



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Blight Activity Report: 11/03/25-12/8/25

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

➤ **New Cases:**

- **16 Nutmeg Dr.:** Previous blight case closed in April of 2025 for junk and debris on the front lawn, owners have been in compliance. New complaint received October 9th, 2025 for junk and debris in the driveway, conducted drive by inspection and observed junk and debris in the driveway. Was out for certification training the week of October 20th-October 24th. Upon returning to the office, additional complaints were received on October 24th 2025. The situation had escalated and required immediate attention. Blight Citation issued on 10/27/25, via certified mail, regular mail, and posted to the property per the Blight Ordinance Section 7. Will follow up on 11/6/25, if compliance not achieved, will start citation process and deliver right to request a hearing to the property owner. **Compliance was achieved on 11/6/25 and all blight violations resolved at time of inspection. CLOSED.**
- **28 Devonshire Dr. :** Complaint received on 12/2/25 for roller dumpster and storage pod in driveway. Will inspect on 12/9/25 to determine what blight violations are present at the property.

➤ **Old/Ongoing Cases:**

- **1644 Rt 12:** Email update on 12/8/25 from the current owner states they are waiting on abatement estimates for several different companies before demoing the building. The owner stated "12/4/2025 The soil test pits were completed. We are waiting on the LLHD to provide a report. TBD: A perc test will be performed. After results are in, we can determine the type of septic the property can support". The owner is moving forward with cleaning up the property for future development. Will continue to follow up to ensure compliance.
- **13 Arrowhead Dr.** Complaint received on 10/02/25. Called complainant on 10/6/25 and left voicemail. Site inspection conducted 10/27/25 (was out week of 10-14-25 through 10-20-25 for training) Property confirmed to have blighted conditions including overgrown grass and some junk items in the lawn. Continue to monitor.

- **1496 Rt 12:** Ongoing Zoning violations still present at the property. Blight complaint received on 9/25/25. Worked with owner to resolve by removing broken down vehicles and trailers off the town right of way and within the fenced areas that area screened and is approved for a car dealer and repair business. Closed 11/

- **12 Chapman Lane:** Complaint received on 9/30/25 for blighted vehicle with junk parts, trailers in the yard, and several vehicles. Inquired with resident who lives at the property and working with getting the property into compliance. Truck has been cleaned out of junk and screened on side of home. Registration for vehicles on the property received 10/27/25. **Site inspection conducted on 10/27/25, significant progress to the site with the blighted vehicle and clean up of junk items. Will be reinspecting tentatively end of December with resident of the property. Has provided registration of all vehicles on the property and appears to be operable. In addition, all commercial equipment not associated with the construction of the approved garage will be removed off the property.**

- **153 Meetinghouse Lane-** Complaint received on 9/8/25. Site inspection conducted on 9/29/25, no violations found at the property. Home has been cleaned up it appears with new siding, lawn cut, and no junk in front yard. CLOSED

- **9 Pinelock Dr.-** Complaint received on 9/10/25 for inoperable vehicle parked in front of the home, scheduled site inspection for 10/6/25. **Site inspection conducted and inoperable motor vehicle observed. Will send RVC to remove blighted vehicle.**

- **49 Avery Hill Rd EXT.:** Complaint received on 9/30/25 for junk. Debris on front lawn for longer than 6 months. During another inspection on 9/24/25, I observed the junk/Debris. **RVC sent on 10/7/25. Reinspected the property on 10/27/25 and observed trash and debris has been removed. Closed.**

- **23 Devonshire Dr:** Complaint received on 7/21/25 for several properties that may be blighted. I inspected the complaints on 7/30/25. As I drove around the neighborhood, I observed a property with grass that had grown >9" in length. RVC received, owner emailed on 9/23/25, lawn has been mowed and working on replacing siding in October. Site inspection conducted on 9/29/25, lawn has been confirmed to be mowed and will follow up with owner on or about 10/8/25 for timeline of repair of the siding on the home. **Followed up via email for any updates to the property on 10/30/25. Final follow up email to be sent before issuance of NOV intent to Cite as additional complaints filed on 12/2/25.**

- **26 West Dr.:** On 7/21/25 drive by inspection for a different complaint for blight, I observed another property at the end of west drive with an RV that appeared to be unregistered as well

as the roof did not appear to be in good condition. RVC to be sent for RV registration and will confer with building official if roof is in violation of the building code. RVC to be sent.

- **5 Stoddards Warf-** Complaint received on 06/18/25 for overgrown vegetation onto sidewalk. RVC sent on 6/25/25. RVC received on 7/25/25, owner has 7 days to respond before further enforcement action. Follow up on or about 8/28/25. Issuance of citation if no response. On or about the week of 8/18/25-8/21/25 a former employee of DPW brought equipment to cut back the brush blocking the side walk. A follow up letter will be sent to the property owner and stating that a resident took it upon themselves to remedy the blight. However, maintain the sidewalk is their responsibility and therefore if it is not maintained and it becomes overgrown again, a Notice of Violation with Intent to Cite will be issued. Will continue to monitor.
- **11 Sunset Ave:** Complaint received on 06-11-25. The vegetation has grown > 9". RVC sent on 6/30/25. Owner made contact and stated they will have to find someone to mow the lawn. Unresponsive to follow ups. Additional site inspection conducted on 10/2/25, junk observed abutting roadway and on front lawn. Some of the lawn appeared to be cut but other portions still greater than 9" in height. No response from owner and will not return calls. Additional site inspection conducted on 10-27/25 and observed additional discarded items on the front lawn. Blight citation to be issued on or about 11/5/25. **Junk and debris observed on the front lawn on 11/25/25. The home appeared to be abandoned, and the windows looked to be left open at the front of the house. Some neighbor's happened to be walking by and I spoke with them asking if they had any information on the homeowner. They explained the owner has had mental health episodes in the past and had two wellness checks conducted in the last two months. They stated that he was not taken out of the home for medical reasons the first time but appeared to have been taken by ambulance the second time. After conferring with the Police Chief on 11/25/25, the owner has a history of mental health. As of right now clean up of the property is unclear and will have to evaluate further for ownership of the home.**
- **67 Meeting House Ln:** Complaint received on 06-05-25 for overgrown pollinator garden. Complainant stated that the garden has become too overgrown and has been possibly causing more mice to come over onto their property but has not been confirmed according to complainant. Drive by inspection conducted on 06-05-25 and signs showed the lawn was designated as a pollinator garden. However, there were many flowers but also overgrown weeds and tall grasses. A similar blight case was brought up in New London according to the Land Use Director. On 06/10/25 I reached out to the Blight Officer of New London who stated that to enforce their blight ordinance it was written so that pollinator gardens must be maintained to a certain degree as to not over grow onto sidewalks or block sight lines. They stated that it would be possible to enforce the overgrown grass section of our blight ordinance and let the owner know it can be appealed to the citation officer. **Continue to monitor.**

- **44 North Glennwoods:** Complaint received on 06/10/25 for blighted property with junk and unregistered motor vehicles. Inspected site on 06/16/25 and confirmed property is blighted with household items in the front yard and improper storage of junk/debris, RVC to be sent. RVC sent 8/1/25. Follow up phone call placed on 9/3/25 regarding blight at the property and to get in contact with myself on how to reach compliance and establish a time line. Left a voice mail. Will follow up on or about 9/8/25, if no response issue NOV with intent to Cite. **Drive by inspection conducted on 9/11/25 and showed couch and junk by the road has been removed.**

- **20 Hurlbutt Rd:** Complaint received on 06/10/25 for junk throughout the front of the house and rear as well as unregistered motor vehicles. I inspected the property on 06/16/25 and observed several pieces of junk in the rear yard including various car parts, a dilapidated structure, old shopping cart, and various debris. **RVC to be sent to contact owner.**

- **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 5-7-25. Spoke with representative Howard Worst on 06/10/25. Mr. Worst stated clean up has begun at the site including, disposal of junk/trash dumped on the property, fixing of broken windows, clearing tall brush, and will be working on replacing the siding. Additionally, he stated they will implement preventative maintenance at the property to ensure no further junk is accumulated there or further damage to the building. Follow up inspection conducted on 8/28/25 showed grass had been cut back but windows still boarded up. Caretaker Howard Stern emailed on 9/2/25 to state they were working towards replacing broken windows and removing the boards from the windows to bring the property in compliance. Follow up inspection conducted on 9/11/25, significant progress has been made at the property. Property continues to be maintained. Site inspection conducted on 9/24/25 showed additional progress has been made with removal of boards from windows. Caretaker of the property had emailed on 10/13/25 to inform me that the plywood has been removed from most of the windows and are working on replacing all broken windows. **Update was submitted via email given on the property on 11/24/25 as new windows are actively be replaced and boards still being removed. Reinspection conducted on 12/4/25, several boards removed from the windows and several windows have been replaced. Property caretaker working with Blight Officer to achieve compliance. Will continue to monitor.**

- **967 Shewville Rd:** On 7/16/25 inspected the property for zoning compliance for a recently built deck. Upon observation, the front yard had several discarded open trash bags and junk furniture items on the property. **RVC to be sent to call bulk trash pickup.**

- **14 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. RVC sent on 6/30/25. Progress has been made at the property and will continue to have meetings to ensure compliance has been achieved. The owner has been cooperative and has so far removed several junk vehicles, bags of trash, and discarded household items. Improvement after several inspections. Working with the owner currently to bring property into compliance. Several junk cars removed, debris, discarded furniture, and other junk items. Home has had all junk items removed, old cars taken off site, and wood/debris removed. Rooster violation has also been resolved. **Site inspection conducted on 10/9/25. Front of property and side yard has made significant progress. Some blight left in the rear yard and owner is working towards removal. Follow up inspection to be conducted on or about 11/6/25. Conducted follow up inspection 11/24/25 all blight violations and zoning violations resolved. CLOSED**

- **11 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 sent 8/1/25. Will follow up on or about 8/13/25. Site inspection conducted on 9/4/25 lawn has been mowed but working on verifying registration with estate executor, lives long distance in CA. **Property continued to be within compliance. Closed.**

- **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 contact the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 07/02/25. Follow up inspection on 7/15/25, all junk observed in the driveway including the burned garage has been removed from the property. Follow up RVC sent on 8/1/25 requesting the RV to be moved onto the driveway and provide proper registration. Additionally, the brush observed on the lawn is to be removed and the grass shall be cut to reach full compliance. Letters sent back as non-forwardable/unclaimed. Followed up with owner for cleanup scheduled for the weekend of 8/28/25 to remove brush, cut the lawn, fix mailbox, and move RV to driveway and provide current registration. Reinspected the property on 9/4/25 and the brush and grass had been cut/removed. However RV remained in same place. Called owner on 9/11/25 to discuss if the RV is operable and registered. According to the owner, it is inoperable and unregistered. I will follow up on 9/18/25 to ensure they have a place to store the RV off the property and not create another violation at another location. Followed up with owner on 9/25/25 for status of RV removal. Owner stated they would call a scrap yard and have it towed off the property. Sent follow up email on 10/2/25 and owner called to inform me that the RV has been removed. It was stated the lawn should be maintained and within compliance. Will conduct site inspection on 10/6/25 to verify RV has been removed from the property and lawn is in good condition. **Site inspection conducted on 10/6/25. RV removed, grass has been trimmed, and owner will replace mailbox.**

- **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 the power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. Owner called 7/31/25 to discuss removal of waste and junk items at the property. Owner as per property card is under Slater Madeline Estate with Beth Sabilia Law listed as the address. Reached out to Attorney Sabilia regarding the estate of Madeline Slater and will work with the town to clean up the yard. She did state that the property ownership is to be transferred to Leanord Slater who currently lives on the property. A drive by inspection was conducted on 9/3/25 and met with Mr. Slater in person. It was discussed why the property is Blighted and that currently we are working with Attorney Sabilia to start clean up. I explained once ownership is transferred to Mr. Slater that he is responsible for maintaining the property and/or clean up of blight. Will send out RVC to Attorney Sabilia on or about 9/4/25. Attorney Sabilia stated ownership of the home is supposed to be transferred to Mr.Slater the current tenant however there area some legal paperwork issues they are

working on resolving. **Will follow up on or about 12/10/25. If no ownership transfer has been conducted, will issue another letter and have the property cleaned up.**

- **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. **Will follow up with RVC to remove junk vehicles.**
- **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, following all blight ordinance enforcement procedures.**
- **33 StonyBrook 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 send on 5-8-25. Contacted the owner on 05/26/25 and they stated they have dumpsters periodically brought to the property when their trash is too full. They sated 9 people live in the house and were not allowed to have additional trash/recycling receptacles when they reached out to the town. This was confirmed with the director of public works as it is a contract, and additional private arrangements cannot be made and the owner. Additionally, the director stated they will have to take the additional waste to the transfer station. **Tenants moved out but trash discarded and left in the yard. Follow up RVC to be sent to property owner for clean up.**
- **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 facia 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. RVC sent on 6/30/25. Made contact with the owner. A site inspection was conducted on 7/Some progress has been made with the removal of mattresses and other pieces of discarded furniture and junk. The current resident is in probate court and will hear more information on 8/5/25 for updates as to the executor and who shall be responsible for the property and to maintain it. Follow up email and phone call placed on 9/3/25 regarding status of the property and to conduct a site inspection with executor of the estate to bring the home into compliance.

Reinspected the property on 9/11/25, some progress has been made with clean up of junk but the property is still in poor condition. **Follow up inspection conducted on 10/6/25. Improvements to the site include removal of junk items from side of home and front of garage, grass mowed, and vehicle registered. However, home still has large brush piles in the rear yard to be removed, paint of the home exceeds 30% chipped as stated in blight ordinance, and soffit has a large hole that will need repair. Will work with owner to try and start time line to reach compliance.**

- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation. Site inspection conducted on 8/28/25 during a drive by, observed pieces of discarded household furniture and overgrown grass. Site inspection conducted on 9/29/25. **Grass still overgrown and furniture on front Lawn. RVC to sent to owner on 10/6/25. Will follow up 11/5/25. Followed up on 11/13/25. Compliance achieved.**
- **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. 3/18/25 follow up email sent due to no response. Conducted site inspection on 06/04/25. RV is no longer on the property however have begun working with owner on the blight that is present throughout the property. Conducted follow up inspection on 8/28/25 with the owner. Will begin clean up of certain areas and expand from there. Follow up inspection to be conducted on 9/17/25 11am. Conducted follow up site inspection with the Director of Land Use and Planning and Mr. Bryson on 10/02/25. Mr. Bryson was instructed to clean up the front of the home and several pieces of equipment to be stored near the large barn on the property. Follow up inspection conducted on 10/16/25, some compliance achieved with items removed from the front yard, vehicles unregistered or inoperable still present at the property, working with the owner to remove them in a timely manner. Stated to the owner additional smaller areas requiring clean up. **Reinspected on 11/4/25. Property cleaned up in some portions however several unregistered and inoperable vehicles are present. The owner does not want to move a hot tub/ swim spa off the side of the road due to the cost of instillation and planned on installing it with proper permits in the spring of 2026. Will have owner come into the office to discuss deadline for clean up and to immediately remedy some of the blight still present at the property or will issue a NOV intent to Cite.**

- **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 to be sent.**