



# TOWN OF LEDYARD

## Land Use Department

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### Activity Report

July 11, 2023—August 3, 2023

#### 1. SITE VISITS:

- 7/11/23 1644 Route 12—Reinspection blight—Site visit to confirm
- 27A Long Cove Road—Complaint trash/dumping—Site visit to confirm (file closed)
- 1682 Route 12—Erosion control follow up—Site visit to explain necessary landscaping updates
- 986 Long Cove Road—Blighted lawn during drive by
- 1528 Route 12—Bark N' Brew site walk
- 7/18/23 528 Colonel Ledyard Highway—Reinspection Junkyard—Site visit to confirm progress
- 66 Meetinghouse Lane—Complaint commercial MV storage—Site visit to confirm (file closed)
- 14 Meetinghouse Lane—Complaint Blighted lawn—Site visit to confirm
- 7/19/23 7 Chidley Way—Site Plan—NSFH
- 12 Chidley Way—Site Plan—NSFH
- 7/20/23 34 Village Drive—Construction Trailer—Site visit to confirm
- 44 North Glenwoods Road—Complaint Trash/Junk—Site visit to confirm
- 103 Inchcliffe Drive—Reinspection Junk/MVs—Site visit to confirm
- 7/26/23 13 Chidley Way—NSFH As-built inspection (completed Req's)
- 15 Chidley Way—NSFH As-built inspection
- 528 Colonel Ledyard Highway—Reinspection Junkyard—Site visit to confirm
- 7/31/23 1699 Center Groton Road—Complaint Junkyard—Site visit to confirm (not visible from road)
- 26 Lake Street—Reinspection Blight/MVs/Trash—Site visit to monitor progress
- 23 Devonshire—Blighted lawn and siding—Site visit to confirm
- 159 Whalehead Road—Complaint trash along road—Site visit to confirm
- 22 Anderson Drive—Reinspection blighted yard and structures—Site visit to confirm
- 20 Bluff Road West—Blighted lawn—Site visit to confirm
- 5 Bluff Road West—Blighted lawn/Boats/MVs—Site visit to confirm
- 1496 Route 12—Reinspection site plan violation—Site visit to confirm
- 884 Long Cove Road—Reinspection Junk/MVs—Site visit to confirm
- 103 Inchcliffe Drive—Reinspection Junk—Site visit to confirm
- 8/1/23 40 Blacksmith Drive—Reinspection Junk Vehicles—Site visit to confirm
- 18 Crestview Drive—Reinspection MV storage, dumpster, and junk—Site visit to confirm
- 411 Colonel Ledyard Highway—Reinspection commercial activity in residential zone/vehicle/equipment storage—Site visit to confirm
- 17 Bluff Road West—Complaint Blighted/abandoned marine vehicles—Site visit to confirm

## **2. ENFORCEMENT:**

### **Update on Open Cases:**

**103 Inchcliffe Drive**—Inspection on 7/20/23 revealed significant progress (in response to the NOV-IC sent 5/15/23 with follow up correspondence and extension), minimal remaining furniture moved to the curb (furniture still on curb 8/1/23 inspection); will continue to monitor.

**22 Anderson Drive**—Inspected 7/31/23 (to follow up on extension given for Notice of Continued Blight sent 5/15/23) blighted lawn, ongoing issues with garage, gutters, etc; sent letter with instructions for full compliance 8/2/23; will continue to monitor.

**40 Blacksmith Drive**—Instructions for full compliance sent 7/12/23 (in response to significant progress made in 7/6/23 reinspection for NOV-IC sent 5/15/23); reinspected again 8/1/23 no progress, slight increase in MV parts; will draft a letter within the next week; will continue to monitor.

**8 Robin Lane**—Correspondence regarding state of property transfer from National Field Representatives (NFR) on 7/12/23 included number for debt collection service; will reach out to the owner when the court has collected the funds to transfer the property.

**130 Vinegar Hill Road**—Follow up letter (following the first letter stating general compliance if the dumpster removed 6/15/23) about the dumpster (and lawn) sent 7/19/23; will continue to monitor.

**411 Colonel Ledyard Highway**—Inspection on 7/27/23 revealed continued violation (in response to an extension given to Bill Spicer who received a Citation on 5/22/23 and agreed to clean the property), sent instructions for full compliance 7/3/23; Reinspection on 8/1/23 (following the 7/3/23), no improvement since last letter; will contact Mr. Spicer and will continue to monitor.

**21 Gallup Drive**—Left a voicemail and email to Mr. Schmitz (7/20/23) requesting proof of sale of the business operated on his property (Notice of Violation and Intent to Cite (Final) sent 6/5/23); Mr. Schmitz came in to Land Use Office to discuss (and sent) his dissolution of LLC documents, and also discussed removing commercial vehicles (8/1/23); Mr. Schmitz stated he will send change of registration documents for his soon to be personal truck and was informed that he cannot park, store, or have the large commercial vehicles come and go from the property; will continue to monitor.

**58 Avery Hill Road**—Citation sent 7/11/23 in the amount of \$600.00 for junk vehicles on the property; Owner came in 7/17/23, provided registration information for the vehicles on the property (file closed)

**528 Colonel Ledyard Highway**—Reinspection 7/17/23 with Mr. Dechesser (for Notice of Citation Assessment sent 5/9/23, Right to Hearing sent 6/26/23, and various correspondence and reinspections) created list of vehicles on property to ensure no new vehicles are coming in; Reinspection 7/26/23 with Mr. Dechesser, three vehicles were removed from the property (on the list) and scheduled reinspection in two weeks; will continue to monitor.

**18 Crestview Drive**—Reinspection on 8/1/23 confirmed violation ongoing (since the Notice of Citation Assessment sent 5/9/23 and Right to Hearing sent 6/20/23); will continue to monitor and work with hearing officer for further action.

**1711 Route 12** —Leonard Slater (has power of attorney) reached out via phone call 7/12/23 (for the 7/3/23 Request for Voluntary Compliance), stated he will have landscaping done by end of the month and a plan for the rest of the property; 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**—Reinspection 8/1/23 (for Notice of Violation Site Plan sent 5/17/23 and call from Mr. Ceravolo stating he would evict the tenant including 6/6/23 eviction notice to tenant) U-hauls still observed; will continue to monitor.

**1644 Route 12**—In person visit to Land Use Office 7/12/23 from co-owner Kathie Owens (in response to the 7/3/23 letter requesting a plan to bring Blighted/dilapidated structures to compliance), Ms. Owens requested additional information and said would work to resolve the issues; sent the additional requested information via email 7/13/23; Contractor hired by Ms. Owens and the other co-owner, collected information related to jobs to give quote on repairs, favored demolition based on cost (7/25/23); will follow up with contractor and continue to monitor.

**7 River Drive**—Leonard Slater (has power of attorney) reached out via phone call 7/12/23 (regarding the Request for Voluntary Compliance sent 7/3/23), will have landscaping done by end of the month and a plan for the rest of the property; will continue to monitor.

**45 Laurel Leaf Drive**—Request for Voluntary Compliance sent 7/12/23 for RV as accessory apartment complaint; owner called 7/19/23 clarified no one has been occupying the trailer and offered for an in person inspection (case closed).

**7 Ledgewood Drive**—Request for Voluntary Compliance sent 7/12/23 for Junk complaint; will continue to monitor.

**10 Ledgewood Drive**—Complaint Junk in front of garage, site visit 7/10/23; NOV RVC sent 7/18/23; Owner called and is working to remove the junk (7/25/23) will reinspect in two weeks/continue to monitor.

**12 Ledgewood Drive**—Complaint Junk in front yard, site visit 7/10/23; NOV RVC sent 7/19/23; will continue to monitor.

**6 Eska Drive**—Ongoing STR case (2022): Called Ederjson Pierre 7/27/23 to remind him the hearing date (8/8/23 at 2PM and location).

**26 Lake Street**—Ongoing blight case: previous inspections property was in compliance (6/7/23 and 7/6/23), however 7/31/23 inspection had slight increase in debris in yard including a washer and dryer; will continue to monitor

#### **New Cases:**

**986 Long Cove Road**—Heavily blighted lawn observed while driving on Long Cove Road 7/13/23; NOV RVC sent 7/18/23; Returned to sender 7/31/23, sent to recently updated address 8/2/23; will continue to monitor.

**45 Thomas Road**—Complaint (brought to attention by Fire Marshal) MVs/running unpermitted business 7/19/23; Letter summarizing past action, requesting State issued MV Repair License, and moving business to 7 Fairway Drive (provided the appropriate license) sent 7/24/23; will continue to monitor.

**44 North Glenwoods Road**—Complaint Trash/Junk 7/19/23; inspection 7/20/23 revealed lawn greater than 9 inches and Blight; NOV RVC sent 7/20/23; will continue to monitor.

**1699 Center Groton Road**—Complaint Junkyard 7/31/23; inspection 7/31/23, no violation visible from roadway; requested photos from neighbors yard from neighbor that filed the complaint via email; will continue to monitor.

**23 Devonshire Drive**—Inspection 7/31/23 identified blighted lawn and siding; RVC sent 8/2/23; will continue to monitor.

**159 Whalehead Road**—Complaint 7/31/23 trash bags along road; inspection 7/31/23 confirmed, owner filling trash bags at the time and said bulk trash coming that day; person filing complaint called back later that day; will reinspect.

**17 & 20 Bluff Road West**—Inspection 7/31/23 in response to a complaint about a blighted lawn at 20 Bluff Road West, returned 8/1/23 to inspect lot across the street with several out-of-date registered boats also mentioned in inspections (July and August 2022) confirmed; RVC sent 8/2/23; will continue to monitor.

### **Complaints Received:**

- 45 Thomas Road—Fire marshal reported in person had received a complaint about Greer Automotive on the property
- 44 North Glenwood—Blighted lawn/Junk
- 986 Long Cove Road—Blighted lawn
- 419 Pumpkin Hill Road—Shipping Container/Connex
- 20 Bluff Road—Lawn and Junk Boats