



TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report

May 11–July 11, 2023

1. SITE VISITS:

5/15/23 18 Chidley Way – As-built NSFH
10 Autumn Way – As-built NSFH
123 Whalehead Dr. – As-built NSFH
5/17/23 1496 Route 12– Complaint Site Plan violations—Site visit to confirm
1592 Route 12– Complaint Parking in easement—Site visit to confirm
Long Cove Road – Complaint various Blight—Site visit to confirm
26 Lake Street– Complaint junk and Blight—Site visit to confirm
5/31/23 7 Chestnut Lane– Complaint Blighted lawn—Site visit to confirm (file closed)
8 Robin Lane– Complaint Blighted lawn & MVs—Site visit to confirm
6/01/23 1881 Route 12– As built – NSFH
546 Colonel Ledyard Highway – As built – NSFH
7 Thames View Parkway – As built – NSFH
3, 16, 19 Chidley Way – Site Stabilization – Bond Release
6/06/23 715 CLH - As-built NSFH
Re-inspections – Enforcement Follow-up – 130 Vinegar Hill; 58 Avery Hill; 18 Crestview Dr. &
40 Blacksmith Dr. —Site visits to confirm
6/07/23 26 Lake Street—Reinspection trash/MV storage—Site visit to confirm
7 Sleepy Hollow Pentway—Complaint Trash—Site visit to confirm
1711 Route 12—Reinspection abandoned/blighted house —Site visit to confirm
6/13/23 7 River Road—Complaint damaged/blighted structures—Site visit to confirm
16 Coachman Pike—Complaint trash/dumping—Site visit to confirm (file closed)
33 Stonybrook Road—Complaint trash/dumping—Site visit to confirm (limited visibility)
4 Coachman Pike—Complaint trash/dumping—Site visit to confirm
1851 Center Groton Road—Complaint commercial MV storage—Site visit to confirm
6/14/23 8 Robin Lane—Reinspection blighted lawn & MVs —Site visit to confirm
18 Crestview Drive—Reinspection MV storage, dumpster, and junk—Site visit to confirm
884 Long Cove Road—Complaint motor vehicle business—Site visit to confirm
949 Long Cove Road—Reinspection trash/dumping —Site visit to confirm (file closed)
6/19/23 7 River Drive—Complaint damaged Structures—Site visit to confirm
6/27/23 33 Stonybrook Road—Complaint trash/dumping —Site visit to confirm (file closed)
16 Coachman Pike—Complaint trash/dumping —Site visit to confirm
47 Laurel Leaf—Complaint trash/dumping —Site visit to confirm
411 Colonel Ledyard Highway—Reinspection commercial activity in residential
zone/vehicle/equipment storage—Site visit to confirm
103 Inchcliffe Drive—Reinspection MVs/trash—Site visit to confirm
1686 Route 12—As Built—Inspect for Bond Release
6/28/23 87 Stone Court—Complaint trash—Site visit to confirm
55 Eagle Ridge Drive—Complaint trash—Site visit to confirm (file closed)

7/6/23 8 Robin Lane—Complaint Blighted lawn & MVs—Site visit to confirm
 26 Lake Street—Reinspection trash/MV storage—Site visit to confirm
 7 Sleepy Hollow Pentway—Complaint Trash—Site visit to confirm
 4 Coachman Pike—Reinspection trash/dumping—Site visit to confirm (file closed)
 528 Colonel Ledyard Highway—Reinspection Junkyard—Site visit to confirm
 40 Blacksmith Drive—Reinspection Junk Vehicles—Site visit to confirm
 7/10/23 55 Eagle Ridge Drive—Reinspection trash—Site visit to confirm property had been serviced by bulky waste
 47 Laurel Leaf—Reinspection trash/dumping— Site visit to confirm (file closed)
 45 Laurel Leaf—Inspection trash/trailer— Site visit to confirm
 48 Laurel Leaf—Inspection trash/trailer— Site visit to confirm
 7 Summit Drive—Complaint trash/dumping—Site visit to confirm (file closed)
 7 Ledge wood Drive—Complaint Junk/MVs— Site visit to confirm
 8 Ledge wood Drive—Complaint Junk in front of garage— Site visit to confirm
 35 Ledge wood Drive—Complaint MVs— Site visit to confirm

2. ENFORCEMENT:

Update on Open Cases:

103 Inchcliffe Drive—Notice of Violation and Intent to Cite sent 5/15/23; Owner (Mr. Caldwell) came in on 5/31/23 to discuss; requested additional time to clean-up (granted an additional 30 days); 6/27/23 drive by inspection, removed vehicles, blight in front of garage remains; letter requesting additional compliance sent 7/3/23, will continue to monitor.

22 Anderson Drive—Notice of Continued Blight sent 5/15/23; Holding Company for property called; will address blight issues; stated that the garage may be demolished within 60 days; inspected 6/29/23, continued violation will continue to monitor.

40 Blacksmith Drive—Notice of Violation and Intent to Cite sent 5/15/23; Certified letter sent, then returned to sender (hand delivered 6/14/23); reinspection 7/6/23, letter no longer on mailbox, no vehicles in driveway, junk still in front yard; will continue to monitor.

8 Robin Lane—Kathy Hodge reached out 5/30/23 representing National Field Representatives (NFR), the company responsible for the foreclosure (in response to the 12/07/22 NOV Blight); NFR going to contract out removing the cars and landscaping concerns from complaint; at least one unregistered MV on the property for the 6/14/23 and 7/6/23 inspections. Emailed NFR 7/6/23 about bringing property into compliance, NFR replied via voicemail they are no longer responsible for the property; will reach out to the owner.

130 Vinegar Hill Road—Request for Voluntary Compliance 5/16/23; reinspection 6/6/23, some improvement; sent a letter stating general compliance if the dumpster removed 6/15/23; will continue to monitor.

411 Colonel Ledyard Highway—Citation sent 5/22/23 in the amount of \$69,900. Received FOIA request for all documents relating to the enforcement. Spoke to Bill Spicer on 5/31; Mr. Spicer agreed to clean the property. 7/27/23 inspection revealed continued violation, sent instructions for full compliance 7/3/23; will continue to monitor.

21 Gallup Drive—Notice of Violation and Intent to Cite (Final) sent 6/5/23 for an unpermitted home occupation; 6/12/23 Brian Schmitz (owner) called and stated he is working selling his business; 6/21/23 Mr. Schmitz provided a letter indicating the sale for Firewood and More to P&B Tree Removal and Stump Grinding in Lebanon; will continue to monitor.

58 Avery Hill – No communication from owners; re-inspected 6/6/23 (no change). Notice of Violation and Intent to Cite sent 6/7/23, certified mail receipt received; reinspected 7/6/23, no improvement, Citation sent 7/11/23 in the amount of \$600.00; will continue to monitor

528 Colonel Ledyard Highway—Notice of Citation Assessment sent 5/9/23 in the amount of \$14,600; conducted an additional inspection on 6/26/23 (no improvement); after phone calls (6/20/26 & 6/26/23) and Planning and Zoning Office visit (6/22/23), Mr. DeChesser (owner) assured that there would be improvement by 7/3/23; 7/6/23 inspection showed minimal improvement from the front yard; according to Mr. DeChesser, the vehicles that were removed are not coming back, and the new vehicles were from the back (some are to run his business), will continue to monitor.

18 Crestview Drive.—Notice of Citation Assessment sent 5/9/23 in the amount of \$15,300; no response and Certified mail NOT returned; re-inspection 6/6/23 (minimal improvement) only; hand delivered 6/12/23. Right to Hearing sent 6/20/23 and posted on property 6/21/23; will continue to monitor.

1711 Route 12 – Request for Voluntary Compliance sent 6/8/23 for the abandoned/blighted house. Returned to sender 6/26/23; sent to attorney in charge of the estate 6/26/23, and sent to address from most recent tax payment records 7/3/23; will continue to monitor.

7 Sleepy Hollow Pentway— Notice of Violation Blight sent 6/8/23; Bill (owner) agreed to clean property for a reinspection before July 17th (having surgery); site visit 7/6/23, confirmed significant ongoing progress; will continue to monitor.

1496 Route 12— Site Plan violations— Notice of Violation Site Plan 1496 Route 12 sent 5/17/23; owner (Ceravolo) called 6/28/23 and is reportedly in the process of evicting the tenant in violation; Ceravolo provided eviction notice signed 6/6/23; will continue to monitor.

1644 Route 12—Letter requesting plan for bringing Blighted/dilapidated structures to compliance sent 7/3/23.

New Cases:

4 Coachman Pike— Request for Voluntary Compliance 6/14/23 for trash/dumping; 7/6/23 reinspection confirmed pile of trash removed (case closed).

1851 Center Groton Road— Request for Voluntary Compliance 6/14/23 sent for unpermitted commercial vehicle parking; owner came in 7/10/23 to begin permitting, granted 30 day extension; will continue to monitor.

33 Stonybrook Road—Unable to view the property due to the long driveway for first inspection of a garbage complaint 6/27/23; Letter requesting an inspection sent 6/14/23; reinspected the property 6/27/23 and no trash was on the property (case closed).

34 Village Drive—Letter requesting compliance regarding a construction trailer sent 6/15/23. Will continue to monitor.

7 River Drive—Request for Voluntary Compliance sent 6/20/23 for damaged/blighted structures; letter returned to sender; letter readdressed to executor at 11 Allyn Lane 7/3/23; will continue to monitor.

47 Laurel Leaf Drive—Request for Voluntary Compliance sent 7/3/23 for trash/Blight complaint; will continue to monitor.

16 Coachman—Complaint for trash/Blight, inspection 6/27/23 no violation (case closed).

55 Eagle Ridge Drive— Request for Voluntary Compliance sent 6/28/23 for a trash/Blight pile; reinspection 7/10/23 no violation (case closed).

Complaints Received:

- 4F Long Pond Road –Short Term Rental without a permit
- 46 Long Pond Road –Short Term Rental without a permit
- 1851 Center Groton Road—Parking several commercial trucks and equipment on residential property
- 4 Coachman Pike—Blight/debris pile with rodent sightings, second complaint received after a week
- 47 Laurel Leaf—In person complaint, likely unpermitted poly shed, tires, chain link fence parts
- 87 Stone Court—Blight pile
- 55 Eagle Ridge Drive—Blight pile
- 7 River Drive—Blighted buildings
- 34 Village Drive—Construction trailer exceeding practical use
- 33 Stonybrook Road—Trash/dumping
- 16 Coachman Pike—Trash/dumping
- Ledgewood Drive —Junk
- 45 Laurel Leaf—Trailer
- 48 Laurel Leaf—Trailer
- 14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed