TOWN OF LEDYARD

Land Use Department
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Activity Report
April 9th—June 12th, 2024

1. SITE VISITS:

4/10/24	11 Sunset Ave—Inspection improper garage storage/possibly abandoned home—Site visit to confirm
	4 Sunset Ave—Inspection improper garage storage—Site visit to confirm
	20 Maple Terrace— Inspection improper garage storage/possibly abandoned home—Site visit to confirm
	109 Church Hill Road—Posted RVC (that was returned to sender) for improper garbage storage
	7 River Drive—Reinspection Blighted yard/structures—Site visit to confirm
	1711 Route 12—Reinspection Blighted yard/house—Site visit to confirm
	11 Allyn Lane—Inspection Junk—Site visit to confirm
	447 Colonel Ledyard Highway—As-Built Site Walk
4/15/24	1851 Center Groton Road— Reinspection Unpermitted Commercial MV Storage—Site visit to confirm
	6 Allyn Lane—As-Built Site Walk
4/23/24	673 Shewville Road—As-Built Site Walk
	50 Town Farm Road—As-Built Site Walk
4/25/24	40 Blacksmith Drive—Reinspection Junk and Junk MVs—(file closed)
	27 Highland Drive—Reinspection Blight/trash—(file closed)
	484 Colonel Ledyard Highway—Junk/Junk MV trailer residence—Site visit to confirm
	22 Homestead Road—Unpermitted construction/demolition—No violation observed
5/6/24	7 Fairway Drive—Unpermitted auto work —Site visit to confirm
	50 Town Farm Road—As-Built site walk
	7 Abbey Road—As-Built site walk
	47 Terry Road—Soil and erosion control inspection
	58 Inchcliffe Drive—Reinspection improper storage of garbage—(file closed)
5/30/24	1 Abbey Road—As-Built site walk
6/3/24	Wetlands in the vicinity of 721-725 Colonel Ledyard Highway—Unpermitted work in URA
	1855 Center Groton Road—Reinspection Unpermitted Commercial MV Storage—No Violation
	1851 Center Groton Road—Reinspection Unpermitted Commercial MV Storage —(file closed)
	48 Sandy Hollow—Inspection unpermitted animal husbandry—No Violation
	347-351 CLH—Unpermitted work in URA—No Violation
	1 Marty's Way—Site Stabilization Bond Inspection
	7 Marty's Way—Site Stabilization Bond Inspection
	1711 Rte 12—Reinspection Blighted yard/house—Site visit to confirm
	7 River—Reinspection Blighted yard/house—Site visit to confirm
	109 Christy Hill Road—Unpermitted work in URA (going to have to circle block)
	2 Winthrop Road—Reinspection Junk/Unpermitted Commercial Activity—Site visit to confirm
	21 Winthrop Road—Reinspection dilapidated garage—(file closed)

	11 Allyn—Reinspection Blighted yard/house—Site visit to confirm
	9 Pinelock Drive—Reinspection commercial MV storage—(file closed)
	1 Mull Berry Drive—Reinspection blighted MV storage—Site visit to confirm
	109 Church Hill—Reinspection improper garbage storage—Site visit to confirm
	7 Abbey Road—Site Stabilization Bond Inspection
	780 Lantern Hill Road—Inspection unpermitted work in URA
	673 Shewville Road—Site Stabilization Bond Inspection
6/5/24	1528 Route 12—Site Walk for Bond Inspection
6/10/24	Shewville Dam—Inspection rising water level complaint
	3 Briarwood Court—Site Stabilization Bond Inspection
	715 Colonel Ledyard Highway—Site Stabilization Bond Inspection
	26 Lake Street—Inspection Blight—Site visit to confirm
6/11/24	999R and 1003 Shewville Rd—Flow alteration to wetland/watercourse inspection—Site visit to confirm

ENFORCEMENT:

Update on Open Cases:

528 Colonel Ledyard Highway—Ongoing Blight Case with various correspondence between Town Attorney: following blight lien placed on the property; 4/24/24-6/12/24 Correspondence with Town Attorney, ZEO, and Mayor, Town Atty moved for a judgment of strict foreclosure following motion to reopen Blight Lien judgement and motion to dismiss from property owner; will continue to monitor.

1711 Route 12–Ongoing Blight Case (7/3/23 RVC and various correspondence, inspection, and progress): Correspondence with Beth Sabilia and Lincoln Soleyn 4/10/24-6/12/24 to determine ownership of the property; According to Ms. Sabilia, the property is owned by Ms. Slater's estate and there is an investor making inquiries about the property; will continue to monitor.

1644 Route 12—Ongoing Blight Case with various correspondence: 5/22/24 Jonathan Cohn, commercial real estate agent with Chozick Realty came in to Land Use Office to discuss best options for selling the property; will continue to monitor.

7 River Drive—Ongoing Blight Case (7/3/23 RVC with various inspections, progress and correspondence): Correspondence with Beth Sabilia and Lincoln Soleyn 4/10/24-6/12/24 to determine ownership of the property; According to Ms. Sabilia, 7 River Drive is under contract, will continue to monitor.

1851 Center Groton Road—Hearing April 15th at 3PM; confirmed there are remaining commercial vehicle zoning violations and came up with timeframe to remedy with the owner (Scott McArthur), responsible party (Gail McArthur) and owner of the vehicles (Shawn Wawrzynowicz) in violation; No violation by the June 3rd Hearing, which was held and the file was closed.

27 Highland Drive—Blight case RVC sent 9/21/24 with varying levels of compliance: No violation observed during 4/25/24 inspection; (file closed)

40 Blacksmith Drive–Drive by inspection and hearing held 4/25/24 at 4:00 PM for Ongoing Junk/Junk MV Case, Hearing Officer, Town Planner, ZEO, Christina Clouston and Andrew Lineberry attended, Zoning Official did not observe any violation the day of the hearing and the Hearing Officer closed the case; (file closed)

9 Pinelock Drive—(RVC about Blighted commercial MV sent 12/4/23 and various correspondence with Ledyard PD and inspections) no violation during 6/3/24 inspection; (file closed).

884 Long Cove Road–Ongoing Expansion of Non-conforming Use/Junk MV case RVC sent 12/21/23 and various correspondence: 4/16/24 Mr. Stanavage (contractor in charge of clean up) came in to Land Use

Office to request information about the properties former condition. Informed the ZEO of the progress made onsite and the many other properties the former owner had, that are also getting cleaned up; will continue to monitor.

21 Winthrop Road—Ongoing Dilapidated Garage Case RVC sent 2/1/24 and various inspections and correspondence: dilapidated garage no longer on property during 6/3/24 inspection ; (file closed).

2 Winthrop Road—Ongoing Junk/Junk Marine Vessel/commercial equipment storage case NOV-IC sent 1/31/24 and various correspondence: correspondence 4/10/24-6/12/24 with owners to discuss current progress and next steps; will continue to monitor.

7 Fairway Drive—Complaint (4/30/24) of continued vehicle work on the property; inspection 5/6/24 and correspondence 6/12/24; will continue to monitor.

126 Gallup Hill Road—Ongoing sign violation and unpermitted U-Haul business RVC sent 2/15/24 and various correspondence: email correspondence with U-Haul area manager and subsequent phone call in order to establish steps to obtaining a permit; will continue to monitor.

109 Church Hill Road —Ongoing Blight Case: posted RVC on property that was returned to sender 4/10/24; will continue to monitor.

11 Allyn Lane–Complaint 3/20/24 of Junk with various inspections and correspondence: progress observed during 4/10/24 and 6/3/24 inspections; will continue to monitor.

484 Colonel Ledyard Highway–Complaint 3/21/24 of trailer being used as a residence; confirmed trailer onsite during 3/21/24 drive by inspection and confirmed the trailer had been on the property for more than 30 days in follow up inspection; will continue to monitor and draft a RVC.

1 Mull Berry Drive–Ongoing Blight Case: Dave DiPietro (owner) called Land Use Office 5/1/24 with plan to register and remove vehicles on property; vehicles on property during 6/3/24 inspection; will continue to monitor.

576 Lantern Hill Road–Violation of Stipulated Agreement: new complaint for Perkins Landscaping 5/21/24; drive by inspection the same day, no visible violation from roadways; 5/29/24 Meeting in Mayor's office: with Mayor, Betsey Graham, Kiren Day, and Kirk Bryson, ZEO, and Town Planner, discussed email from Kirk Bryson with pictures of a truck by bay door of structure. Discussed current legal state of the property as well as the past handling of the property including the transfer of the property from the former (retired) Town Atty to the current Town Atty; current Town Atty contacted by Town Planner; will continue to monitor.

Update on New Cases:

27 Pheasant Run Drive–Complaint 4/4/24 of a commercial kennel in a residential zone; a single dog observed during drive by inspection 4/4/24, however a Facebook page and LLC with the word Kennel was found associated with the owner; RVC sent 4/11/24; Owner called Land Use Department 4/15/24, according to the owner only 2 dogs on the property, activities (other than mail) regarding the LLC take place outside of Ledyard and provided contact information; (file closed).

11 Sunset Ave–RVC sent 4/17/24 for improper storage of garbage; will continue to monitor.

4 Sunset Ave– RVC sent 4/17/24 for improper storage of garbage; will continue to monitor.

33 Fanning Road–Complaint 4/2/24 of improper garbage storage, confirmed during 4/4/24 inspection; RVC sent 4/11/24; tenant called and Use Department 4/16/24;will continue to monitor

58 Inchcliffe Drive–RVC sent 4/17/24 for improper storage of garbage; owner responded via email 4/25/24 stating the property would be ready for reinspection after 4/29/24; no violation 5/6/24 inspection; (file closed).

20 Maple Terrace—RVC sent 4/17/24 for improper storage of garbage; RVC returned to sender by 5/6/24; Met with Tax Assessor Department to determine ownership, and was referred to a tax service that paid the most recent taxes on the property; will continue to monitor.

116 Meetinghouse Lane—Ongoing Blight Case (RVC sent 3/20/24); no violation drive by inspection 4/2/24; (file closed).

Blight and Zoning Complaints:

- Sunset Ave—Improper garage storage/possibly abandoned home
- 58 Inchcliffe Drive—Improper garage storage
- 20 Maple Terrace— Inspection improper garage storage/possibly abandoned home
- 19 Blacksmith Drive—Overgrown vegetation
- 7 Fairway Drive—Unlicensed Automotive activity
- 26 Lake Street—Improper garbage storage
- 576 Lantern Hill Road—Violation of stipulated agreement