



## TOWN OF LEDYARD

### Zoning & Wetlands Official's Office

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### Zoning Official's Report: November 13, 2025

#### Key

**GREEN= RESOLVED**

**YELLOW= IN PROGRESS**

**GRAY= CONTINUE MONITORING**

**BOLD= RECENT UPDATES**

#### **Permits approved: 10/09/25-11/13/25**

<b>6280</b>	10/8/2025	1004 Colonel Ledyard Highway	Accessory Structure - shed	<u>Approved</u> <u>10-15-25</u>
<b>6281</b>	10/9/2025	1654 Center Groton Road	Addition - adding to existing deck	<u>In Progress</u>
<b>6282</b>	10/14/2025	1083 Long Cove Road	Addition - deck	APPROVED 10-16-2025
<b>6283</b>	10/14/2025	25 Partridge Hollow Road	Accessory Structure - generator	APPROVED 10-16-2025
<b>6284</b>	10/14/2025	7 Hurlbutt Road	COU	APPROVED 11-3-2025
<b>6285</b>	10/15/2025	18 Applewood Drive	NSFR	<u>In Progress</u>
<b>6286</b>	10/15/2025	3 Abby road	Addition - deck	APPROVED 10/16/2025
<b>6287</b>	10/15/2025	758 Colonel Ledyard Highway	Sign Permit	APPROVED 10/28/2025
<b>6288</b>	10/20/2025	58 Town Farm Road & 48 Town Farm Road	Lot Line Adjustment	<u>In Progress</u>
<b>6289</b>	10/20/2025	168 Avery Hill Road	Accessory Structure - pool permit	APPROVED 10-28-2025
<b>6290</b>	10/20/2025	3 Spruce Street	Accessory Structure - coop	APPROVED 11-3-2025
<b>6291</b>	10/22/2025	1 Inchcliffe Drive	Sign Permit	APPROVED 11-3-2025
<b>6292</b>	10/28/2025	29 Pinelock Drive	Accessory Structure - green house	APPROVED 10-28-2025
<b>6293</b>	10/28/2025	24 Boulder Way	NSFR	<u>In Progress</u>
<b>6294</b>	10/28/2025	17 Rockledge Court	NSFR	<u>In Progress</u>
<b>6295</b>	10/28/2025	15 Rockledge Court	NSFR	<u>In Progress</u>
<b>6296</b>	10/28/2025	19 Rockledge Court	NSFR	<u>In Progress</u>
<b>6297</b>	10/28/2025	19 Cliff Road	NSFR	<u>In Progress</u>

<b>6298</b>	10/28/2025	26 Marty's Way	Accessory Structure - shed	APPROVED 10-28-2025
<b>6299</b>	10/29/2025	9 Bellows Drive	Accessory Structure - shed	APPROVED 10-30-2025
<b>6300</b>	10/30/2025	1 Nutmeg Drive	Addition - sunroom	APPROVED 11-4-2025
<b>6301</b>	11/5/2025	73 Homestead Road	Addition - deck	APPROVED 11-10-25

## **Zoning Violation Activity Report: 10/09/25-11/13/25**

### **➤ New Cases:**

- **109 Christy Hill Rd:** Zoning violation complaints called in from abutting properties for clearing of trees and using the parking lot to park commercial equipment. Land Use Department got in contact with property owners in April of 2025. A permit ZP#6134 was issued for clearing of trees in designated areas as shown on an approved site plan with stipulations for Phase I and Phase II clearing. It was specified that limited clearing was allowed in Phase I only clearing of trees and brush allowed with no soil disturbance permitted. Phase II specified that clearing of trees and brush shown on the site plan will not commence until the 100ft Upland Review Area is marked by a certified soil scientist and is inspected by the Zoning & Wetland Official. No inspection has taken place. On 10-30-25 upon drive by inspection, the Director of Land Use and myself observed significant site work has taken place and soil appears to be disturbed. Another site inspection was conducted on 11-5-25 as part of the signed zoning permit the applicant agreed to allow staff to conduct site inspections. However, upon walking up to the site a portable toilet, temporary power, large piles of wood, heavy equipment/machinery was parked throughout the site, and a no trespassing sign. Upon observing the sign, staff did not proceed to enter the property. It shall be noted the Director had recorded the our initial start to the inspection but noted for the record that even though the permit was signed to allow staff to enter and conduct site inspections, upon observing no trespassing, staff did not enter and could not determine if a URA had been flagged and if possible wetlands have been disturbed as well as unpermitted site work, and not adhering strictly to the approved conditions with the original approved zoning permit dated 4/10/25.
- **4 Commerce Court:** In recent weeks a fire was reported at the site and the Fire Marshal brought forward to the Land Use Department that the lot appeared to be utilized by a company that he was not aware had approvals or permits to be operating at the site. Staff contacted the owner and it was explained to them that a Site Plan and permit application is to be filled out and submitted to the Land Use Dept. The Director of Land Use and Planning stated to the owner exactly what needed to be done and to not do any additional site work or continue to operate until all approvals have been granted by the Planning & Zoning Commission. During a site inspection on 11-5-25 with the owner, Director of Land Use & Planning, and myself. The

Site appeared to be completely disturbed. Significant grading had been done and lots of disturbed soil was observed throughout the site. There were E&S controls up and appeared to be stable throughout the site and edges of disturbed soil. Large vehicles, plows, sand mixer, and other equipment were observed in addition a metal fence had been installed. It was instructed to the owner that no further work will be conducted at the site and the vehicles stored on the site shall not be removed. If the vehicles and/or equipment is taken off site, they are not to be stored at the site until all approval have been granted. A Request for Voluntary Compliance Notice of Violation will be sent to the owner instructing them, they have 30 days to complete and existing site plan and proposed site plan with a complete application to submit to the Planning & Zoning Commission for Review. If no such application is submitted from the date the letter was received, then a citation of \$150.00 per violation per violation will be issued to the owner. It was made clear to the owner how the citation process works and that they need to be brought into compliance immediately.

- **47 Micheal Lane:** Complaint submitted on 10/14/25 for STR operation. Will follow up on or about 10/27/25
- **52 Stonybrook Rd:** Complaint submitted on 10/14/25 for STR operation. Will follow up on or about 10/27/25

➤ **Ongoing/old Cases:**

- **1496 Rt 12:** Complaint for Uhauls received on 8-11-25. This is not part of the properties/tenants approved site plan. This is equipment rentals and requires a special use permit in the zone. The tenant was notified about the violation and stated they would work with Uhaul to resolve the issue. A Uhaul representative stopped into the land use office to discuss the Uhauls and was also told the Uhauls are not permitted and a special use permit is required. Additional complaints were received on 9/30/25 for unpermitted storage of vehicles such as a tractor trailer abutting the neighbors properties. A site inspection was conducted and Uhauls still present on the property as well as storage of motor vehicles and a tractor trailer outside of the fenced areas and appeared to be in the town right of way. The tenant was called again and stated all vehicles and or equipment shall not be stored outside of the fenced area that are to be repaired. It was also reiterated that the Uhauls still needed permits and that the tenant should come into the Land Use Department to discuss what permits are required and an updated site plan with the surveyor who made the first site plan needs to be contacted to update a new site plan for a special use permit and to accommodate multiple site improvements such as meeting set back requirements and additional parking needs such as handicap accessible. The tenant met with the Director and myself on 10/9/25 to discuss what needs to be removed and that a NOV- RVC will be sent to instruct the tenant on what it is in violation and what to do to correct said violations and will be given 30 days to comply. **Site inspection to be conducted on 10/28/25 to determine next steps towards compliance at the site and what permits owner will have to**

fill out regarding use of Uhauls at the site. Tractor trailer and other vehicles have been removed from side of roadway.

- **6 Osprey Dr.:** Complaint received on 8/13/25 for a rooster at the property. Conducted a drive by inspection on 8/28/25 and observed what appeared to be two chicken coops and a farm stand for eggs. I did not hear any roosters on the property however, that does not mean there is not one possibly at the property. RVC Sent 9/11/25. Follow up on or about 9/18/25. **Owner responded and filled out appropriate permit and no rooster at the property. Abutting neighbor in the area may have one. Final site inspection on or about 10/28/25.**
- **26 Devonshire Dr.:** Complaint Received 7-21-25 for storage pod in driveway. Site inspection conducted on 7-30-25. Pod and large dumpster in driveway. Will send RVC.
- **9 Albatross Dr.:** Complaint received 7-21-25 for Conex Box. Site Inspection conducted 7-30-25. Conex Box on front lawn. **RVC Sent 9/11/25. Follow up on 10/17/25. NOV with Intent to Cite to be issued next.**
- **14 Harvard Terrace:** Rooster complaint received on 05-12-25. Site inspection conducted on 05-29-25 and rooster was heard on the property but could not observe it. However, tenant friend was present on site at the time and gave the contact information for the owner and confirmed there was a rooster on the property. An additional complaint was received on 06-02-25 and discussed the rooster but also the owner is conducting a masonry business on the premises and previous violations have been reported and dealt with. Will review files and contact owner to discuss removal of rooster and if they require a home occupation via site plan review or zoning permit approval if it is allowed in scheduled uses. The CT business search does show the owners business as Pepin Masonry located at 14 Harvard Terrace. The complainant did state they are cutting stone at times and has spread it throughout the neighborhood previously. **RVC to be sent for Home Occupation and Rooster violation.**
- **Meeting house Lane:** Complaint received on 5-5-25, commercial vehicle parked in roadway and is against town road ordinance. Inspected on 5-7-25 and did not observe a commercial vehicle in the roadway, asked complainant for photos and will reinspect. **No photos to date will try to conduct drive by week of 07-01-25. No new updates on these complaints as of 10/30/25 will Close due to no further complaints or exact address of violation.**
- **Highland Dr.:** Complaint received on 5-5-25, commercial vehicle parked in roadway and is against town road ordinance. Inspected on 5-7-25 and did not observe a commercial vehicle in the roadway, asked complainant for photos and will reinspect. **No photos to date will try to conduct drive by week of 07-01-25. No new updates on these complaints as of 10/30/25 will Close due to no further complaints or exact address of violation.**

- **9 Winfield Way:** Complaint received on 4-10-25. Rooster and chicken coop put up in the last week. However, there are no permits on file for a rooster. Site inspection conducted on 4-16-25 however, there was no access to the property to see any chicken coop. RVC sent 6/30/25 waiting for response from property owner. In contact with owners, working on appropriate permits and rooster to be removed. Inspected the property with owners on 8/5/25 and found the coop was not 75ft from the onsite well and needed to move it/ prepare new site plan for a zoning permit. The owners stated the rooster would be removed within two weeks. Followed up with a phone call on 9/3/25 left voicemail for follow up inspection and requiring a zoning permit for the chicken coop. If not response, NOV with intent to cite to be issued after 9/10/25. **To follow up with owners on or about 10/15/25 to ensure coop moved 75ft from well. Rooster has been removed.**
- **22 August Meadows:** Complaint received via phone call on 12/30/25 and follow up on 2/10/25. The property has an RV on the side of the home and is being utilized as a residence. The complainant stated they observed lights on in the RV at night. A site inspection was conducted on 2/10/25. There was an RV observed however, it could not be determined if the RV was hooked up to anything or if anyone was present in the RV during the inspection. RVC drafted awaiting review. **RVC sent on 10/2/25. As of 10/30/25, No response from owner, will Close the case due to inactivity and no further complaints received. Will open if additional complaints received and begin enforcement process.**
- **576 Lantern Hill Rd:** Old violation case involving the prohibited use of an agricultural parcel/ barn for a landscaping business. Several site inspections have been conducted and possible disturbance of wetlands with a backhoe as of 01/02/25. Will have follow up site inspection 01/06/25 with Land Use Director. Town Attorney has been contacted to start the process for next steps. 01/06/25 site inspection conducted, employees were observed only cleaning out barn into tractor Trailer for transport. Which the owner stated they would be doing in order to demolish the building. Additionally, the backhoe seen digging near the brook was digging for test pits for LLHD septic system. They only should be cleaning out the barn on Site. Site inspection was conducted with property owner **1/16/25**. Report to be reviewed by Land Use Director for further advisement. Continuing to monitor. Site inspection 2-12-25 showed trailer is no longer present at site, backhoe has been moved, and no activity of disturbance to the area was observed. Drive by inspection conducted 3/05/25 no activity on the property and no more complaints. No further activity has been conducted on the property since 3-05-25 and no additional complaints have been received. All equipment has been cleaned out of the large warehouse and there are plans to demo the building by the owner. Recent activity involved police stopping Mr. Perkins from operating a huge excavator driving down the road and had to

tow it. The large piece of equipment may have been stored in the pig barn. Working with town attorney and Land Use Director at this time. Site inspection conducted on

- **4L Long Pond Rd:** Complaints received 1/14/25- Operation a of Short-Term Rental (STR). Previously the owner had permits under the previous Town of Ledyard Ordinance #300-30. This ordinance had a sunset in 2022. New regulations were published in 2023 and amended in our current 2024 zoning regulations in which STRs are prohibited use. The last documentation with a previous complaint made in 2022 was a letter from the owner's lawyer dated 7/2/22. It details; the property has evidence it has been utilized as a STR for years prior to the ordinance and the new regulations for prohibited use. The lawyer stated this is a lawful non-conforming preexisting condition. Will have LUD review and make a determination for next steps. **Non-conforming pre-existing use, no further action at this time.**
- **550 Colonel Ledyard Highway:** On a different inspection, it was observed from the road, two Conex boxes/ shipping containers are on the property. Looking into the records, there are no previous permits for permanent storage containers prior to the adoption of the new regulations. **RVC to be sent out.**
- **83 Inchcliff Drive:** Complaint received 11/18/24 via email stating their landlord is renting out the basement of the apartment building and it does not have its own kitchen, bathroom, and/or common/ private entrance. RVC drafted and awaiting review. Drive by inspection conducted 11/28/24 but could not determine without stepping onto property to see if anyone was present in the basement. An additional phone call complaint was placed describing the situation from a different resident. Two phone calls were placed 12/2/24 to get more information. Awaiting a call back. Property card does state first floor apartment has sole use of the basement. Will make contact with owner to verify the activity is in accordance with the allotted use of the basement. On 4-2-25, Post office called stating first floor tenants do not have a roommate even though the owner is trying to have mail set up for a 4<sup>th</sup> apartment. **RVC to be sent , will contact owner.**
- **130 Christy Hill Rd:** A letter was received 11/21/24 via mail to the Land Use Department. The letter stated he concerned neighbors of Christy Hill Rd would like to understand why the property has several RVs and vehicles parked on the property. A drive by inspection was conducted on 12/3/24 with the Land Use Director present. Three RVs were observed from the roadway and at least two unregistered vehicles with an additional vehicle that appeared registered but had not been driven in some time. There was no activity that could be seen anyone appeared to be living in the campers on the property. RVC will be drafted and reviewed for the unregistered vehicles and additional contact with owner will be conducted to gather additional information. A prior zoning violation was on file dated November 20,2020 for a



rooster on the property. The violation has been resolved since. RVC sent 12/30/24.. Homeowner came in to Land Use office 01/06/25 while ZEO was on a site inspection. Land Use Director spoke with owner as to how to resolve the issue. Owner will be in contact to ensure compliance with unregistered motor vehicles. Will continue to monitor. Followed up with homeowner on 2-4-25. The three vehicles that were previously unregistered are now re-registered. An additional vehicle has been designated as hobby vehicle. Ledyard Zoning Regulations Section 7.6 “maximum of one (1) hobby motor vehicle may be located in a side yard or rear yard of a residential property, provided it is screened from view from adjacent properties and access roads”. One last vehicle is unregistered, the owner is going to see if someone will buy it or if it will be taken to the junk yard. Will follow up 3/18/25. Site inspection on 4-1-25, All cars registered except for hobby vehicle. **No further complaints received and complied with registration of**

- **23 Overlook Drive:** Possible neighbor draining onto complainant’s property. A concrete pad was poured next to the complainant’s property to park an RV. Drainage grate could be seen installed on the edge of the pad as to not drain directly off the side into the complainant’s property. However, a plastic pipe outlet from the grate drains appears it could be draining onto the complainant’s property. A site walk conducted with Land Use Director. RVC sent 1/21/25 for full compliance. **Spoke with owner on 2/11/25.** The owner will fill out a zoning permit for the work done on the property and a site inspection will be conducted to determine if the owner is in compliance with drainage going away from the neighbor’s property. Site inspection scheduled 2/19/25. Site inspection conducted 3/04/25. It appears the owners drainage may be draining onto the neighbor’s property. Awaiting LUD review to ensure next steps. **Denied permit for shed due to open violation. Working with LUD on the issue.**
- **67 Gallup Hill Rd:** Operation of a business without a home occupation special permit. Complaint received that there may be a landscaper operating their business on the property without a permit. The records show they applied for a PZC special use permit for home occupation in June 2012. However at the regular scheduled meeting for PZC dated June 27, 2024 the applicant withdrew the application. There were many issue with the application that are outlined in the prior ZEOs report such as information on types of vehicles to be stored, proper site plans with details in accordance with regs. It could not be found if the owner reapplied for a special use permit. IWWC sent a cease-and-desist letter due to the owner filling wetlands on the property to expand the driveway without a permit. IWWC granted the owner a permit after proper application for working in a URA was submitted. Additionally, a soil scientist report showed no negative effects were found to have impacted wetlands downstream or upland from the intermittent stream that ran under the driveway into a culvert that the owner partially filled. Current complaints state there is a lot of traffic and noise with a large woodchip pile. RVC has been drafted and awaiting review to reach out to the owner whether a special

use permit exists or not. Site inspection 2-12-25 drive by showed, a Conex box is now present at the site and will ensure contact with owner. New complaint received 5-8-25 describing brush burning and large piles of mulch, loud noises from vehicles in the morning, additional new equipment brought on the site. Will review with LUD. Additional complaints received and called the owner Richard B. Hines to request an in person meeting to discuss the complaints and to go over what approvals he may have from the town and to come to a resolution to this matter on 06/18/25. Follow up inspection conducted with no equipment, employee paking, equipment, nor commercial vehicles were observed. Several more complaints received on 8/14/25 detailing operation of the business continuing. I spoke with Mr. Hines on 8/14/25 in the Land Use Office and advised the business operations shall cease entirely and all activities, materials, etc. left over for the business are to be removed on an agreed timeline . Mr. Hines came in for a permit of approval for a conex box to equipment for a commercial site as per zoning regulations ZR section 7.8, an approved site plan was presented and appropriate zoning permit filled out and met all requirements of the section. **No further complaints received and no activity appears to be occurring on the property. Closed.**

### **Blight Activity Report: 10/06/25-11/13/25**

#### **Key**

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#### ➤ **New Cases:**

- **16 Nutmeg Dr.:** Previous blight case closed in April of 2025 for junk and debris on the front lawn, owners have been in compliance. New complaint received October 9<sup>th</sup>, 2025 for junk and debris in the driveway, conducted drive by inspection and observed junk and debris in the driveway. Was out for certification training the week of October 20<sup>th</sup>-October 24<sup>th</sup>. Upon returning to the office, additional complaints were received on October 24<sup>th</sup> 2025. The situation had escalated and required immediate attention. Blight Citation issued on 10/27/25, via certified mail, regular mail, and posted to the property per the Blight Ordinance Section 7. Will follow up on 11/6/25, if compliance not achieved, will start citation process and deliver right to request a hearing to the property owner. **Inspected property on 11/5/25 and the property had been cleaned up. Property in compliance with Blight Ordinance. Case Closed.**

#### ➤ **Old/Ongoing Cases:**

- **13 Arrowhead Dr.** Complaint received on 10/02/25. Called complainant on 10/6/25 and left voicemail. Site inspection conducted 10/27/25 (was out week of 10-14-25 through 10-20-25 for training) Property confirmed to have blighted conditions including overgrown grass and some junk items in the lawn. **RVC to be sent.**



- **1742 Rt12 Pheasant Run Condos/Apts.:** Complaint received on 8/11/25. Complaint regarding creation of garden using pieces of junk and has become overgrown, the complainant stated mice are running in and out. Site inspection conducted on 8/28/25, a growing garden was observed in the rear of some apartments/units in the form of gallon buckets but did not appear to be blight. Will reach out to complex owner to get permission to walk the property and investigate further.
- **12 Chapman Lane:** Complaint received on 9/30/25 for blighted vehicle with junk parts, trailers in the yard, and several vehicles. Inquired with resident who lives at the property and working with getting the property into compliance. Truck has been cleaned out of junk and screened on side of home. Registration for vehicles on the property received 10/27/25. **Site inspection conducted on 10/27/25, significant progress to the site with he blighted vehicle and clean up of junk items. Will be reinspecting tentatively end of December with resident of the property. Has provided registration of all vehicles on the property and appears to be operable. In addition, all commercial equipment not associated with the construction of the approved garage will be removed off the property.**
- **153 Meetinghouse Lane-** Complaint received on 9/8/25. Site inspection conducted on 9/29/25, no violations found at the property. Home has been cleaned up it appears with new siding, lawn cut, and no junk in front yard. CLOSED
- **9 Pinelock Dr.-** Complaint received on 9/10/25 for inoperable vehicle parked in front of the home, scheduled site inspection for 10/6/25. **Site inspection conducted and inoperable motor vehicle observed. Will send RVC to remove blighted vehicle.**
- **49 Avery Hill Rd EXT.:** Complaint received on 9/30/25 for junk. Debris on front lawn for longer than 6 months. During another inspection on 9/24/25, I observed the junk/Debris. **RVC sent on 10/7/25. Reinspected the property on 10/27/25 and observed trash and debris has been removed. Closed.**

### ➤ **Old/Ongoing Cases:**

- **23 Devonshire Dr:** Complaint received on 7/21/25 for several properties that may be blighted. I inspected the complaints on 7/30/25. As I drove around the neighborhood, I observed a property with grass that had grown >9” in length. RVC received, owner emailed on 9/23/25, lawn has been mowed and working on replacing siding in October. Site inspection conducted on 9/29/25, lawn has been confirmed to be mowed and will follow up with owner on or about

10/8/25 for timeline of repair of the siding on the home. **Followed up via email for any updates to the property on 10/30/25.**

- **26 West Dr.:** On 7/21/25 drive by inspection for a different complaint for blight, I observed another property at the end of west drive with an RV that appeared to be unregistered as well as the roof did not appear to be in good condition. RVC to be sent for RV registration and will confer with building official if roof is in violation of the building code.
- **5 Stoddards Warf-** Complaint received on 06/18/25 for overgrown vegetation onto sidewalk. RVC sent on 6/25/25. RVC received on 7/25/25, owner has 7 days to respond before further enforcement action. Follow up on or about 8/28/25. Issuance of citation if no response. On or about the week of 8/18/25-8/21/25 a former employee of DPW brought equipment to cut back the brush blocking the side walk. A follow up letter will be sent to the property owner and stating that a resident took it upon themselves to remedy the blight. However, maintain the sidewalk is their responsibility and therefore if it is not maintained and it becomes overgrown again, a Notice of Violation with Intent to Cite will be issued. Will continue to monitor.
- **11 Sunset Ave:** Complaint received on 06-11-25. The vegetation has grown > 9". RVC sent on 6/30/25. Owner made contact and stated they will have to find someone to mow the lawn. Unresponsive to follow ups. Additional site inspection conducted on 10/2/25, junk observed abutting roadway and on front lawn. Some of the lawn appeared to be cut but other portions still greater than 9" in height. No response from owner and will not return calls. **Additional site inspection conducted on 10-27/25 and observed additional discarded items on the front lawn. Blight citation to be issued on or about 11/5/25.**
- **67 Meeting House Ln:** Complaint received on 06-05-25 for overgrown pollinator garden. Complainant stated that the garden has become too overgrown and has been possibly causing more mice to come over onto their property but has not been confirmed according to complainant. Drive by inspection conducted on 06-05-25 and signs showed the lawn was designated as a pollinator garden. However, there were many flowers but also overgrown weeds and tall grasses. A similar blight case was brought up in New London according to the Land Use Director. On 06/10/25 I reached out to the Blight Officer of New London who stated that to enforce their blight ordinance it was written so that pollinator gardens must be maintained to a certain degree as to not over grow onto sidewalks or block sight lines. They stated that it would be possible to enforce the overgrown grass section of our blight ordinance and let the owner know it can be appealed to the citation officer. **RVC for blight to be sent, overgrown vegetation such as grass**

- **44 North Glennwoods:** Complaint received on 06/10/25 for blighted property with junk and unregistered motor vehicles. Inspected site on 06/16/25 and confirmed property is blighted with household items in the front yard and improper storage of junk/debris, RVC to be sent. RVC sent 8/1/25. Follow up phone call placed on 9/3/25 regarding blight at the property and to get in contact with myself on how to reach compliance and establish a time line. Left a voice mail. Will follow up on or about 9/8/25, if no response issue NOV with intent to Cite. **Drive by inspection conducted on 9/11/25 and showed couch and junk by the road has been removed.**
  
- **20 Hurlbutt Rd:** Complaint received on 06/10/25 for junk throughout the front of the house and rear as well as unregistered motor vehicles. I inspected the property on 06/16/25 and observed several pieces of junk in the rear yard including various car parts, a dilapidated structure, old shopping cart, and various debris. **RVC to be sent to contact owner.**
  
- **51 Kings HWY:** Complaint received on 3-27-25. A site inspection was conducted with the Director of Land Use and Planning, Building Official, and ZEO on 4-7-25. The windows on the second floor were broken and boarded up as well as boarded windows on the first floor. Broken electrical boxes and two AC units were ripped open and stripped of parts. The rear and side of the building had discarded junk and trash of various items including, lawn mower, pool lining, detergent bottles, etc. Siding was observed to have been stripped on one side. The vegetation in the parking lot and around the building was greater than 9" in height. RVC sent 5-7-25. Spoke with representative Howard Worst on 06/10/25. Mr. Worst stated clean up has begun at the site including, disposal of junk/trash dumped on the property, fixing of broken windows, clearing tall brush, and will be working on replacing the siding. Additionally, he stated they will implement preventative maintenance at the property to ensure no further junk is accumulated there or further damage to the building. Follow up inspection conducted on 8/28/25 showed grass had been cut back but windows still boarded up. Caretaker Howard Stern emailed on 9/2/25 to state they were working towards replacing broken windows and removing the boards from the windows to bring the property in compliance. Follow up inspection conducted on 9/11/25, significant progress has been made at the property. Property continues to be maintained. Site inspection conducted on 9/24/25 showed additional progress has been made with removal of boards from windows. **Caretaker of the property had emailed on 10/13/25 to inform me that the plywood has been removed from most of the windows and are working on replacing all broken windows. Will get an update on or about 11/12/25.**
  
- **967 Shewville Rd:** On 7/16/25 inspected the property for zoning compliance for a recently built deck. Upon observation, the front yard had several discarded open trash bags and junk furniture items on the property. **RVC to be sent to call bulk trash pickup.**

- **14 Whalehead Rd:** Complaint received on 4-8-25. Unregistered motor vehicles. Inspection scheduled 4-14-25. Inspected property on 4-15-25: Chicken coop observed to be too close to the neighbor's abutting property and no permits are on file. As well as inoperable vehicles in the yard are in poor condition. Additional vehicles were observed however license plates could not be verified/ placed on the vehicles. Additionally, blighted junk and household items were observed. RVC sent on 6/30/25. Progress has been made at the property and will continue to have meetings to ensure compliance has been achieved. The owner has been cooperative and has so far removed several junk vehicles, bags of trash, and discarded household items. Improvement after several inspections. Working with the owner currently to bring property into compliance. Several junk cars removed, debris, discarded furniture, and other junk items. Home has had all junk items removed, old cars taken off site, and wood/debris removed. Rooster violation has also been resolved. **Site inspection conducted on 10/9/25. Front of property and side yard has made significant progress. Some blight left in the rear yard and owner is working towards removal. Follow up inspection to be conducted on or about 11/6/25.**
- **11 Hickory:** Complaint received on 4-1-25. Overgrown brush and dead tree in yard with an unregistered motor vehicle. Site inspection conducted on 4-8-25. It was observed that there was a dead tree, however our ordinance does not state specifically about dead trees. Will write RVC for overgrown vegetation and junk in the lawn. RVC sent 8/1/25. Will follow up on or about 8/13/25. Site inspection conducted on 9/4/25 lawn has been mowed but working on verifying registration with estate executor, lives long distance in CA. **Monitoring the property to ensure compliance. Will reach out to executor for vehicle registration in driveway.**
- **16 West Dr:** Complaint received on 3-25-25 for blighted property and RV that appeared inoperable leaning towards roadway. It was observed the area of the home was in a poor condition due to the fire. Site inspection conducted on 4-3-25. The garage was full if trash and debris. The driveway has a broken toilet as well as other junk and rubbish. The RV was observed and seems to be sinking into the ground towards the roadway and the tires appeared to be deflated. According to doing to the complainant the home has been abandoned for a year at this point. A neighbor had stopped me on my way to the site to give additional information in which the neighbor stated trash blowing into people's yard from the driveway of 16 West Dr. is a nuisance additionally the RV appears to be a safety hazard as it is sinking in the ground towards the roadway. They also stated no one has been to the house since the day of the fire. On 4-3-25 I contacted the Town Of Ledyard Fire Marshal and he stated "They had a fire on 12/23/24 and still probably trying to work it through the insurance process. But with that said there is no reason that the stuff cannot be cleaned up around the exterior of the property. In addition, speaking with neighbors the property was a mess before the fire and was a contributing factor into the fire". Clean up at the property has begun after the fire. Will contact

the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 07/02/25. Follow up inspection on 7/15/25, all junk observed in the driveway including the burned garage has been removed from the property. Follow up RVC sent on 8/1/25 requesting the RV to be moved onto the driveway and provide proper registration. Additionally, the brush observed on the lawn is to be removed and the grass shall be cut to reach full compliance. Letters sent back as non-forwardable/unclaimed. Followed up with owner for cleanup scheduled for the weekend of 8/28/25 to remove brush, cut the lawn, fix mailbox, and move RV to driveway and provide current registration. Reinspected the property on 9/4/25 and the brush and grass had been cut/removed. However RV remained in same place. Called owner on 9/11/25 to discuss if the RV is operable and registered. According to the owner, it is inoperable and unregistered. I will follow up on 9/18/25 to ensure they have a place to store the RV off the property and not create another violation at another location. Followed up with owner on 9/25/25 for status of RV removal. Owner stated they would call a scrap yard and have it towed off the property. Sent follow up email on 10/2/25 and owner called to inform me that the RV has been removed. It was stated the lawn should be maintained and within compliance. Will conduct site inspection on 10/6/25 to verify RV has been removed from the property and lawn is in good condition. **Site inspection conducted on 10/6/25. RV removed, grass has been trimmed, and owner will replace mailbox.**

- **11 Allvn Lane-** complaint received 3/24/24- Several inspections conducted by previous ZEO, no contact was made via RVC or other documentation. However, the resident of the home is under the power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. Owner called 7/31/25 to discuss removal of waste and junk items at the property. Owner as per property card is under Slater Madeline Estate with Beth Sabilia Law listed as the address. Reached out to Attorney Sabilia regarding the estate of Madeline Slater and will work with the town to clean up the yard. She did state that the property ownership is to be transferred to Leanord Slater who currently lives on the property. A drive by inspection was conducted on 9/3/25 and met with Mr. Slater in person. It was discussed why the property is Blighted and that currently we are working with Attorney Sabilia to start clean up. I explained once ownership is transferred to Mr. Slater that he is responsible for maintaining the property and/or clean up of blight. Will send out RVC to Attorney Sabilia on or about 9/4/25. Attorney Sabilia stated ownership of the home is supposed to be transferred to Mr.Slater the current tenant however there area some legal paperwork issues they are working on resolving. Will follow up on or about 10/15/25. If no ownership transfer has been conducted, will issue another letter and have the property cleaned up.
- **1 Mull Berry-** Complaint received in March 2024. Complaint for abandoned or inoperable vehicles and equipment on property. Found contact information, will call owner for vehicle removal. **Will follow up with RVC to remove junk vehicles.**

- **33 Fanning Rd:** Complaint received on 03/20/25. Inspection conducted on 03/20/25 and found improper storage of trash and or junk on the property. RVC sent on 05/07/25. No contact has been made by the owner. **Will be send out a NOV, following all blight ordinance enforcement procedures.**
  
- **33 Stony Brook Rd:** Complaint received on 3-31-25 for large bags of trash on the property and spilled over trash cans that are not cleaned up for months at a time. Site inspection conducted on 4-15-25 showed two garbage cans on their sides with a large bag of trash on the ground as well as several other pieces of trash. RVC send on 5-8-25. Contacted the owner on 05/26/25 and they stated they have dumpsters periodically brought to the property when their trash is too full. They sated 9 people live in the house and were not allowed to have additional trash/recycling receptacles when they reached out to the town. This was confirmed with the director of public works as it is a contract, and additional private arrangements cannot be made and the owner. Additionally, the director stated they will have to take the additional waste to the transfer station. **Tenants moved out but trash discarded and left in the yard. Follow up RVC to be sent to property owner for clean up. Additional complaint received, new tenants and trash still observed on the lawn. RVC NOV to be sent to reach compliance.**
  
- **26 Lake St:** Ongoing blight case started in with junk and trash on the front of the property. Previous ZEO report stated junk had been removed but to reach full compliance the lawn will need to be mowed. Will follow up with drive by inspection on 2/24/25. Junk has been removed off the property and appears to be in good order. Complaint received on March 12, 2025. Site inspection conducted on 4-10-25 for blighted rear property of home. Junk and discarded items were observed on the fence on the eastern portion of the property and along the back side of the house against the wall. The roof appeared to be in poor condition as well as the facia and soffit of home had a hole. Additionally, greater than 30% of paint was chipped on the structure. Will follow up with an RVC and update the file as this is an ongoing case for several years. RVC sent on 6/30/25. Made contact with the owner. A site inspection was conducted on 7/Some progress has been made with the removal of mattresses and other pieces of discarded furniture and junk. The current resident is in probate court and will hear more information on 8/5/25 for updates as to the executor and who shall be responsible for the property and to maintain it. Follow up email and phone call placed on 9/3/25 regarding status of the property and to conduct a site inspection with executor of the estate to bring the home into compliance. Reinspected the property on 9/11/25, some progress has been made with clean up of junk but the property is still in poor condition. **Follow up inspection conducted on 10/6/25. Improvements to the site include removal of junk items from side of home and front of garage, grass mowed, and vehicle registered. However, home still has large brush piles in the rear yard to be removed, paint of the home exceeds 30% chipped as stated in blight ordinance, and soffit**



**has a large hole that will need repair. Will work with owner to try and start time line to reach compliance.**

- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation. Site inspection conducted on 8/28/25 during a drive by, observed pieces of discarded household furniture and overgrown grass. Site inspection conducted on 9/29/25. Grass still overgrown and furniture on front Lawn. RVC sent to owner on 10/6/25. Follow up inspection conducted on 11-5-25, grass has been cut, and furniture has been removed from driveway. Follow up RVC to be sent regarding overgrown vegetation on the sides of the home, however improvements have been made at the site. **Drive by inspection conducted on 11/5/25, grass has been mowed and furniture removed from front driveway.**
- **5 Long Pond Rd:** Received complaint via phone call on 2/12/25. Detailing the property has a camper close to the road that is being used as a residence with two dogs inside. The property also had a separate complaint from another neighbor that the property is blighted(see new blight cases for details). A site inspection was conducted on 2/12/25 and there was a camper present along the edge of the property. It could not be determined if there were animals inside or if there was any activity. However, upon further observation of the camper, there are two propane tanks hooked up that may be used for heating. Land Use Director and ZEO will have an in person meeting with the homeowner in the near future. 3/18/25 follow up email sent due to no response. Conducted site inspection on 06/04/25. RV is no longer on the property however have begun working with owner on the blight that is present throughout the property. Conducted follow up inspection on 8/28/25 with the owner. Will begin clean up of certain areas and expand from there. Follow up inspection to be conducted on 9/17/25 11am. Conducted follow up site inspection with the Director of Land Use and Planning and Mr. Bryson on 10/02/25. Mr. Bryson was instructed to clean up the front of the home and several pieces of equipment to be stored near the large barn on the property. **Follow up inspection conducted on 10/16/25, some compliance achieved with items removed from the front yard, vehicles unregistered or inoperable still present at the property, working with the owner to remove them in a timely manner. Stated to the owner additional smaller areas requiring clean up. Will reinspect 11/4/25.**
- **43R Long Pond Rd:** Complaint received on 1/28/25 by the same complainant for 5Long Pond. The property has a lot of junk that continues to stack up on the property over time. A site inspection was conducted on 2/12/25, the property was observed to have a lot of junk and garbage visible from the Cider Hill Rd way but hidden on the other side of Long Pond. There also appears to be an RV but it could not be determined if it had registered plates. **RVC to be sent.**

### **Site inspections**

- 26 Lake St.- Blight 10/6/25
- 16 West Dr. – Blight 10/06/25
- 5 Long Pond Rd-Blight 10-9-25
- 2 Bluff Rd West- Site Stabilization Bond Eval. 10-27-25
- 11 Sunset ave-Blight-10-27-25
- 16 Nutmeg Dr.-Blight 10-27-25-Blight
- 109 Christy Hill Rd 10-29-25 Zoning/Wetlands Violation
- 1496 RT 12 10-30-25- Zoning Violation
- 3 Sachem Lane CZC-11-3-25
- 796 Long Cove Rd- Zoning Compliance 11-3-25
- 1663 Center Groton Rd 11-4-25 CZC
- 16 Nutmeg Dr. 11-5-25- Blight Compliance Follow up inspection
- 143 Gallup Hill Rd. 11-5-25 Blight Inspection Follow up
- 4 Commerce CT-Zoning Violation 11-5-25
- 109 Christy Hill Rd-Zoning and Wetlands Violations 11-5-25
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