



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Zoning Official's Report: March 13, 2025

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

BOLD= RECENT UPDATES

Permits approved: 2/03/25-3/13/25

- **1663 Center Groton Rd:** New Single-Family Residence.
- **1949 Center Groton Rd:** Change of user.
- **18 Silas Dean HWY:** Accessory dwelling unit in basement.
- **23 Terry Rd:** Accessory structure.
- **28 Marty's Way:** New Single-Family Residence.
- **54 Partridge Hollow Rd:** Home Occupation Permit
- **151 Lambtown Rd:** Construction of new driveway- abandoning current driveway.
- **4 Brentwood Berwick-** Deck replacement - same size.
- **4 Holly Lane-** Shed (accessory structure)
- **12 Highview Terrace:**
- **12 Military HWY:** Change of User- building one left unit.

Zoning Violation Activity Report: 02/03/24-03/13/24

➤ New cases:

- **1045 Colonel Ledyard Highway:** Complaint received 2/16/25- STR operating on the property and listing found on Air B&B and no prior history of permits during the time of the STR ordinance. **Drafted RVC awaiting review.**
- **437 Colonel Ledyard Highway:** Complaint received 2/16/25- STR operating on the property and listing found on Air B&B and no prior history of permits during the time of the STR ordinance. **Drafted RVC awaiting review.**
- **7 Fairview Dr:** Possibly operating without a license have **to make contact with owner to determine license is in order.** Additionally, an application for a license for the DMV was signed by ZEO/ Land Use Director October 2024.

➤ **Old Cases:**

- **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.**
- **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.**
- **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.**
- **29 Military HWY:** Complaint received on 1/8/25. The complainant detailed violations with someone taking residence in an RV and the property had junk as well as large machinery that has become a “playground” for children and was dangerous. Contact with owner was made shortly after to discuss the complaints

and how to resolve zoning and blight violations. **Previous agreement for no outside storage on the property. Will meet with owner to discuss solution.**

- **6 Hilltop Drive:** Phone call received 12/31/24 regarding high activity including cars going on and off the property frequently throughout the day. Possibly operating a business without a permit. Additionally, a large conex box is on the front lawn of the home. Follow up with Land Use Director 01/24/25. **Update- 2-10-25, Homeowners came into the Land Use Dept. for two home occupation permits. One their cleaning business and one for the construction business. Still working on getting the Conex box off the property. Owners will submit zoning permit for a shed and then negotiate a strict timeline for removal of the Conex box.**
- **79 Christy Hill Rd:** Complaint received on 1/06/25 and again on 2/12/25. Site inspection conducted to determine if zoning violation existed for rock crushing and noise possibly business run on property. **Piles of leaves are turned every so often, no rock crushing, boulders are moved for the future NSFR that will be built on the property.**
- **2 Redbrook Lane:** Corner lot had previous variance for existing metal shed on the property. There appears to be new site work conducted on shed and possible expansion. Will follow up with Land Use Director 01/06/25 to discuss further steps. RVC to be drafted to homeowner pertaining to unpermitted site work. Building Official inspected the work being done and the only changes to the shed was the roof angle which was approved via building dept. **No zoning violations were present.**
- **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 a 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 pre existing condition. Will have LUD review and make a determination for next steps. **May fall under pre-existing non-conforming use under CGS 8-2(a) will need further research.**
- **46 Long Pond Rd:** Complaints received 1/14/25: Same owner as 4-L Long Pond and will have to determine next steps as stated above. **Site inspection conducted**

2/12/25. May fall under pre-existing non conforming use under CGS 8-2(a) will need further research.

- **66 Long Pond Rd:** Complaints received 1/7/25- STR complaint received, and owner lives in NY. Will send out an RVC to make contact. No prior permits of STR from the ordinance #300-30 for STRs. **Will draft RVC to stop operation of the STR. A site inspection was conducted on 2/12/25. RVC drafted awaiting review**
- **126 Gallup Hill:** Temporary signs were put up throughout the property as well as U-Haul business operating on the facility. **Will follow up.**
- **56 Whalehead Rd:** Unpermitted site work and disturbance of soil with wetlands. No disturbance of soil or equipment has been observed since 9/17/24 through 12/5/24. Frequent drive by inspections are conducted to ensure compliance. **Drive by site inspection 2-12-25 no disturbance to the area and will continue to monitor.**
- **103 Inchcliff: Complaint received July 2024-** Previous ZEO report stated flooding at the property had resulted in two Pod storage boxes delivered to the property to move items and clean out the damaged furniture and interior as they rebuilt the home. The property had junk on the outside of the dumpster and lawn was not mowed. An RVC sent on 7/29/24. Compliance was in progress with a dumpster dropped at the property and junk had been moved off the lawn. As well as the lawn was kept mowed. **Will do a drive by inspection to ensure compliance on 2/17/25.**
- **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. **Will send out RVC make contact with owner.**
- **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.**

- **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 2/20/25.**
- **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.**
- **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.**

Blight Activity Report: 01/06/24-2/24/24

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▪ **Ongoing/ old cases**

- **29 Military HWY:** Complaint received on 1/8/25. The complainant detailed violations with someone taking residence in an RV and the property had junk as well as large machinery that has become a “playground” for children and was dangerous. Contact with owner was made shortly after to discuss the complaints and how to resolve zoning and blight violations. **A Site inspection was conducted on 2/12/25. The broken window had been replaced, one unregistered RV had been removed, majority of the junk had been cleaned up from the front of the property. A small pile of junk was observed next to the dumpster. It was suggested to the owner they can call the town for a bulk trash removal pick up. They agreed to this suggestion. Will follow up to ensure full compliance.**

- **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 a power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. **Will follow up with current caretaker of the property to begin junk removal process.**

- **11 Sunset Ave-** Complaint received August 2024. Overgrown vegetation. Will follow up and **continue to monitor and wait until the weather is warmer to reevaluate.**

- **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.**

- **229 Avery Hill Rd-** **July 2024,** Previous ZEO report showed good progress of what was cleaned up. Will need to conduct site inspection for update on the property. Most of clean up has been done from previous report. **A fence had been put up around the property blocking a majority of view from the road. Will reinspect when weather is warmer to reach full compliance with cut grass. Site inspection scheduled 2/24/25 to ensure compliance achieved.**

- **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.**

- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation . **Will Continue to monitor as weather warms.**

- **5 Town Farm Rd-** Complaint received October 2024-Homeowner made blight complaint prior in October. It was deemed not blight at the time. The homeowner came into the Land Use office 01/07/25 to make an additional complaint that rats are now present in her garage. **Will review with LUD to determine next steps.**

- **16 Nutmeg Dr:** Complaint received 2/10/25. Property periodically will have trash out front that will migrate to other neighbor's yards due to weather. Police have been notified several times to respond to the property and speak with owner. Junk also will appear on the side of the house. Initial inspection there was too much snow to determine junk or trash was on the property. **Will schedule follow up site inspection. Spoke with neighbor on 2/25/25 as this has been a reoccurring issue in which junk or trash is left out on the lawn and eventually goes onto other properties. Police have been out several times and it would appear that the trash cans are now kept in the garage. Will continue to monitor.**

- **5 Long Pond Rd:** Complaint received via phone call on 1/28/25 to the property has a lot of junk in the yard with several unregistered vehicles, including an old semi-trailer. **Will contact owner for a meeting with the Land Use Director and ZEO for compliance. Also zoning violations present.**

- **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 drafted and awaiting review**

Site inspections:

- 1/02/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/06/25- 6 Hilltop dr.- zoning violation drive by inspection
- 1/09/25- 59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/09/25- CZC 1881 Rt 12.
- 1/09/25- 576 Lantern Hill Rd.
- 1/23/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/27/25-9 Crocker Hill – Zoning site inspection
- 1/27/25- 29 Military HWY- Blight violation complaint
- 1/29/25- 6 Hilltop Dr.- zoning violation site inspection
- 1/30/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/03/25- 79 Chirsty Hill- Zoning violation site inspection
- 2/06/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/12/25- 29 Military HWY- Blight site inspection
- 2/13/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/27/25- 59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/27/25- 355 Pumpkin Hill Site inspection CZC
- 3/04/25- 10 Erin's Way- E&S inspection
- 3/04/25- 17 Marty's Way- zoning compliance inspection – not ready for CZC need final grading and proper ground E&S controls in place
- 3/04/25- 23 Overlook- Zoning violation inspection.