



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

Hannah Gienau, Zoning and Wetlands Official
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216 – Email: zoning.official@ledyardct.org

***VIA REGULAR & CERTIFIED MAIL and
IN PERSON AT 750 (aka "748") COLONEL LEDYARD HIGHWAY***

April 2, 2025

Northwest Registered Agent, LLC, Agent for
Ryan's Reliable Services, LLC
Ryan Forrestt, Member
2389 Main St, STE 100
Glastonbury, CT 06033; and

Ryan Forrestt, Member
Ryan's Reliable Services, LLC
211 Butlertown Road
Waterford, CT 06385; and

Ryan Forrestt, Agent for
Reliable Roadside Assistance Incorporated
748 Colonel Ledyard Highway
Ledyard, CT 06339; and

Dominick Ceravolo, Property Owner
1348 Baldwin Hill Road
Ledyard, CT 06339

**RE: 750 (aka "748") Colonel Ledyard Highway, Ledyard, CT 06339
Notice of Violation - Operating a Commercial Business without Required Approvals**

NOTICE OF VIOLATION – REQUEST FOR VOLUNTARY COMPLIANCE

Dear Northwest Registered Agent, LLC, Mr. Forrestt and Mr. Ceravolo,

On or about 1-8-2025, I observed what appeared to be a landscaping business being operated from 750 (aka "748") Colonel Ledyard Highway ("the Property") without the benefit of required zoning approvals. I visited the site and spoke with the tenant of the Property, Ryan Forrestt, who stated he was the owner of Ryan's Reliable Services, LLC. On said date, Mr. Forrestt advised he was only repairing the building for the property owner, but intended to operate his business from the

property. At that time, there were a few trucks parked at the site. I advised Mr. Forrestt to visit the Land Use Office to determine required permits and he was advised not to operate his business until required permits had been obtained.

On 1/15/25, Mr. Forrest visited the Land Use Dept. office and met with Director Elizabeth Burdick and me. He was again advised he could not operate his business at the Property until he received required zoning approvals. He again denied operating his business at the site. At said time, he submitted a Change of Use/User application, which was denied on 1/16/25 as site plan approval from the Planning & Zoning Commission ("PZC") is required. He agreed to contact a land surveyor to obtain a site plan for approval by the PZC, but continued to move his business equipment onto the site.

On 3/11/25, Mr. Forrest visited the office to fill out the required application form for a PZC application and was again advised to cease the use of the property for his business by me.

On 3/12/25, Mr. Forrestt submitted an application for site plan approval to the PZC for two businesses at the site, a landscaping business, Ryan's Reliable Services, LLC and a Roadside Assistance Business. He attached an undated document entitled "2025 Connecticut Certificate of Good Standing," for "Reliable Roadside Assistance Corporation", with an address of 748 Colonel Ledyard Highway. The PZC has issued no approvals for any new business at the Property.

Despite multiple verbal requests from me, I have observed that Ryan Forrestt is operating a commercial business and has conducted site work without a site plan approved by the PZC or a zoning permit issued by the Zoning Official at the Property. On 3/18/25, an inspection of the Property revealed that site work the presence of a construction trailer, outside storage of materials (mulch), trucks, landscaping equipment, metal storage containers (aka "Conex boxes" & dumpsters and had conducted unapproved site work. Said activities are in violation of the Town of Ledyard Zoning Regulations, including, but not limited to, Sections:

1) 6.4: Schedule of Permitted and Specially Permitted Uses: The property is located in the Ledyard Center Development District that requires any commercial service to submit an application to the Ledyard Planning & Zoning Commission for Site Plan approval. No such approval has been granted for the above referenced business; therefore, the business being operated at the Property shall immediately be ceased and all equipment and materials related to the business shall be removed from the site to correct the violation.

2) 7.3: Construction Trailers: ZR Section 7.3.A (Construction Trailers) states, in part, "A mobile trailer may be used as field offices, tool shops, and/or as storage sheds for construction projects *[emphasis added]* ..." There is no construction project at the property, therefore the construction trailer is prohibited and shall be removed from the Property to correct the violation.

3.) 7.8: Portable Storage Unit and Shipping Containers (PSU/SC): ZR Section 7.8(B)(1) states the container must: "Have an approved Zoning Permit or be part of a Site Plan approval". The shipping containers located at the rear of the Property behind the building have neither a zoning permit nor a site plan approval and shall be removed from the Property to correct the violation.

4.) 8.10: Commercial Services: ZR Section 8.10 (Commercial Services) states:

"A. Commercial services may be provided either on the customer's site (e.g., landscaping, construction, excavation, custom building, painting, and plumbing) or on the provider's site (e.g., copy shops, self-service laundry, photo processing, appliance repair, pet grooming/training, and package and postal services).

B. Commercial vehicles associated with any commercial service and stored on the property must be registered and operational (see additional regulations in §8.17 if associated with a Home Occupation).

C. The location for any areas to be used for outdoor storage of material, vehicles, and equipment associated with the Commercial Service shall be approved by the Commission and clearly designated on the approved Site Plan. The outdoor storage of merchandise is not permitted.

D. No material, vehicles, and equipment associated with the Commercial Service shall be allowed in areas required for parking.

E. No material shall be stacked higher than six (6) feet from the ground.

F. There shall be no additional outdoor storage of any kind other than what has been approved. The Commission may require additional landscaped buffering around approved outdoor storage areas if located adjacent to residential properties and/or zoning districts."

Vehicles, equipment, materials, construction trailer, metal storage "Conex" containers, dumpsters and a portable toilet being stored outside at the Property as observed from the public right of way or an adjacent property without site plan approval are a violation of the ZR Section 8.10.

In order to correct the violations and avoid further enforcement action(s), you must immediately cease the operation of the unpermitted business(es) and remove all vehicles, equipment, materials, construction trailer, metal storage "Conex" containers, dumpsters, portable toilet and anything else being stored outside at the Property within thirty (30) days of the date of this letter. I will reinspect the property on or about May 2, 2025 to ensure that corrective action has been taken.

This is not a Municipal Citation, but failure on your part to remedy this situation and bring the property into compliance with our regulations within 30 days from receipt of this notice may necessitate the issuance of such citation with fines up to \$150 per day as defined by Town of Ledyard Ordinance #118.

Please contact me at the Zoning and Wetlands Official's Office at (860) 464-3216 with any questions and/or when the violation has been corrected. Thank you for your anticipated immediate attention to this matter.

Sincerely,

Hannah Gienau
Zoning and Wetland Official

C: Ryan Forrestt, 53 Seaspray Road, Old Lyme, CT 06371 via certified mail
Anna Wynn, Land Use Assistant
Liz Burdick, Director of Land Use & Planning
Fred B. Allyn III, Mayor
Adrianna Hedwall, Assessor
Planning & Zoning Commission