



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee

~ AGENDA ~

Special Meeting

Monday, December 11, 2023

6:15 PM

Town Hall Annex - Hybrid Format

In -Person: Council Chambers, Town Hall Annex Building

Remote Participation Noted Below:

Join Zoom Meeting from your Computer, Smart Phone or Tablet:

<https://us06web.zoom.us/j/85220621738?pwd=rMikbkNZRL9bbFJ9ZhmZNPUQ3IiQ6C.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 852 2062 1738; Passcode: 965098

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of November 6, 2023

Attachments: [LUPPW-MIN-2023-11-06.pdf](#)

VI. BUSINESS OF THE MEETING

- 1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

Attachments: [Blight Report May - July-2023.docx](#)
[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

- 2. Spicer Homestead - Historical Research and Photos.

Attachments: [Spicer Homestead Report -Hiistoric Research Sarah Holmes 2022.pdf](#)
[Spicerr Ruins- Photos.pdf](#)

IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2274

Agenda Date: 12/11/2023

Agenda #:

MINUTES

Minutes:

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of November 6, 2023



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
 Ledyard, CT 06339

860 464-3203
 Roxanne Maher

Chairman Kevin J. Dombrowski

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
REGULAR MEETING

Monday, November 6, 2023

6:00 PM

Town Hall Annex Building

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:00 p.m. at the Town Hall Annex Building.

Councilor Paul welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. ROLL CALL –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:00 pm	6:17 pm
John Marshall	Town Councilor	Present	Remote	6:00 pm	6:17 pm
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:00 pm	6:17 pm
Kevin Dombrowski	Town Council Chairman	Present	Remote	6:00 pm	6:17 pm
Earl (Ty) Lamb	Historic District Commission	Present	In-Person	6:00 pm	6:17 pm
Karen Parkinson	Tri-Town Trail Association	Present	In-Person	6:00 pm	6:17 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:17 pm

- III. CITIZENS' PETITIONS – None.
- IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.
- V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the following
 Regular Meeting Minutes of October 2, 2023
 Site Walk Minutes of October 20, 2023
 Moved by Councilor Paul, seconded by Councilor Rodriguez

VOTE: 3 - 0 Approved and so declared

- IV. OLD BUSINESS
 - 1. Enforcement of regulations to address blight issues. – No update.

RESULT: NO ACTION

Next Meeting: 12/11/2023 6:00 p.m.

2. Security and safety concerns regarding the Park on East Drive (Christy Hill Park).

Councilor Rodriguez stated that she stopped by the Park yesterday, and it was being well maintained. She noted that there has not been any issues, noting that things have been quiet at the Park.

Councilor Paul addressed the Park on East Drive, and he provided some background noting in hearing residents' concerns about graffiti, lack of lighting and other illicit behavior that was occurring at the Park that the Community Relations Committee held an Informal Gathering at the Park on July 20, 2022 with the residents in the area. He stated Parks & Recreation Director Scott Johnson, Jr. and many Town Councilors attended the event. He stated during their conversation with the residents that they discovered that there was a lot of miscommunication. He stated the residents did not know who to contact, or what was in the works.

Councilor Paul thanked the concerted efforts of the Parks & Recreation Department, Public Works Department, and the Police Department, noting that the Park on East Drive was now beautiful. He stated it was well lite, the parking lot was done, and residents were enjoying the Park. He noted the Land Use/Planning/Public Works Committee and the Community Relations Committee have completed their work at the Park on East Drive, stating that this has been a success story.

Councilor Paul stated if there was a consensus of the Committee he would suggest they remove this item from their Agenda. The LUPPW Committee agreed that their work was complete and to remove the Park on East Drive from the Agenda.

RESULT: COMPLETED

Remove from Agenda.

3. Any other Old Business proper to come before the Committee. – None.

V. NEW BUSINESS

1. Discuss the process to designate the Spicer Ruins, within the Clark Farm property, as a Registered Historical Site.

Councilor Rodriguez thanked Mrs. Parkinson for the guided Site Walk of the Spicer Ruins on October 20, 2023. She stated seeing the site was beneficial, noting that she could not envision the site by looking at the map; and that seeing the property was a very helpful.

Councilor Paul also thanked Mrs. Parkinson for taking the time to take the LUPPW Committee to the Spicer Ruins Site. He questioned the process for the Town to obtain a Historic Designation from the State.

Chairman Dombrowski stated he visited the State Historic Preservation website, noting that there was a lot of information available and that there was a process to determine whether a property/parcel was eligible for Historic Designation; explaining that there was

an Application Process that would also require the Town to present its case. He stated the List of Criteria for Eligible Properties included the following:

- Reflect an integrity of location, design, setting, materials and workmanship. They may also:
- Be associated with events that have made a significant contribution to our history and the lives of persons significant in our past; or
- Embody the distinctive characteristics of a type, period or method of construction; or
- Represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may be likely to yield, information important in prehistory or history.

Chairman Dombrowski went on to explain that there was also a Selection Process and he noted the State website listed the following Process:

1. Request Information

Call or email to the State Register Coordinator at the State Historic Preservation Office (SHPO). The staff can provide preliminary information on how to prepare a nomination. Staff may request photos or a brief description via email or even schedule a site visit to determine preliminary eligibility.

2. Prepare the Nomination

Once SHPO has recommended that your property is eligible for State Register Listing, staff will provide you with the nomination form and guidance for completing it. A State Register nomination form is a scholarly document that includes a current physical description of the property, focused historical narrative with references, bibliography, digital photographs, and maps. You can get help in completing the form from locally knowledgeable people or a professionally qualified consultant if you choose. Please do not complete a State Register nomination without contacting the State Register coordinator.

3. Get a staff review from SHPO

Once SHPO receives your nomination, SHPO staff will notify you if we need additional information. They may schedule a site visit if one hasn't already been done. In the case of a district, the staff visit helps delineate the approximate boundaries of the area under consideration. SHPO staff evaluates the background information on the proposed property or district within 90 days of receipt of the completed historical and visual documentation.

Staff compiles revisions; several rounds of additional information or edits may be requested. SHPO must receive your final submission for the Historic Preservation Council (HPC) at least three weeks prior to the meeting at which your nomination will be heard.

4. Review your notification

Once the State Historic Preservation Officer signs the State Register nomination – and at least five business days before the HPC Meeting – we will send you a certified letter,

return receipt requested. The letter will inform you that the nomination is on the HPC's agenda with the date, time and location of the meeting. Please note that we will give priority to nominated properties under imminent threat of demolition or adverse alteration.

If a district is approved for State Register study, the chief executive officer of the municipality is notified by certified mail, return receipt requested, of the approximate area approved for State Register study. A copy of the notification letter is sent to you, the applicant. If a property is approved for State Register study, we notify you by certified mail, return receipt requested; a copy of the letter is sent to the municipality's chief executive officer.

If a district or property is not approved for State Register study, the State Historic Preservation Officer will notify you.

5. Attend the HPC meeting

The HPC generally meets the first Wednesday of every month at 9:30 a.m. at the SHPO office, One Constitution Plaza, Second Floor in Hartford. We encourage all interested parties to attend. They may submit information, including letters of support or objection. (Please submit these letters prior to the meeting, but they will also be accepted during the meeting.)

A majority of the HPC must vote to approve the district or property nomination to the State Register.

6. Receive notification of the listing

If a property is approved, we'll send you a certified letter, return receipt requested. In the case of a single property, we notify the owner. In the case of a district, we notify the municipality's Chief Elected Official.

If a property is not approved for study, we'll send you a letter, return receipt requested.

7. If your nomination is approved, a plaque is ordered.

Chairman Dombrowski went on to state that the Spicer Ruins was located within Clark Farm Property (1025 Colonel Ledyard Highway) which was currently under the Administrative Control/Oversight of the Town Council. He stated that he recalled that the Tri-Town Trail was granted an easement some time ago to allow the Trail to run along the property; however, he stated where people were currently walking was not where the easement was supposed to be. He went on to state that should they proceed with the proposed historic designation, that they may want to assign the Historic District Commission Administrative Control/Oversight of the Spicer Ruins portion of the Clark Farm property, explaining that an easement would not be required, because it was already town-owned property. He went on to state that the Planning & Zoning Commission would be required to conduct an 8-40 Review before they could begin working with the State to obtain a Historic Designation and be included on the State's Historic Registry.

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic District Commission Member, stated that he has been working with Tri-Town Trail Association President Mrs. Karen Parkinson, explaining that the Historic District Commission was looking to have a 2-3 acre area designated as the Historical Site.

Ms. Karen Parkinson 55 Rose Hill Road, Ledyard, Tri-Town Trail Association President, noted that they used some grant funding to hire Sarah Holmes, PhD Archaeology Consultant to conduct the Archaeological Land Record Study to verify that that the site was the Peter and Mary Spicer Homestead dating back to 1670; and they have obtained a Archaeological Site Number.

Mr. Lamb stated that he would visit the State Historic Preservation Site and begin working with the Historic District Commission and Mrs. Parkinson to gather all the background information that would be required for the Application process.

Chairman Dombrowski stated as they work thru this process that they would need to obtain Town Council approval to pursue/submit the Historic Designation Application to the State. However, he stated more work was required before they could get to that point.

The LUPPW Committee agreed that preserving and obtaining a Historic Designation on the State Registry was a worthwhile initiative, but that more work would be required to understand the process. The Committee agreed to keep the Spicer Ruins Historic Designation on their Agenda.

RESULT: CONTINUE

Next Meeting: 12/11/2023 6:00 p.m.

2. MOTION to forward the following outstanding/unfinished business items to the incoming Land Use/Planning/Public Works Committee:

(1) Process to designate the Spicer Ruins, within the Clark Farm property, as a Registered Historical Site.

(2) Progress of enforcing regulations to address blight issues.

Moved by Councilor Paul, seconded by Councilor Rodriguez

Discussion: Councilor Paul stated to provide for a seamless transition the Town Council and its Subcommittee's have traditionally forwarded outstanding business items to the incoming Town Council.

VOTE: 3 – 0 Approved and so declared

RESULT: 3 – 0 APPROVED AND SO DECLARED

MOVER: Gary Paul, Town Councilor

SECONDER: S. Naomi Rodriguez, Town Councilor

AYES: Gary Paul, John Marshall, Naomi Rodriguez

3. Any other New Business proper to come before the Committee. None.

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Marshall

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:17 p.m.

Respectfully submitted,

Gary Paul
Committee Chairman
Land Use/Planning/Public Works Committee



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-1953

Agenda Date: 12/4/2023

Agenda #: 1.

LAND USE

Subject/Application:

Continued discussion regarding the progress of enforcing regulations to address blight issues.

Background:

The purpose for the LUPPW Committee to review the status of Blight issues was to monitor how effective Ordinance #300-012 (rev 1) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was and to see if the Ordinance needed to be adjusted.

Meeting Action Detail:



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

BLIGHT REPORT FOR LUPW COMMITTEE

1. NEW COMPLAINTS :

V=VERIFIED

- 4 Coachman Pike—Blight/debris pile with rodent sightings **(V) (R)**
- 47 Laurel Leaf—Junk/Blight **(V) (R)**
- 87 Stone Court—Blight pile **(V) (R)**
- 55 Eagle Ridge Drive—Blight pile **(V) (R)**
- 16 Coachman Pike—Trash/dumping **(V) (R)**
- Ledgewood Drive —Junk multiple properties **(V)**
- 14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed **(V)**
- 33 Stonybrook Rd. – Excessive Garbage **(V) (R)**
- 7 River Dr. Blighted buildings - **(V)**
- 7 Summit Dr. – Junk **(V) (R)**

2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

7 River Drive—Request for Voluntary Compliance sent 6/20/23 for damaged/blighted structures; letter returned to sender; letter readdressed to executor at 11 Allyn Lane 7/3/23; will continue to monitor.

10 Ledgewood Drive —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/19. No response

12 Ledgewood Drive —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/18. No response

14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed. – Inspection 7/17/23 to confirm. Possible renovation work. Will reinspect.

3. OPEN BLIGHT CASES: OLD/ONGOING

528 Colonel Ledyard Highway - Notice of Citation Assessment sent 5/9/23 in the amount of \$14,600; conducted an additional inspection on 6/26/23 (no improvement), sent Right to Hearing same date; after phone calls (6/20/26 & 6/26/23) and Planning and Zoning Office visit (6/22/23), Mr. DeChesser (owner) assured that there would be improvement by 7/3/23; 7/6/23 inspection showed minimal improvement from the front yard; according to Mr. DeChesser, the vehicles that were removed are not coming back, and the new vehicles were from the back (some are to run his business), will continue to monitor.

18 Crestview Dr.—Notice of Citation Assessment sent 5/9/23 in the amount of \$15,300; no response and Certified mail NOT returned; re-inspection 6/6/23 (minimal improvement) only; hand delivered 6/12/23. Right to Hearing sent 6/20/23 and posted on property 6/21/23; will continue to monitor.

130 Vinegar Hill Road– Request for Voluntary Compliance 5/16/23; reinspection 6/6/23, some improvement; sent a letter stating general compliance if the dumpster removed 6/15/23; will continue to monitor.

26 Lake St.- Not at the point that it is considered fully blighted. Monitoring monthly.

411 Colonel Ledyard Highway– Citation sent 5/22/23 in the amount of \$69,900. Received FOIA request for all documents relating to the enforcement. Spoke to Bill Spicer on 5/31; Mr. Spicer agreed to clean the property. 6/27/23 inspection revealed continued violation, sent instructions for full compliance 7/3/23; will continue to monitor.

40 Blacksmith Drive– Notice of Violation and Intent to Cite sent 5/15/23; Certified letter sent, then returned to sender (hand delivered 6/14/23); reinspection 7/6/23, letter no longer on mailbox, no vehicles in driveway, junk still in front yard; will continue to monitor.

103 Inchcliffe Drive– Notice of Violation and Intent to Cite sent 5/15/23; Owner (Mr. Caldwell) came in on 5/31/23 to discuss; requested additional time to clean-up (granted an additional 30 days); 6/27/23 drive by inspection, removed vehicles, blight in front of garage remains; letter requesting additional compliance sent 7/3/23, will continue to monitor.

22 Anderson Drive– Notice of Continued Blight sent 5/15/23; Holding Company for property called; will address blight issues; stated that the garage may be demolished within 60 days; inspected 6/29/23, continued violation; will continue to monitor.

1711 Route 12 – Request for Voluntary Compliance sent 6/8/23 for the abandoned/blighted house. Returned to sender 6/26/23; sent to attorney in charge of the estate 6/26/23, and sent to address from most recent tax payment records 7/3/23; will continue to monitor.

7 Sleepy Hollow Pentway— Notice of Violation Blight sent 6/8/23; Bill (owner) agreed to clean property for a reinspection before July 17th (having surgery); site visit 7/6/23, confirmed significant ongoing progress; will continue to monitor.

1644 Route 12—Letter requesting plan for bringing Blighted/dilapidated structures to compliance sent 7/3/23; Phone conversation with Karen Majalian, going to hire contractors to remedy blighted structures, lawn mowed monthly as well as additional landscaping; will continue to monitor.

8 Robin Lane—Kathy Hodge reached out 5/30/23 representing National Field Representatives (NFR), the company responsible for the foreclosure (in response to the 12/07/22 NOV Blight); NFR going to contract out removing the cars and landscaping concerns from complaint; at least one unregistered MV on the property for the 6/14/23 and 7/6/23 inspections. Emailed NFR 7/6/23 about bringing property into compliance, NFR replied via voicemail they are no longer responsible for the property; will reach out to the owner.

58 Avery Hill—No communication from owners; re-inspected 6/6/23 (no change). Notice of Violation and Intent to Cite sent 6/7/23, certified mail receipt received; reinspected 7/6/23, no improvement, Citation sent 7/11/23 in the amount of \$600.00; Spoke with new owner, MV issue being addressed. Will continue to monitor.

4. CLOSED BLIGHT CASES THIS QUARTER:

Old:

7 Chestnut Lane – House in disrepair/rodents/Gen. Blight: Inspected 5/30/23. Contractors on site cleaning up.

949 Long Cove Rd. – Junk pile. New owner purchased property. Junk removed. Inspected 6/14/23.

New:

4 Coachman Pike— Request for Voluntary Compliance 6/14/23 for trash/dumping; 7/6/23 reinspection confirmed pile of trash removed.

47 Laurel Leaf Drive—Request for Voluntary Compliance sent 7/3/23 for trash/Blight complaint; inspection 7/10/23 No violation observed.

87 Stone Court: Blight Pile/Rodents – Inspected 6/28/23. Violation not visible from Stone Court.

55 Eagle Ridge Drive— Request for Voluntary Compliance sent 6/28/23 for a trash/Blight pile; reinspection 7/10/23 No violation observed.

16 Coachman Pike – Trash/dumping - Not enough for a violation; inspected 6/13/23, could not see behind house.

33 Stonybrook Road—Unable to view the property due to the long driveway for first inspection of a garbage complaint 6/27/23; Letter requesting an inspection sent 6/14/23; reinspected the property 6/27/23 and no trash was on the property.

27 Long Cove Rd. – Junk outside: Couch removed as of 7/13/23.

7 Summit Dr. - Complaint trash/dumping—Site visit to confirm 7/10/23 – No violation observed.

RECEIVED FOR RECORD

2019 OCT 28 AM 11: 10

Ordinance #300-012 (rev-1)

AN ORDINANCE
CONCERNING BLIGHT AND PUBLIC NUISANCE
FOR THE TOWN OF LEDYARD

Section 1. Purpose/Declaration

It is hereby found and declared that there exist in the Town of Ledyard a number of blighted properties and that continued existence of blighted properties constitutes a continuing nuisance and contributes to the decline of our neighborhoods. Existence of blighted properties adversely affects the economic well-being of the Town of Ledyard.

Section 2. Authority

This Ordinance is enacted pursuant to the Connecticut General Statutes (C.G.S.), Section 7-148(c)(7) and Section 14-150a. This Ordinance is to be enforced as a blight ordinance, pursuant to Section 7-148(c)(7)(H)(xv), and as a nuisance ordinance, pursuant to C.G.S. Section 7-148(c)(7)(E).

Section 3. Scope of Provisions

Many of the blighted properties may be rehabilitated, reconstructed, demolished, cleaned up, groomed, maintained, returned to satisfactory condition or reused to provide decent, safe, sanitary housing or commercial facilities. Such rehabilitation, reconstruction, demolition, cleanup or reuse of the blighted and nuisance properties would eliminate, remedy and prevent adverse conditions.

This Ordinance shall apply to the maintenance of all properties now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes, land preserved in its natural state through conservation easements, or areas designated as inland wetlands and watercourses.

Section 4. Definitions

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings, unless the context indicates otherwise:

- A. Legal Occupancy - Occupancy in accordance with state building, state fire, local zoning, or all other pertinent codes and Connecticut General Statutes.
- B. New Owner Or New Occupant - Per PA 12-146(3)(b) , "new owner" means any person or entity who has taken title to a property, and "new occupant" means any person who has taken occupancy of a property, within thirty days of the notice, of violation and reasonable opportunity to remediate required by C.G.S. 7-148 (c) (7)(h)(xv).
- C. Dilapidated - Any building or structure or part thereof that would not qualify for a Certificate of Occupancy or which is deemed an unsafe structure as defined in the Connecticut State Building Code, or any dwelling or unit which is designated as unfit or unsafe for human habitation as defined by the Connecticut Health Code.
- D. Abandoned Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel which has the appearance that the owner has relinquished control without the intent of reclaiming it including but not limited to, a vehicle or marine vessel with no marker plates, or one

E. Abandoned Property - Any real property on which there is a vacant structure and on which (1) real property taxes have been delinquent for one year or more and orders have been issued by the Fire Marshal, Building and Zoning Official or Health District and there has been no compliance with these orders within the prescribed time given by such official or within 90 days, whichever is longer, (2) the owner has declared in writing to the Building and Zoning Official that the property is abandoned or (3) there has been a determination by the Zoning Official, in accordance with this Ordinance, that the vacant structure contributes to blight.

F. Blighted Property -Any building, structure or parcel of land in or on which at least one of the following conditions exists:

1. It is dilapidated as documented by the Building and Zoning Official.
2. It is being used for or used as storage or harbor for illegal activity as documented by the Police Department, including criminal activities per investigations, arrest warrant applications and actual arrest convictions.
3. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department.
4. The condition of the building, structure or parcel of land constitutes an unsafe structure as defined by the Connecticut Building Code and poses a serious or immediate danger to the safety, health or general welfare of the community as documented by the Building and Zoning Official or by the Health District.
5. It is not being adequately maintained, as determined by the following factors:
 - a. missing or boarded windows or doors, collapsing or missing walls, roof or floors,
 - b. seriously damaged or missing siding, or the building is otherwise dilapidated,
 - c. a structurally faulty foundation, fire damage, or physical hazards,
 - d. rodent harborage and infestation, improper storage of garbage, trash, rubbish, discarded household appliance or furniture, tires, discarded motor vehicle parts,
 - e. an overgrown plot of grass, customarily tended or mowed, adjacent to and/or part of a residence, business, commercial entity, or estate, wherein the grass has not been mowed and has grown to at least nine inches in length,
 - f. peeling or chipping paint exceeding thirty-three percent (33%) of the structure's total exposed surface area.
6. Any unregistered, abandoned or inoperable motor vehicle or marine vessel located on a parcel of land for a period exceeding 30 days.

Exceptions:

- a. Vehicles or marine vessels under cover. One unregistered motor vehicle or marine vessel being offered for sale by the owner or tenant provided said motor vehicle or vessel does not remain on the same property for a period exceeding 60 days.
- b. Motor vehicles located on a property of a business enterprise lawfully licensed by the Town of Ledyard and Connecticut Department of Motor Vehicles.
- c. Any motor vehicle, which is in operable condition specifically adapted or

- i. Only two such vehicles or vessels shall be allowed at one time on the property in question.
 - ii. Parts used in the restoration must be stored in the vehicle or marine vessel or in a structure.
 - iii. Such motor vehicles or marine vessels shall be covered and secured with a cover or tarp, provided the tarp is securely attached whenever work is not being done on them.
 - iv. The brush and growth under and around the motor vehicle(s) or marine vessel(s) shall be controlled and mowed.
- 7. It creates substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the neighborhood as documented by neighborhood complaints, which complaints have been independently substantiated.
 - 8. Its inadequate maintenance or dilapidated condition has led to the cancellation of insurance on proximate properties.
 - 9. Its inadequate maintenance or dilapidated condition has materially contributed to a decline or diminution in property values on proximate properties.
 - 10. It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible for maintaining safe conditions for the use of the public pursuant to ordinances and regulations of the Town of Ledyard, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash, which would in any way impede or imperil public travel upon said sidewalk or render it unsafe.
 - 11. It attracts or harbors rodents, insects, vermin or disease-carrying animals.
- G. Building and Zoning Official - Building Official as defined in C.G.S., Section 29-260.
 - H. Citation Hearing Committee - The Mayor shall appoint one or more Citation Hearing Officer(s), as defined in and pursuant to C.G.S., Section 7-152c to serve on the Citation Hearing Committee.
 - I. Enforcement Officer - The Enforcement Officer(s) are those authorized by the Mayor to take such enforcement actions and to issue citations as specified in this Ordinance.
 - J. Exempt Property - Any property acquired by the Town of Ledyard through foreclosure, eminent domain, or by a deed in lieu of foreclosure would be exempt from the provisions of this Ordinance only during the first six (6) months following the date of the foreclosure, and any building or structure undergoing remodeling being diligently conducted and pursued under an active building permit would only be exempt during such remodeling period.
 - K. Inoperable Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.
 - L. Marine Vessel - A ship, boat or other craft used in water navigation
 - M. Motor Vehicle - Any device propelled by any power other than human power that is or was

- N. Neighborhood - An area of the Town of Ledyard comprised of premises or parcels of land any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town of Ledyard.
- O. Public View - Visible from any public right of way or neighboring property.
- P. Sidewalk. Any public way adjacent to streets, highways and those public rights of ways used for vehicular traffic that are used for pedestrian traffic.
- Q. Under Cover Completely enclosed in a garage or other building serving the same purpose of a garage.
- R. Unregistered Motor Vehicle or Marine Vessel Any motor vehicle or marine vessel that in its present condition is able to be registered but does not have a valid registration.
- S. Vacant - A period of sixty (60) days or longer during which a building subject to this Ordinance is not legally occupied. Vacant status in and of itself does not constitute a blighted building.

Section 5. Designation of Blighted Property

- A. The Enforcement Officer(s) shall be responsible for determining whether a property which comes to the attention of the Town, whether through written complaint or through the normal operations of the Town, is blighted according to the definitions in this Ordinance.
- B. The Enforcement Officer(s) shall investigate and document conditions of blight, if any, and file a written report with the Mayor or his/her designee. The Enforcement Officer's report shall state whether or not the property is a blighted property within the meaning of this Ordinance. Such report shall be kept by the Town and may be available to the property owner upon request.

Section 6. Property Owner Notification

- 1. Whenever the Town of Ledyard identifies a blighted premises, written notice of the violation shall be given to the owner and/or the occupant of the property, by posting a notice of the violation in a conspicuous location at the blighted premises, and delivering a copy of the notice of the violation to an owner, either by hand delivery or by mail. Said notice shall specify that the owner or occupant has seven days, from the date notice was posted and mailed, to remediate the blighted conditions, or the Town will take enforcement action. In the case of an unidentified owner or one whose address is unknown, the Enforcement Officer shall publish a notice in a local newspaper stating the property is cited for blight and, if applicable, whether the property has been determined to be abandoned.

The notice shall contain the following information:

- a. The address of the affected property.
- b. The exact nature of the violation.
- c. The time allowed for corrective action shall be in accordance with CGS 7-148.
- d. The penalty for continued violation of this Ordinance.
- e. The availability of a hearing procedure before the Blight Appeals Committee pursuant to CGS 7-152c; and
- f. The penalty for violation of this ordinance shall be \$100 for each day that a violation continues.

3. After the expiration of the seven-day period specified in subsection (A) of this section and without the alternate timetable specified in subsection (B) above, the Town of Ledyard, through its designated agents, may enter blighted premises during reasonable hours for the purposes of remediating blighted conditions, provided neither the Town of Ledyard, nor its designated agents, enter any dwelling house or structure on such property. Costs associated with the remediation of blight may be recovered by the Town in accordance with C.G.S. Section 49-73(b).

Section 7. Creation or Continuation of Blighted Property Prohibited

No person, firm or corporation, no owner, agent, tenant, operator, possessor of real property, and no other person responsible for the care, maintenance and/or condition of real property, shall cause or allow any blighted property, as defined in Section II of this Ordinance, to be created or continued.

Section 8. Enforcement: Criminal Violations And Civil Penalties

- A. Criminal Violations: Pursuant to C.G.S. 7-148 (c) (7) (H) (xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section 6(A) of this Ordinance, willfully violates Section 4 of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section 6 (A). This section is designated as a violation pursuant to C.G.S. 53a-27.
 1. No person or entity shall be found guilty of a violation pursuant to Section 7 (A) and a civil penalty pursuant to Section 7 (B) of this Ordinance for the same occurrence.
 2. Any person who is a new owner or occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate, provided pursuant to Section 6(A), prior to imposition of a fine; if the blight is remediated during said extension, the case shall be dismissed.
- B. Civil Penalties: Any person or entity who fails to comply with Section 4 of this ordinance, and, thereafter, fails to remediate the blighted conditions within five days of the notice provided pursuant to Section 6 (A) may be assessed a civil penalty for each building, structure or parcel of land in violation of this Ordinance. The amount of the civil penalty shall be one hundred dollars (\$100.00) per day. Each day a building, structure or parcel of land remains in violation of this Ordinance shall constitute grounds for the assessment of a separate civil penalty. The issuing officer shall deliver written notice of the civil penalty, either by hand delivery or by mail, to the owner or occupant responsible for the blighted premises. Said notice will include the nature of the violation and the penalty being assessed.
 1. Penalties assessed pursuant to subsection (B) of this section shall be enforceable by citation pursuant to C.G.S. Section 7-152c.
 2. Persons or entities assessed a penalty pursuant to subsection (B) of this section shall remit fines for said violation within ten (10) days of the mailing of notice thereof. The fine imposed shall be payable to the Town of Ledyard. Uncontested payments received pursuant to this subsection shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the person or entity making the payment.

Section 9. Civil Penalty Citation Hearing Procedure

- A. Notification of right to hearing. At the time that the civil penalty is assessed, the person or entity

1. that the owner may request a hearing to contest the determination of blight and/or the assessed penalty,
2. that the owner must provide a written request for such a hearing within ten days of the date of notification,
3. that if the property owner does not demand such a hearing, an assessment and judgment shall be entered against the property owner
4. that the judgment may be issued without further notice.

B. Rights of the Respondent

1. Admission of Liability. If the property owner who is sent notice pursuant to subsection (A) above wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail in accordance with Section 7 (A) (2) above and remediate the blighted property. Payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the property owner making the payment.
 2. Constructive Admission of Liability. Any person or entity who fails to deliver or mail written demand for a hearing within ten days of the date of the first notice provided for in subsection A above shall be deemed to have admitted liability, and the Citation Hearing Board shall certify the property owner's failure to respond to the Citation Hearing Board. The Citation Hearing Board shall thereupon enter and assess the fines, penalties, costs or fees provided for in this ordinance including per diem penalties retroactive to the original date of expected remediation as specified in Section 6(A) and shall follow the procedures set forth in Section 8 (C) of this ordinance.
 3. Right to Hearing. Any person or entity who requests a hearing shall be given written notice of the date, time and place for the hearing. The hearing shall be held not less than fifteen days, nor more than thirty days, from the date of the mailing of notice, provided, the Citation Hearing Board may grant, upon good cause shown, any reasonable request by any interested party for continuance.
- C. Formal Hearing Procedure. The Citation Hearing Officer shall preside over a hearing which shall be held in the manner outlined in Connecticut General Statutes, Section 7-152c. The Citation Hearing Officer shall render the decision in writing and file it within five days with the Enforcement Officer, the Mayor, and send it by certified mail, return receipt requested, to the property owner or other responsible person and to all parties in the proceedings. The Citation Hearing Officer may decide one of the following:
1. Dismissal. If the Citation Hearing Officer determines that the respondent is not liable, the Citation Hearing Officer shall dismiss the matter, and enter the determination in writing.
 2. Finding of Liability: Assessment. If the Citation Hearing Officer determines that the respondent is liable for the violation, the Citation Hearing Officer shall enter and assess the fines, penalties, costs or fees against the respondent, as provided by the Section 7 (A) including per diem penalties retroactive to the expected date of remediation as set forth in Section 5 (A).

D. Notice of Assessment; Effect.

1. Assessments must be paid to the Town of Ledyard within 10 days of receipt of the Citation Hearing Officer's determination.

judicial district civil courthouse), together with the appropriate entry fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within the twelve-month period, assessments against the same person may be accrued and filed as one record of assessment.

- a. Entry of judgment. The court clerk shall enter judgment in the amount of the record of assessment, and court costs, allowed by the General Statutes, in favor of the Town pursuant to C.G.S. 7152(c).
 - b. Effect of judgment; levy of execution permitted. Notwithstanding any provision of the General Statutes, the Citation Hearing Officer's assessment, when so entered as a judgment, shall have effect of a civil monetary judgment, and a levy of execution on the judgment may issue without further notice, to the respondent.
- E. A decision of the Citation Hearing Officer may be appealed to Superior Court in accordance with the provisions of C.G.S., Section 7-152c(g).

Section 10. Failure to Respond to Citation

- A. If the property owner, agent, tenant or responsible person fails to respond to the citation of blight or is unwilling or unable to rehabilitate, demolish, groom, or maintain the blighted property according to the provisions of this Ordinance, the Town may:
1. Take the necessary steps to acquire blighted properties, which have been certified by the Building and Zoning Official to be abandoned pursuant to the Urban Homestead Act of the Connecticut General Statutes.
 2. Take the necessary steps to acquire and rehabilitate the blighted premises in accordance with the Town of Ledyard Plan of Conservation and Development.
 3. Take the necessary steps to acquire blighted properties using other state or federal means as they may be available.

Section 11. Removal of Abandoned, Inoperable or Unregistered Motor Vehicles

For all properties declared blighted properties within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which blighted condition has remained in effect for thirty (30) days or which motor vehicle has remained abandoned, inoperable or unregistered on site for thirty (30) days after:

1. Notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle; and
2. Notice in a newspaper having a general circulation in the Town of Ledyard.

The Chief of Police may provide for the removal and storage of said motor vehicle or parts thereof. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

If the costs of the removal and storage of the motor vehicle remain unpaid for a period of thirty (30) days, the Chief of Police may and shall remove the vehicle.

Ledyard at least ten (10) days prior to said auction date. The proceeds of such sale will be used by the Chief of Police to defray the costs of removal, storage and notice. If there should be any money left over after the payment of said costs, the excess proceeds shall be turned over to the owner of the property involved, or if the owner of the property is different from the owner of the abandoned motor vehicle, or if neither property is known, said funds shall be deposited in the General Fund of the municipality.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within 15 days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in the C.G.S., Section 7152c.

Section 12. Collection of Fines Imposed and Costs Incurred

- A. All fines imposed for violation of this Ordinance shall be payable to the Town of Ledyard and deposited in the General Fund.
- B. Upon petition of the property owner, the Town Council may waive and release the penalties and liens (excluding motor vehicle violations) if:
 - 1. The Town of Ledyard acquires the property; or
 - 2. At the time of the sale of the blighted property, in the Town Council's opinion, the buyer has the financial ability and intention and has indicated in writing to the Town Council his, her, or its intent to immediately rehabilitate the blighted property. Failure to rehabilitate the blighted property, within the agreed upon timeframe will result in reinstatement of the previous penalties and liens as well as accrual of additional penalties and liens from the date of the waiver.
- C. Pursuant to C.G.S., Section 7-148aa, any unpaid fine imposed pursuant to this Ordinance shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. In addition, pursuant to C.G.S. 49-73, any expenses incurred by the Town pursuant to this Ordinance shall be subject to a lien. Said lien may be foreclosed upon and enforced in the same manner as property tax liens. The Town of Ledyard Tax Collector is hereby empowered to place a lien on the land records in the manner as specified by Connecticut General Statutes provided a copy of said lien is mailed by first class mail to the owner as set forth on the most recent tax assessment list.

Section 13. Municipal Abatement

In any action to enforce this Ordinance or to enforce any violation hereof, including the failure to pay a fine or penalty, the Town of Ledyard may recover its costs, any and all fines provided for herein, equitable and legal relief, along with any reasonable attorney fees and its witness fees and such other relief as permitted by law.

Section 14. Administrative Responsibility

The Enforcement Officer(s) may prescribe administrative procedures necessary for the purpose of effectuating this Ordinance, which procedure shall be approved by the Town Council.

Section 15. Severability

If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

Section 16. Violation

Section 17. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and by the Ledyard Town Council on: October 23, 2019

Linda C. Davis
Linda C. Davis, Chairman

Fred Allyn, III
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

Patricia A. Riley
Patricia A. Riley, Town Clerk

Revision: Ordinance #130 "*Town of Ledyard Blight Ordinance*" Adopted March 12, 2013.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #130 "*Town of Ledyard Blight Ordinance*" to Ordinance #300-012. No changes were made to the Ordinance (Town Council September 25, 2019 meeting).

2013: Ordinance #130 "*Town of Ledyard Blight Ordinance*" was adopted after several years of work and debate. The intent of the Ordinance is to protect property values by providing the town with another tool to deal with problem properties in town, such as foreclosed properties/bank owned properties that have not been maintained for years. The Ordinance provides the town with a tool to request the bank mow the grass, trim the hedges, etc., because the neighbors are affected by the unmaintained property. The Ordinance also enabled the Town to request certain commercial and industrial properties be cleaned up and be maintained. The intent of the Ordinance is not intended to cause conflict between neighbors.

2019: The "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was a complete rewrite of the Town of "*Ledyard Blight Ordinance*", to more clearly define the intent.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2143

Agenda Date: 12/4/2023

Agenda #: 2.

AGENDA REQUEST
INFORMATIONAL ITEM

Subject:

Spicer Homestead - Historical Research and Photos.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Sarah Holmes, PhD
Archaeology Consultant
860 501-1446 slh@att.net

Tri Town Trail Association
Karen Parkinson, President
860 464-1559
karen@thepaddockinc.com

November 21, 2022

Annotated Report on Land Deed Research for the Spicer Homestead in Ledyard, CT.

The earliest 17th century land deeds granted to Peter Spicer from New London only provide a vague description of the actual metes and bounds and in many instances are incomplete.

Initially, Peter Spicer's lands were bounded with a swamp on the west and south. Other early land records identify a brook on the northern bound. Although it was not definitively proven through title search where Peter Spicer's first dwelling was located, the landscape in the vicinity of the "Spicer Rock" contains extensive field systems enclosed within stonewalls, along with a well and cellar holes that suggest great time depth.

Peter Spicer's descendants, Edward (2) and John (3) Spicer lived in separate residences in 1723

John Spicer's (4) farm included the land recently purchased by John Spicer (4) from Daniel Whipple of approximately 16 acres 11 rods.

The Whipple purchase became the north line of the Spicer farm measuring 115 rods in width (east to west) and provided the location of the northeast corner bound at the brook and highway (located near to the newly installed footbridge on the northwestern side of the large field at 1025 Colonel Ledyard Highway).

John Spicer's (4) last will and testament, dated May 6, 1769, stated he left his two sons, John Spicer (5) and Cyrus Spicer (5), his farm. The estate was equally divided, although John (4) left Cyrus the house.

The division of John Spicer's (4) in 1772 describes a 146 acre farm.

John Spicer (5) also receives one half of the orchard lying east of the dwelling house on the eastern side of the 146 acres.

Survey of division agreement/line:

- to begin the division line at a heap of stones in the north line of said farm 55 (52?)¹ rods westerly from northeast corner
- running south from said heap of stones 11 degrees east 150 rods to a **heap of stones south of the barn**
- south 7 degrees east 95 ½ (15 ½?) rods to an heap of stones
- south 5 degrees west 22 rods to an heap of stones
- south 7 degrees east 14-1/2 rods to heap of stones on **north line of Capt. Robert Geer land**

Survey of John's orchard:

- **one half of orchard lying east of dwelling house**
- beginning at southwest corner of George Geer land
- running south 13 degrees east across said orchard to heap of stones by a wall
- east 22 degrees north 11 ½ rods to George Geer's land
- with said George Geer's land to the first mentioned bound
- containing 1 acre 20 rods

The title search indicated the abutters on the Spicer property remain constant over time in regard to Cyrus Spicer's inheritance from his father John Spicer (4) in 1769. Benjamin Geer and George Geer's property abutted the Spicer land on the east, often with a brook as a boundary.

To review, the clearest survey regarding the location of any appurtenances including the Spicer dwelling is from the last will and testament of John Spicer's (4) in 1769 and the division of his estate totaling 146 acres inherited by his sons Cyrus and John Spicer in 1772.

Suggestions:

If the Town is interested, a request for an archaeological site number and an archaeological site form could be filed with the Office of State Archaeology. The site form would describe, at a minimum, the immediate area to the south of the bridge near "Spicer Rock", the possible cellar holes and the stone-well. The archaeological site description could also include the field system in this area.

¹ The ink is faded on this page and difficult to decipher, the dimension could be 52 rods, although 55 rods is the more likely candidate

Maps related to Spicer landholdings.

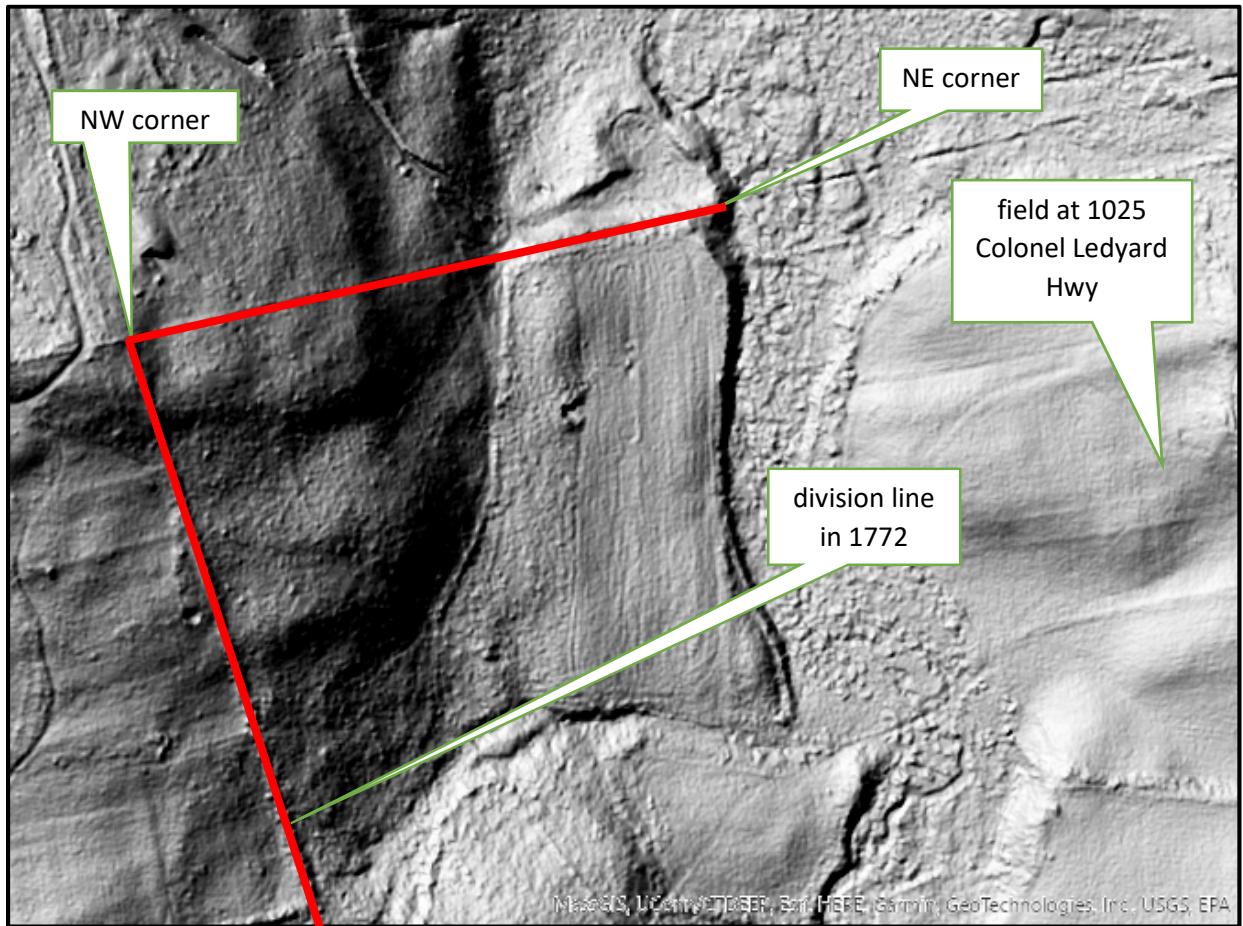


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle of the field. (<https://cteco.maps.arcgis.com/>)

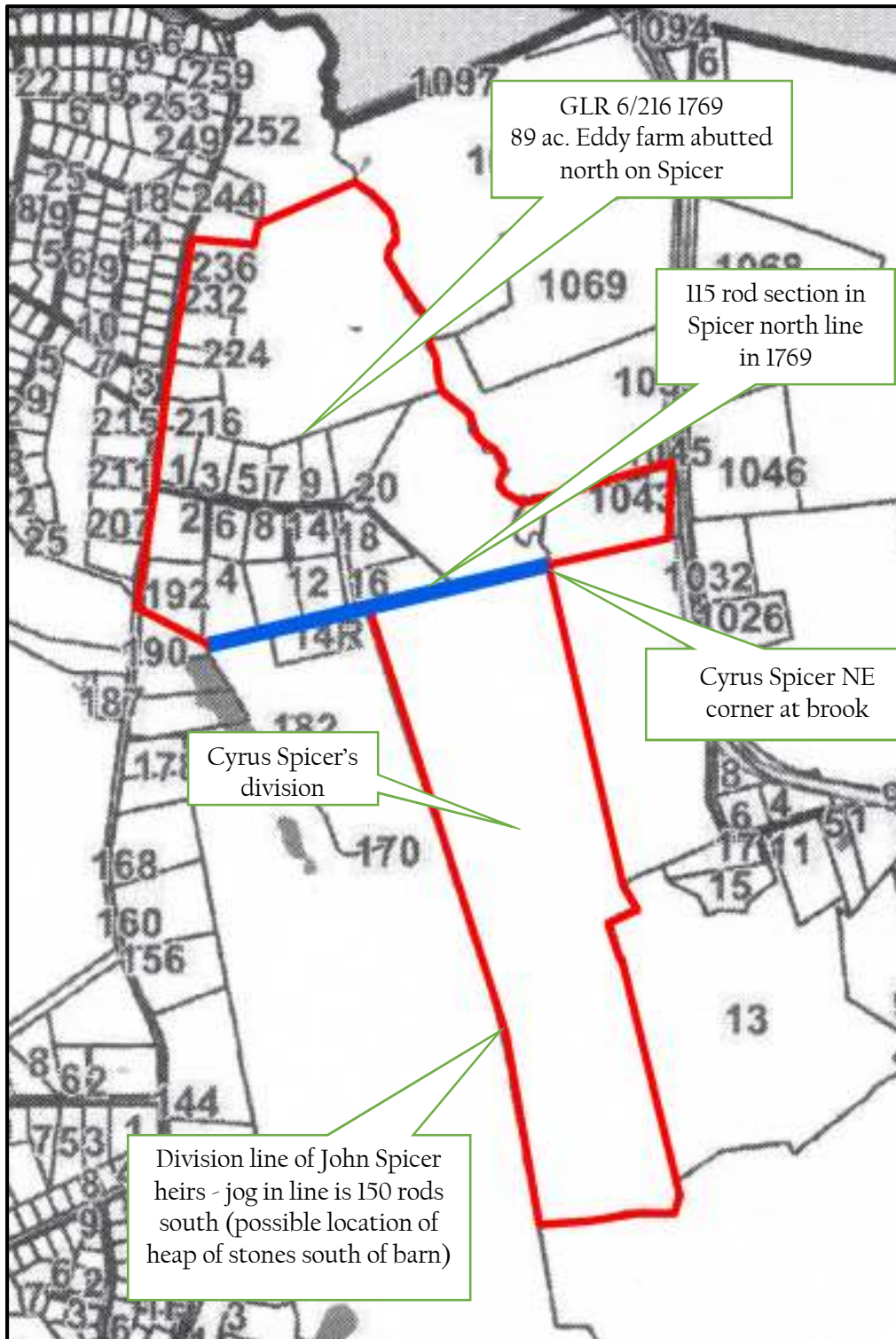


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)

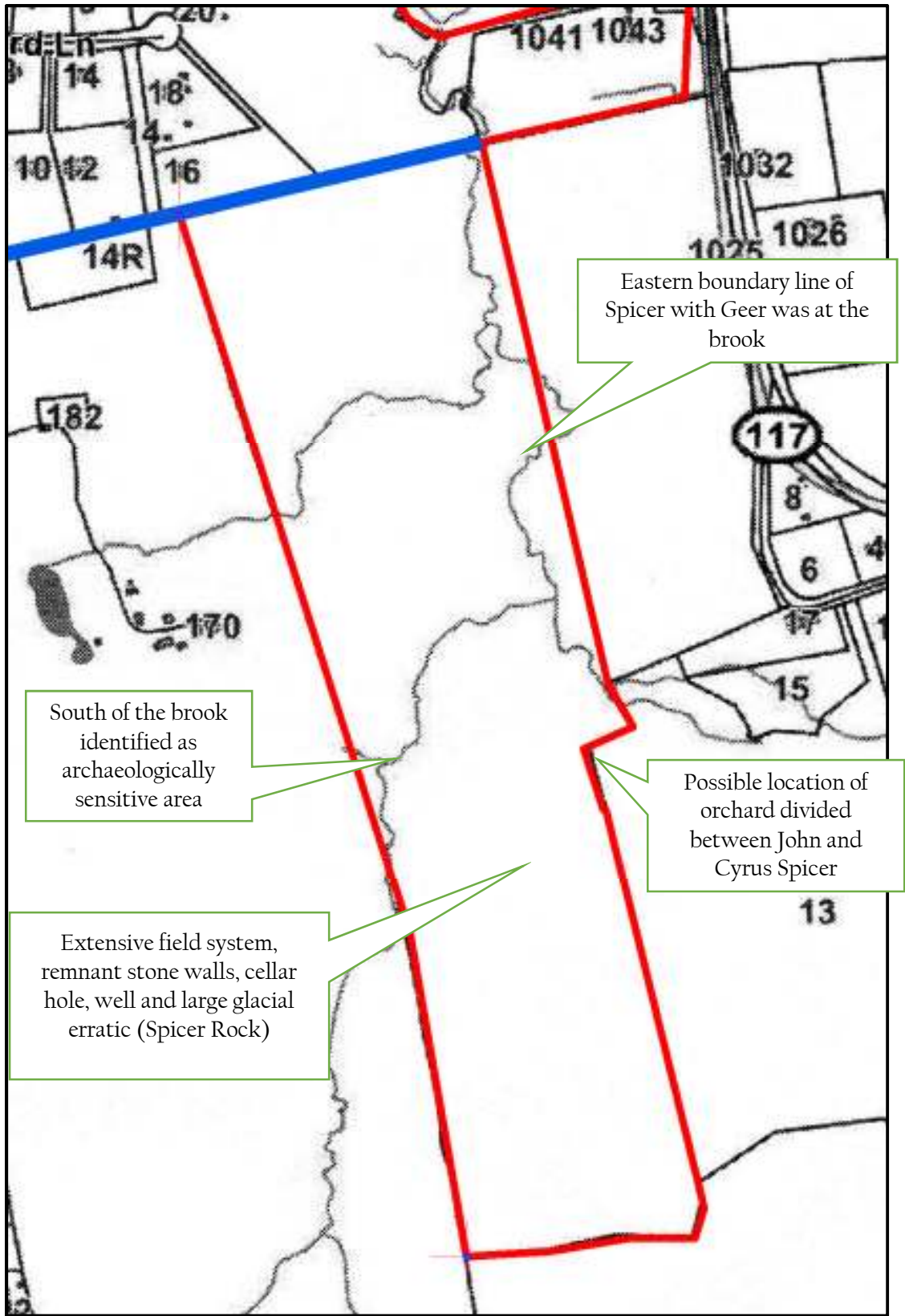


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



Fig. 4 TTT map marks location of “Spicer Rock”. Note wall east of the rock that zigs and zags with approximately a 10 rod sections of wall, possibly the location of John Spicer’s orchard.

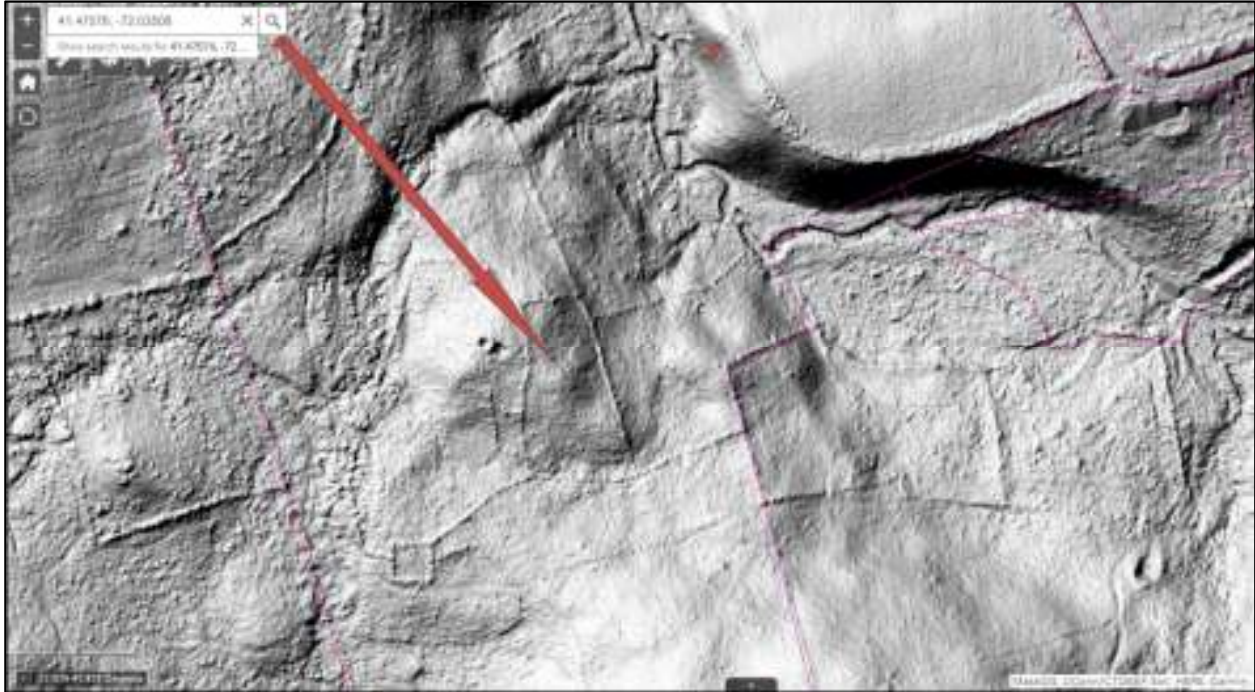


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.

"SPICER BRIDGE" 2021

built by volunteers, funded by
THE COMMUNITY FOUNDATION OF EASTERN CONNECTICUT



Spicer Ruins

Site Access Bridge

Actual Photos of:

Existing Foundations

Rock Wall Pens

Old Orchard



Spicer Ruins

Lidar showing Rock Wall Pens, Foundations and well

Actual Photos of:

Existing walls

Spicer Rock

Spicer Well

