful and hard working nature, he is a knowledgeable and competent mechanic, I consider Gary and his business an asset to the community. Gary's work ethic and dedication are infectious, any time I get the opportunity to discuss his latest project or build I get excited to see there are still small privately owned shops producing quality work. I consider him to be very respectful and courteous to members of the neighborhood. I have witnessed on several occasions when he has blown mine, as well as my next door neighbors, leaves and even blown the the street clear of debris during the fall season, asking for nothing in return.

I have seen no evidence that Gary Hatstat uses his garage as a residence. I have witnessed times where we have been talking later in the evening as he was packing up to go home for night. Anytime I see Gary at his shop at night he is working and available for business, it is my understanding that he works elsewhere during the day and spends his afternoons and evenings working in his garage. Despite this he is always mindful of his surroundings, not making excessive noise or working outside at inappropriate times of the morning or night.

Please include the contents of this email to the record verbatim and I will be in attendance to the hearing on December 11th to discuss my concerns as a member of this neighborhood and the town of Torrington

Thank you,

Andrew Elwell

Letter in Support of Gary Hatstat

In Reference to His Property at

441 Oak Avenue, Torrington, CT 06790.

To whom it may concern, I Michael Anthony Mascetti who resides at 30 Marvin St Torrington, CT 06790 has known Gary Hatstat since he purchased the property and started his business at 441 Oak Avenue in Torrington. Mr. Hatstat had purchased the property from Robert Blandino who also was a great friend of mine and who I have known all my life and conducted his business affairs as a mechanic from that Garage before Mr. Hatstat purchased the Garage/Commercial building. Since Mr. Hatstat has owned the property, I have seen nothing but improvement; from landscaping and cosmetic upgrades like paint, to working with the town to provide services to the Garage for commercial purposes. Regarding the allegations against Mr. Hatstat claiming he is living at 441 Oak Avenue I believe are entirely untrue and based upon a pulpit of misinformation. Being Mr. Hatstat's neighbor, I have always known him to work late into night and sometimes into the morning hours to complete his projects for customers because Mr. Hatstat also works a full-time job during the day and this complicates his schedule. Despite Mr. Hatstat having odd working hours at times, I have never once found his conduct on 441 Oak Avenue to be noisy or of a disturbance as Mr. Hatstat is very considerate with his business practices. I am not in favor of the Zoning Boards decision and I am in full favor of this appeal and for Mr. Hatstat to continue his business with his commercial zoning as he and many others before

him intended to. Mr. Hatstat is loved and respected in our neighborhood and across our Torrington community and I believe these actions against him are outrageous and should not stand.

Thank you!

Michael Mascetti

Amicuscuriae222@gmail.com

(959)-229-5494