



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Blight Activity Report: 05/08/25-06/02/25

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY=Monitoring

BOLD= RECENT UPDATES

Blight Activity Report: 05/08/25-06/02/25

➤ **New Cases**

- **10 Reuven Dr.:** Complaint received on 05/21/25. Several unregistered motor vehicles parked in the driveway. Site inspection scheduled for 06/02/25.

➤ **Ongoing/ old cases**

- **370 Pumpkin Hill Rd:** Complaints received on 4-23-25 for discarded household items left in front of the property for several months. A drive by inspection was conducted on 4-23-25 and it was confirmed there was discarded furniture and junk on the curb of the property. **RVC sent on 05/07/25. NOV with intent to cite to be issued next, following standard Blight Ordinance procedures.**
- **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 on 05/07/25 and will follow up in thirty (30) days. A follow up inspection will be conducted on or about 06/10/25.**
- **130 Christy Hill Rd:** Spoke with homeowner on 06/02/25 and asked to email the list of registered vehicles and will cross examine with tax assessor records. Drive by inspections have shown progress with cleaning up the rear yard and vehicles except for the one hobby vehicle appear to be registered. One unregistered vehicle is now registered and moved off the property.

- **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 sent on 05-07-25. Made contact with the owner on 05/26/25. Conducted a site inspection on 05/29/25. Blight such as improper storage of trash was observed. Will make follow up call with the owner to discuss how to be in compliance.**
- **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 with intent to cite, following all blight ordinance enforcement procedures.**
- **10 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. Drafted RVC to make contact with owner.
- **9 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 to be sent and make contact with owner.**
- **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 make contact with the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 06/05/25.**

- **16 Nutmeg Dr:** Complaint received on 2/06/25 for blight. The complainant stated they have been dealing with this issue for two years. The owners of 16 Nutmeg do not properly secure their trash and it will eventually blow onto their lawn and migrate to the neighbor's yards. Chief Rich of the Ledyard Police Department also reached out with police reports responding to trash in the yards and in the road. A drive by inspection was conducted on 3/13/25. Several pieces of junk and discarded items appeared to be in the front yard however not in large volumes. The complainant provided multiple examples of blight including trash bags stacked in front of the garage and their empty packages with their address on it blown into the neighbor's yards. An RVC has been drafted and waiting for review. RVC send 4-7-25 will follow up on or about 4-15-25. **Phone call from the owner on 4-15-25 stated they will schedule a follow-up inspection however; they have agreed to keep the trash secured when they travel for work and will secure the cans on or before trash pick up day. It was explained that the trash if blown over needs to be picked up and maintained properly.**
- **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. Bulk trash picked up. Closed.
- **11 Allyn 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.**

- **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 fascia 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. **Drafted RVC.**
- **229 Avery Hill Rd:** Blight complaint has been ongoing for several years, 2021 was sent due to overgrown vegetation. An additional RVC was sent in August of 2024 for overgrown vegetation. **A drive by inspection was conducted on 4-23-25. The yard was in good condition and no blight violations were observed at the property. Closed.**
- **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. **The large amounts of grass and fence not being maintained is going to have to be determined by a survey to show the property lines. Therefore enforcement cannot be pursued if the blight is possibly on the complainant's property. Will further evaluate with Land Use Director.**
- **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. Sent follow up email to set up a meeting. No response yet. Will convene with LUD for next steps.
- **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.

- **1777 Rt 12:** Ongoing blight case for several years. The homeowner passed away and the property was put into an estate. Various amounts of junk, debris, and discarded items were visible from the roadway. In addition, the home and shed on the property were in poor condition. Recently the property was bought and clean up has begun on the property. **Closed.**

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 Christy 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 - Failed
- 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.
- 03/06/25- 59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 03/13/25- 59 Kings HWY- weekly pre-construction meeting/ zoning compliance
- 03/13/25- 10 Erin's Way- E&S controls inspection - Passed
- 03/18/25- 29 Military HWY- Zoning & Blight compliance
- 03/18/25- 7 Hurlbutt Rd- Gales Ferry Landing, updating floor plan and occupancy of businesses
- 03/18/25- 58 Christy Hill Rd- Zoning Violation Inspection
- 03/18/25- 750 Colonel Ledyard Highway- Zoning Violation Inspection
- 03/18/25- 7 Hurlbutt Rd- Gales Ferry Landing- determining what new businesses are currently in the building and updating floor plans.
- 03/27/25-59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 03-31-25- 33 Fanning Rd- Blight inspection

- 04-03-25-16 West Dr. -Blight Inspection
- 04-7-25- 33 Stony Brook- Blight inspection- need reinspection couldn't find access
- 04-7-25-51 Kings HWY- Blight inspection
- 4-10-25- 26 Lake St- Blight
- 4-10-25-59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 4-10-25-22 August Meadows- Zoning violation- living in RV.
- 4-15-25- 33 Stonybrook Rd- Blight
- 4-15-25- 14 Whalehead Rd- Rooster complaint and inoperable and junk vehicle
- 4-16-25- 9 Winfield Way- Chicken coop installed without permits as well as a rooster on the property
- 4-16-25: 124 Indian Town Rd- Pool demolished and will not be replaced- added to file
- 4-17-25 59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 4-21-25- 401E Shewville Rd- Zoning Permit Site conditions/ inspection
- 4-21-25- 7 Quail Meadow Ln- Complaint of high fence going up.
- 4-23-25 3 Quakertown meadows- Cert. of Zoning compliance- shed. Close out permit.
- 4-23-25 437 Colonel Ledyard HWY- Hand delivered RVC for STR violation.
- 4-23-25 370 Pumpkin Hill Rd- Blight complaint.
- 4-30-25 59 Kings HWY
- 05-07-25 33 Fanning follow up complaint inspection. Still not in compliance.
- 05-20-25- 16 Nutmeg- no violation observed.
- 05-29-25 33 Stonybrook Rd – blight compliance inspection.