

Roxanne Maher

From: Capon, J Anthony <tcapon@pitt.edu>
Sent: Friday, July 22, 2022 12:10 PM
To: Jennifer Day
Cc: Town Council Group; Roxanne Maher; tom.baudro@yahoo.com; howard.j.craig@gmail.com; jawrach@gmail.com; pawwhitescarver@mac.com; katiescanlon@rocketmail.com; martyengrew@gmail.com; gstvil@alum.rpi.edu; rcodding@comcast.net; Mary E. Graham; Kirk Bryson; Kieran Day; Fred Allyn, III; Juliet Hodge
Subject: Re: Ongoing issue: 576 Lantern Hill Road

Jennifer,

I can tell you that PZC is aware of it. Because this is a legal matter I can't be more specific than that at this time.

Tony

Sent from my iPhone

On Jul 22, 2022, at 10:22 AM, Jennifer Day <jennifer_rene_day@yahoo.com> wrote:

Good morning Everyone,
Another Friday, another collection of Perkins Lawn Care employees working in the barn on commercial landscape equipment.





We look forward to any next steps the Town of Ledyard is taking to enforce the stipulated agreement, either through PZ&C, Land Use, or the Town Council.
Thank you.
Jennifer Day

On Friday, July 15, 2022 at 01:49:13 PM EDT, Jennifer Day <jennifer_rene_day@yahoo.com> wrote:

Good afternoon Everyone,

As the Town offices are closed on Fridays, Perkins Lawn Care employees use this opportunity to blatantly work on their commercial lawn care equipment.
Below are 2 shots taken at by me 1:17P this afternoon. Kirk Bryson also took additional photos if any corroboration is needed.
There are 3 employees, in logo-ed t-shirts, power washing several zero-turn mowers for the Perkins Lawn Care business. Please note the truck is lettered as well.

We look forward to any information re: next steps the Town of Ledyard is taking, either through PZ&C, Land Use, or the Town Council.
Thank you.

Jennifer



On Thursday, June 23, 2022 at 09:43:21 AM EDT, Roxanne Maher <council@ledyardct.org> wrote:

Roxanne M. Maher



Administrative Assistant to

the Ledyard Town Council

(860) 464-3203

council@ledyardct.org

Town Hall Hours:

Monday – Thursday 7:30 a.m. to 4:45 p.m.

CLOSED FRIDAYS

From: Jennifer Day <jennifer_rene_day@yahoo.com>

Sent: Thursday, June 23, 2022 9:15 AM

To: Roxanne Maher <council@ledyardct.org>

Cc: tom.baudro@yahoo.com; tcapon@pitt.edu; howard.j.craig@gmail.com; jawrach@gmail.com; pawwhitescarver@mac.com; katiescanlon@rocketmail.com; martyengrew@gmail.com; gstvil@alum.rpi.edu; rcodding@comcast.net; Roxanne Maher <council@ledyardct.org>; Mike Cherry <mj.cherry@comcast.net>; Fred Allyn, III <mayor@ledyardct.org>; Kirk Bryson <k.williambryson@gmail.com>; Mary E. Graham <megdvm92@comcast.net>

Subject: Re: Ongoing issue: 576 Lantern Hill Road

You don't often get email from jennifer_rene_day@yahoo.com. [Learn why this is important](#)

Good morning Everyone,

We want to thank you once again for your time last night. We appreciate your attention and questions more than you can know. We look forward to any guidance you can

provide re: the jurisdiction of the stipulation between the Town of Ledyard and Perkins Properties and hope we will hear something soon.

I've attached a .pdf with pictures of Perkins Lawn Care employees, commercial snowplow and lawn equipment, barrels of used oil and brake fluid stored outside. It spans from December 2021 to yesterday; covering both snow work and lawn care. The notes in between pictures have some shorthand, detailed below.

Thank you again.

Jenn and Kieran Day

- PLC: Perkins Lawn Care
- EE: employee
- Joe is the foreman
- 586z is the adjacent 88 acres in North Stonington

On Tuesday, June 21, 2022, 05:30:34 PM EDT, JRD <jennifer_rene_day@yahoo.com> wrote:

Thank you Kevin!

We would appreciate any guidance you have on the matter and the jurisdiction.

Jenn

On Jun 21, 2022, at 5:14 PM, Kevin J. Dombrowski <KJDom@ledyardct.org> wrote:

Jennifer,

Thanks you for reaching out. We will take a look at the information provided and see if there is any action the council can take. But be advised, if this is still considered to be a Zoning issue, by State Statue, the

Town Council has no jurisdiction with regard to this matter and it must be handled by the Planning and Zoning Commission and the Land Use office.

Thanks

Kevin Dombrowski

Chair

Ledyard Town Council

From: Jennifer Day <jennifer_rene_day@yahoo.com>

Sent: Tuesday, June 21, 2022 10:53 AM

To: Kevin J. Dombrowski <KJDom@ledyardct.org>; Andra Ingalls <aingalls@ledyardct.org>; wirwin@ledyard.net <wirwin@ledyard.net>; greysallb@comcast.net <greysallb@comcast.net>; tmalo@ledyardct.org <tmalo@ledyardct.org>; gpaul@ledyarct.org <gpaul@ledyarct.org>; Naomi Rodriguez <NaomiR@ledyardct.org>; Timothy Ryan <tryan@ledyardct.org>; William Saums <WSaums@ledyardct.org>; tom.baudro@yahoo.com <tom.baudro@yahoo.com>; tcapon@pitt.edu <tcapon@pitt.edu>; howard.j.craig@gmail.com <howard.j.craig@gmail.com>; jawrach@gmail.com <jawrach@gmail.com>; pawwhitescarver@mac.com <pawwhitescarver@mac.com>; katiescanlon@rocketmail.com <katiescanlon@rocketmail.com>; martyengrew@gmail.com <martyengrew@gmail.com>; gstvil@alum.RPI.edu <gstvil@alum.RPI.edu>; rcodding@comcast.net <rcodding@comcast.net>

Cc: Mike Cherry <mj.cherry@comcast.net>; Fred Allyn, III <mayor@ledyardct.org>; Kirk Bryson <k.williamsbryson@gmail.com>; Mary E. Graham <megdvm92@comcast.net>

Subject: Ongoing issue: 576 Lantern Hill Road

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Good morning,

We would like to bring all members up to date re: an ongoing issue at 576 Lantern Hill Road.

The property is a 1.8 acre parcel with a former milking parlor / barn and no other structures - there is no residence on the property. It is zoned R80, stipulated for farming only and is in the middle of a rural residential area. Since the landowner, Mark Perkins of Perkins Properties LLC, took possession of the property in 2013 he has run a commercial landscaping and snowplow business out of the barn, using it as a mechanic work and equipment shop, and also as a place for his employees to gather and muster. There has never been any farming, crop or livestock, on the property since Mr. Perkins took ownership.

The Town has taken legal action against the landowner 5 separate times over the last 7 years and has won each time. The original legal action resulted in a stipulated

agreement between the Town and Mr. Perkins dated October 2016. It clearly lays out the uses for the property, allowing for farming only. Mr. Perkins and his employees continue to use the barn for mechanic work only; barrels of chemicals continue to be stored outdoors on the property near the wetlands.

The Ledyard Town Planner had proposed renegotiating the stipulation to permit commercial activity on the property *in order to bring Mr. Perkins into compliance*. Our ask is to continue to enforce the court order - it has been upheld in the courts on 5 separate occasions. Mayor Allyn has stated if Mr. Perkins wishes to change the stipulation he will need to do so via the courts.

Our questions are:

- Is the Town Council and Zoning Board aware of these ongoing issues? The Town has been working to enforce these issues with Mr. Perkins for 9+ years now
- It is our opinion that this is no longer wholly a zoning issue, as the legal stipulation is between the Town of Ledyard and Mr. Perkins. As such, we would appreciate the Council's assistance in maintaining the stipulation, as well as continuing to enforce it
- Former ZEO Mike Cherry started an additional contempt motion when he witnessed auto work occurring in the barn January of this year. He was working with Atty. Landolina to initiate the contempt, but that enforcement action dissipated earlier this year with the change of personnel in the Town Planner and ZEO positions.

Attached are 7 documents, pertinent to the Town of Ledyard dispute with Mr. Perkins:

- 2016 Cease and Desist
- 2016 Permissibility agreement (stipulated agreement)
- 2017 Motion for Contempt #1
- 2019 Motion for Contempt #2
- 2019 Appellate Judgement in favor of the town
- 2020 Motion for Contempt #3
- 2022 letter of support from Lantern Hill Valley Association

Knowing how busy the Council and Board is, we appreciate your time and attention to these documents and this matter.

Thank you!

Kieran and Jennifer Day



