



TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report

Feb 9 – March 9, 2023

1. SITE VISITS:

- 2/09/23 Coachman Pike – Complaint Response – Blight – Junk Vehicles
- 2/21/23 4 Rosemarie Dr. – As-built Inspection
- 2/21/23 58 Avery Hill Rd. – Re-inspection (Blight)
- 3/02/23 5 Quail Meadow – Site Inspection to verify location of structure
- 3/02/23 32 Village Dr. - As-built Inspection
- 3/02/23 10, 12 & 14 Rockledge Court-As-built re-inspection
- 3/07/23 32 Village Dr. – Review existing driveway issue with J. Bernardo

2. ENFORCEMENT:

576 Lantern Hill Rd. - Perkins Case – Hearing for Contempt of Court scheduled for 2/3/23. Building being demolished. Still receiving complaints about unpermitted commercial activity and possible dumping of material into the wetlands. **Hearing continued**

5 Quail Meadow: Unpermitted Storage Container. Owner submitted a permit. Waiting to verify location relative to setbacks. **Resolved 3/2/23**

58 Avery Hill Rd. – Complaint Received. Blight- Junk Cars & Garbage. NOV/RFVC sent 1/24/23. No response. Reinspected – No Change.

- 2/09/23 Complaint: 5-7 River Rd – Blighted Property
- 2/13/23 Complaint: 5 Marlene Dr. – Person living in a shed. (letter sent in October re: Unpermitted Shed. No Response)
- 2/13/23 Complaint: Follow-up on 21 Gallup – Unpermitted home Occupation
- 2/12/23 Complaint: 949 LCR – Junk & Debris (multiple complaints – RVC sent in September – followed up w/ owner – House being sold)
- 3/06/23 Complaint: 1711 Rte. 12 – Blight / Abandoned House

3. APPLICATION REVIEWS:

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd,

Application PZ#23-2 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations. **Received 2/9/23. Public Hearing Scheduled for 3/9/23.**

Ledyard CT. **Received 9/6/22; Public Hearing closed 3/7/2023.**

Application PZ#23-3 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for amendments to The Town of Ledyard's Zoning Regulations, Section 8.31 Short-Term Rentals, Hosted. **Received 3/9/23**

Application PZ#23-1 of Dieter and Gardner, Inc, PO Box 335, Gales Ferry CT, 06335 for the modification of a site plan located at 740 Colonel Ledyard Highway, Ledyard CT, 06339. **Received 2/9/23**

ADMINISTRATIVE PLAN REVIEW

ZP#5761 134 Avery Hill Rd. NSFH - Approved

ZP#5787 5 Quail Meadow – ACC Structure – Approved 3/6

ZP#5795 11 Crocker Hill Rd. NSFH

ZP#5796 138 Whalehead. NSFH

ZP#5797 2 Marty’s Way NSFH

ZP#5798 21 Tanager Ln., GF NSFH

ZP#5799 121 Whalehead NSFH

ZP#5773 9 Abbey Rd. – NSFH Waiting on Info

ZP# 5791 3 River Road - Garage conversion to In-Law Apt. – Need Site Plan and LLHD – On Hold

CERTIFICATES OF ZONING COMPLIANCE ISSUED:

2/28/23 4 Rosemarie Ct. NSFH (Bond for Driveway and Monuments)

3/06/23 10 Rockledge CT New Manufactured Home (Bond for Driveway)

3/06/23 12 Rockledge CT New Manufactured Home (Bond for Driveway)

3/06/23 14 Rockledge CT New Manufactured Home (Bond for Driveway)

BONDS RECEIVED/RELEASED

2/14/23 Bond **Released** for Green Falls Assoc. - \$9,300

2/23/23 Received: \$35,000 for 34 Village Dr. (Fireside farm Sub Cul-de-sac)

2/28/23 Received: \$3,700 for 4 Rosemarie Ct. (Paving & Monumentation)

3/6/23 Received: \$8,000 for 12,14,16 & 18 Rockledge CT (Paving)

4. MEETINGS:

2/13/23 Meeting with Dave Harned re: Cashman Development

2/13/23 Meeting w/ Peter Gardner re: pending projects

2/15/23 Meeting w/ Jim Ball re: housing development

2/15/23 **Community Relations Committee Meeting**

2/16/23 UCONN Clear – Land Use Academy Training Session 3

3/01/23 **Meeting w/ GU re: Avery Brook homes Subdivision**

3/07/23 **EDC Meeting**

3/07/23 **IWWC Meeting**

3/09/23 **PZC Meeting**

5. CERTIFICATE OF TRADE NAMES

6. ACTIVE GRANT STATUS

- **HOUSING REHAB:** 2 New Applications in November – but ineligible. Several on Waiting list were also deemed ineligible. 2 New projects went out to bid in December. Signed deeds 2/9/23 to file for new projects. 2 New applications received.
- **2020 LOTCIP: MULTI-USE PATH:** Currently preparing to go out to bid.
- **LEDYARD CENTER SEWER STUDY:** In progress. Project at 100% Design. Currently preparing to go out to bid.
- **2021 DOH HOUSING PLAN GRANT:** Draft of Plan complete. Commission reviewed in February- Revisions being made. Housing Plan map to be created. Public Hearing will be in April to Adopt.

- **2021 RTP GRANT TRI-TOWN TRAIL:** Contract signed with Kent & Frost.

7. **OTHER ACTIVITY:**

- Acting Zoning Official to cover vacancy – lots of customer assistance and site inspection/Plan Review and lots of enforcement issues
- Filling in for Building Dept. Admin Asst in her absence.
- Working with consultants on Housing Plan
- Continuing to fix GIS Map issues
- Reviewing past subdivisions and Boundary Line Adjustments and other plans for compliance with conditions of approval. Updating Logs. Checking to see if all deeds, easements, ROW's etc. were filed.
- Submitted DECD report re: New Residential Units built 2018-2022