



Chairman S. Naomi  
Rodriguez

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works Committee

### ~ AGENDA ~

Regular Meeting

**Monday, January 8, 2024**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

In -Person: Council Chambers, Town Hall Annex Building

Remote Participation Information Noted Below:

**Granicus/Legistar Meeting Portal**

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/86127708312?pwd=I8CITWbtCMTeSpBsaEGbLAzvQdyrZD.1>**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 861 2770 8312 Passcode: 633786**

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the following:

- Organizational Meeting Minutes of December 11, 2023
- Special Meeting Minutes of December 11, 2023

**Attachments:** [LUPPW-MIN-2023-12-11-ORGIZATIONAL.pdf](#)  
[LUPPW-MIN-2023-12-11-SP.pdf](#)

VI. OLD BUSINESS

- 1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Attachments:** [Blight Report May - JANUARY-2024.docx](#)  
[Blight Report May - July-2023.docx](#)  
[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

2. Spicer Homestead Ruins - Historical Research and Photos.

**Attachments:** [Spicer Homestead Report -Historic Research Sarah Holmes 2022.pdf](#)  
[Spicerr Ruins- Photos.pdf](#)  
[Historic District Commission Minutes-2023-12-18.docx](#)

VII. NEW BUSINESS

3. Any other New Business proper to come before the Committee.

IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 24-0004

**Agenda Date:** 1/8/2024

**Agenda #:**

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## MINUTES

### **Minutes:**

MOTION to approve the following:

- Organizational Meeting Minutes of December 11, 2023
- Special Meeting Minutes of December 11, 2023



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher

Chairman S. Naomi Rodriguez

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
ORGANIZATIONAL MEETING

Monday, December 11, 2023

6:00 PM

Town Hall Annex Building

DRAFT

I. The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

II. ROLL CALL –

Table with 6 columns: Attendee Name, Title, Status, Location, Arrived, Departed. Rows include Jessica Buhle, Kevin Dombrowski, Gary St. Vil, S. Naomi Rodriguez, April Brunelle, Earl (Ty) Lamb, and Roxanne Maher.

III. BUSINESS OF MEETING

1. MOTION to set the Land Use/Planning/Public Committee’s Regular Meeting date for the 2024 Calendar Year to be the first Monday of the month at 6:00 p.m. in the Town Hall Annex Building as noted below:

Land Use/Planning/Public Works Committee (1st Monday, Annex Building 6:00 p.m.)

Table showing meeting dates: January 8\*, February 5, March 4, April 1, May 6, June 3, July 1, August 5, September 9\*, October 7, November 4, December 2, January 6, 2025.

^ Denotes meeting cancelled due to holiday

\* Denotes regular meeting date scheduled is different from regular schedule

Moved by Councilor Buhle, seconded by Councilor Dombrowski
Discussion: Councilor Dombrowski noted because the Land Use/Planning/Public Works (LLUPW) Committee’s meetings fall on a Monday, that the following two meetings were changed to the second Monday, due to Holidays:

- January 8, 2023 (Moved due to New Year's Day Holiday)
- September 9, 2023 (Moved due Labor Day Holiday)

**VOTE: 3 – 0 Approved and so declared**

**RESULT: 3 – 0 APPROVED [UNANIMOUS]**  
**MOVER:** Jessica Buhle, Town Councilor  
**SECONDER:** Kevin Dombrowski, Town Councilor  
**AYES:** Jessica Buhle, Kevin Dombrowski, Gary St. Vil

2. Review of outstanding action items as forwarded in Land Use/Planning/Public Works Committee's memo dated November 8, 2023.

Councilor St. Vil noted the following items were forwarded to the Land Use/Planning/Public Works Committee to continue to address:

- (1) Process to designate the Spicer Ruins, within the Clark Farm property, as a Registered Historical Site.
- (2) Progress of enforcing regulations to address blight issues.

Councilor Dombrowski explained that to provide for a seamless transition and for continuity the Town Council and its Subcommittees have traditionally identified and forwarded to the incoming Committee business items they believed warranted additional attention/action. He also explained that in accordance with Roberts Rules of Order:

*"After each annual meeting in such case, the board elects new officers and committees, the same as if the entire board had been re-elected.*

*All unfinished business falls to the ground when the new board is elected.*

*It is customary for the by-laws to require an annual report from the Board of Managers, which usually gives a brief account of its doings for the year with recommendations for the future."*

**RESULT: COMPLETED**

**IV. COMMENTS OF COMMITTEE MEMBERS**

Councilor Dombrowski stated that he looked forward to working with the new members of the LUPPW Committee.

**V. ADJOURNMENT**

Councilor Dombrowski moved the meeting be adjourned, seconded by Councilor Buhle  
**VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:04 p.m.**

Respectfully submitted,  
  
 Gary St. Vil  
 Committee Chairman  
 Land Use/Planning/Public Works Committee



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher

Chairman S. Naomi Rodriguez

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
SPECIAL MEETING

Monday, December 11, 2023

6:15 PM

Town Hall Annex Building

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor St. Vil at 6:15 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. ROLL CALL –

Table with 6 columns: Attendee Name, Title, Status, Location, Arrived, Departed. Rows include Jessica Buhle, Kevin Dombrowski, Gary St. Vil, S. Naomi Rodriguez, April Brunelle, Earl (Ty) Lamb, Karen & Kieth Parkinson, and Roxanne Maher.

- III. CITIZENS' PETITIONS – None.
IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.
V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of November 6, 2023
Moved by Councilor Dombrowski, seconded by Councilor Buhle

VOTE: 3 - 0 Approved and so declared

- IV. BUSINESS OF THE MEETING
1. Progress regarding the enforcement of regulations to address blight issues

Councilor St. Vil stated that the review of blighted properties was a long-standing item that was forwarded from the Town Council’s Twenty-sixth Land Use/Planning/Public Works Committee (LUPPW).

Councilor Dombrowski provided some background explaining that the review of Blighted Properties has been included on the LUPPW Committee’s Agenda to monitor how effective Ordinance #300-012 (rev 1) “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was; and to see if the Ordinance needed to be modified. He stated the LUPPW Committee has been receiving quarterly updates from the Land Use Department’s Blight Enforcement Officer.

Councilor St. Vil questioned whether Ordinance #300-012 (rev 1) “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was effective as written.

Councilor Dombrowski stated that they believed the provisions provided in Ordinance #300-012 (rev 1) were effective, explaining that the intent of the Ordinance was to get property owners to comply. However, he stated because the Land Use Department Office has been short-staffed that the quarterly Blight Property Reports have not been provided on a regular basis.

Councilor St. Vil questioned whether the LUPPW Committee needed to continue to carry this item on their agenda. Councilor Dombrowski stated at some point the LUPPW Committee could remove this item from their Agenda.

Councilor Buhle noted that the last Blight Report attached to the meeting packet was dated May – July, 2023. Councilor St. Vil asked for an updated Blight Report to be provide for their January 8, 2024 meeting.

<b>RESULT: NO ACTION</b>	<b>Next Meeting:01/08/2024 6:00 p.m.</b>
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2. Discuss the process to designate the Spicer Ruins, within the Clark Farm property, as a Registered Historical Site.

Mr. Earl (Ty) Lamb, 93 Lambtown Road, Ledyard, Historic Commission Member, stated that he appealed to the previous Land Use/Planning/Public Works Committee ( LUPPW Committee Meetings 10/10/2023 & 11/6/2023) to consider seeking a historical designation of a 2-3 acre area of the Spicer Homestead Ruins, which was located within Clark Farm Property (1025 Colonel Ledyard Highway).

Mr. Lamb provided some background noting that based on the Tri-Town Trail Association (TTT) approaching the Historic District Commission to solicit their interest to preserve and to seek a historical designation for the Spicer Homestead Ruins from the State that the Historic District Commission has been doing some research to determine whether it was a viable project. He went on to state that the Historic District Commission has included on their December 18, 2023 Agenda an item to consider whether they would accept the Spicer Homestead Ruins parcel, should the Town Council Assign the Administrative Control of the parcel to them.

Councilor Dombrowski stated the Town Council would not assign Administrative Control/Oversight of the Spicer Homestead Ruins parcel to the Historic District Commission until after the town received the Historic Designation from the State.

Ms. Karen Parkinson, 55 Rose Hill Road, Ledyard, Tri-Town Trail Association (TTT) President, stated that she has been working with Mr. Lamb on this initiative to obtain a Historical Designation of the Spicer Homestead Ruins property from the State. She questioned whether Councilor Buhle and Councilor St. Vil have walked the Tri-Town Trail that runs from Bluff Point to the Preston Plains Park. Both Councilor Buhle and Councilor St. Vil responded that they have not walked the Tri-Town Trail. Ms. Parkinson stated that she would be happy to take them on a walk of the Trail and to the Spicer Homestead Ruins site, noting that it would give them a better understanding regarding this historic designation project. She also stated walking the Tri-Town Trail would give them some history, which has become common knowledge of the Tri-Town Trail.

Ms. Parkinson went on to state in working to construct/develop the Tri-Town Trail, they discovered a very old forest near the border of Mr. Bill Geer's property. She stated in the forest they found a very old large "Erratic Rock". She stated in talking with families who have lived in town for many generations the Tri-Town Trail was told that there was an old homestead in that area. She stated in researching the area they found an old dug well, and the remnants of a homestead house where the center chimney was. She stated because the Tri-Town Trail Association did not want to go through the homestead area they rerouted the trail to go around the parcel. She went on to note that the Spicer Homestead dated back to 1650 at which time Peter and Mary lived in the home with eleven children. She stated to put this into perspective that it was 100 years before the Revolutionary War and 110 years before the Historical Nathan Lester House was built on Vinegar Hill Road. She stated five generations lived at the Spicer Homestead. She stated in the 1780's the property was divided and sold, and they now have Spicer Hill Road and other places. She stated the Spicer Family was one of Ledyard's Founding Fathers that settled in the area between 1650 – 1700 (Allyn Family, Geer Family, Spicer family, and others). She stated the Clark Farm was bought in 1889 from the Geer Family and used as a major Dairy Farm.

Ms. Parkinson stated the Tri-Town Trail Association used some grant funding to hire Sarah Holmes, PhD Archaeology Consultant to conduct an Archaeological Land Record Study to verify that that the site was the Peter and Mary Spicer Homestead dating back to 1670; and they have obtained an Archaeological Site Number. She stated the Tri-Town Trail Association's mission was to build the Trail; and because the Tri-Town Trail Association was not a Historic Preservation Organization, she engaged the Historic District Commission, noting that Mr. Lamb has been very helpful. She stated there were stone walls around the house with small gardens and a barn. She stated they were hoping to use a drone to outline the immediate area where the house was located, stating that this was the area they would like to preserve.

Councilor Dombrowski stated although the details that Ms. Parkison has mentioned would be important to know, that before they talk about getting drones, or mapping out the area, etc., or applying to the State that they have to figure out the path forward.



Councilor Dombrowski noted the following:

- Determine whether the Historic District Commission wanted to take on the Spicer Homestead Ruins parcel.
- Does the Town want to entertain pursuing preserving the Spicer Homestead and seek a Historic Designation from the State.
- Need to obtain an 8-40 Review from the Planning & Zoning Commission to state that the historic preservation and designation of the Spicer Homestead was consistent with the Plan of Conservation & Development (POCD).

Councilor St. Vil questioned whether there was any documentation that outlined the actions/process required to designate/preserve a historic parcel in town.

Councilor Dombrowski stated the Tri-Town Trail Association was not an Agency of the Town of Ledyard. Therefore, he stated the Historic District Commission would be the ones to take the lead on this initiative. He explained that the Historic District Commission should lay out a plan regarding the process and the actions required to seek/obtain a historic designation that they would then present to the Land Use/Planning/Public Works Committee as part of the process to obtain Town Council authorization to proceed with the project.

Councilor Dombrowski went on to explain that the Town owned the Clark Farm, and that it was under the Administrative Control/Oversight of the Town Council, noting that the Tri-Town Trail Association only had an easement to the property to access their Trail. Therefore, he suggested if Ms. Parkinson would like to participate in the project with the Historic District Commission that she should do so as a private citizen, and not as a member of the Tri-Town Trail Association. Ms. Parkinson agreed, noting that the Tri-Town Trail Association was a 501(c) 3 Organization and was not an Agency of the Town

Councilor St. Vil stated that he appreciated the Archaeologist's Report that was provided to the LUPPW Committee in September, 2023; and he questioned whether there was any other documentation that resulted from the Tri-Town Trail Association's work pertaining to the Spicer Homestead. Ms. Parkinson stated that the Tri-Town Trail Association obtained a \$1,000 Grant from the Ledyard Rotary for fencing and signage for the Spicer Homestead. She stated the Tri-Town Trail Association could obtain permission from the Ledyard Rotary to transfer this Grant Funding to the Historic District Commission to be set-aside for the project. However, she stated that they did not have any other deliverables pertaining to the Spicer Homestead.

Councilor Dombrowski suggested the LUPPW Committee schedule a Site Walk of the Spicer Homestead. Councilor St. Vil agreed and suggested the Committee select a date for the Site Walk. Councilor Buhle questioned the ability to hike the property in January due to the weather.

Councilor St. Vil stated that he would like to see the LUPPW Committee collaborate with the appropriate Commissions to determine the way forward in seeking a historic designation of the Spicer Homestead Ruins. He stated that they all recognized that they needed to conduct their due diligence to ensure they were proceeding in the proper manner. He stated that he would like to hear more from Historic District Commission Member Mr. Lamb.

Mr. Lamb noted at their December 18, 2023 meeting that the Historic District Commission would be considering the following:

- Whether seeking a State Historic Designation of the Spicer Homestead Ruins was a viable project.
- Consider establishing an Account in which they could receive funding toward the Spicer Homestead Ruins Project.
- Discuss Developing a Plan with the LUPPW Committee.

Councilor St. Vil questioned what would happen if the Historic District Commission decided that they did not want to take on the Historic Designation of the Spicer Homestead Ruins project. Councilor Dombrowski explained that if the Town Council decided that obtaining a Historic Designation of the Spicer Homestead Ruins was a viable project that they could move forward with the initiative, noting that the property would remain under the Town Council's Administrative Control/Oversight. He suggested the LUPPW Committee wait for the results of the Historic District Commission's December 18, 2023 meeting. He stated if the Historic District Commission agreed to take on the Spicer Homestead Ruins project that the LUPPW Committee should schedule a Joint Meeting with the Historic District Commission to discuss project.

Chairman Rodriguez suggested the LUPPW Committee review the List of Administrative Control of Town-Owned – Town Leased Property that was recently updated on August 23, 2023.

<b>RESULT: CONTINUE</b>	<b>Next Meeting: 01/08/2024 6:00 p.m.</b>
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3. Any other Old Business proper to come before the Committee. – None.

IX. ADJOURNMENT-

Councilor Buhle moved the meeting be adjourned, seconded by Councilor Dombrowski

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Gary St. Vil  
Committee Chairman  
Land Use/Planning/Public Works Committee



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1953

**Agenda Date:** 1/8/2024

**Agenda #:** 1.

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## LAND USE

### **Subject/Application:**

Continued discussion regarding the progress of enforcing regulations to address blight issues.

### **Background:**

The purpose for the LUPPW Committee to review the status of Blight issues was to monitor how effective Ordinance #300-012 (rev 1) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was and to see if the Ordinance needed to be adjusted.

Ledyard was one of the first towns in the area to adopt an Ordinance to address blighted properties. Since the Ordinance was initially adopted in 2013, it was revised in 2019 to include some language that Groton had in their Ordinance. Groton's Ordinance has been tested in court and held up.

The intent of Ordinance #300-012 (rev 1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was to have property owners comply, and not necessarily impose punitive fines or take them to court. To-date they have had success with getting most properties owners to comply.

The Town Council only had authority to change the Ordinance, the enforcement authority lied with the Blight Officer.



# TOWN OF LEDYARD

Land Use Department

Alex Samalot

Assistant Zoning Official/Blight Enforcement Officer

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

[zoning.official@ledyardct.org](mailto:zoning.official@ledyardct.org)

## BLIGHT REPORT FOR LUPPW COMMITTEE 7/17/23-1/2/24

### 1. NEW COMPLAINTS :

**V=VERIFIED**

**R=Remedied**

**NV=No Violation**

- 986 Long Cove Road (V) (R)
- 44 North Glenwood Road (V) (R)
- 159 Whalehead Road (V) (R)
- 99 Meetinghouse Lane (V) (R)
- 27 Highland Drive (V)
- 396 Pumpkin Hill Road (V) (R)
- 550 Lantern Hill Road (V)
- 9 Pinelock Drive (V)
- 101 Lambtown Road (V) (R)
- 16 Crestview (NV)

### 2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

**27 Highland Drive**—Complaint and inspection for garbage (and other Blight) on yard 9/20/23. RVC sent 9/21/23, and significant decrease in garbage during 10/17/23 inspection. Letter for full compliance sent 10/30/23. Garbage from 10/17/23 inspection removed, but new pile observed during 11/21/23 inspection. Letter for full compliance sent 11/27/23. Significantly less garbage observed during 12/20/23 inspection (close to compliance), will continue to monitor.

**550 Lantern Hill Road**—October 16<sup>th</sup> complaint of Blighted Trailer. Observed a dilapidated structure during 10/17/23 inspection. Spoke to owner latter that month, and the ownership of the structure is in probate. Will be pursued as a zoning violation when clear ownership established.

**9 Pinelock Drive**—November 20<sup>th</sup> complaint of a Blighted Commercial Vehicle on Pinelock Drive. Vehicle observed between 7 and 9 Pinelock Drive during 11/21/23 inspection. RVC for Blighted commercial motor vehicle (MV) parking sent to 9 Pinelock 12/4/23, returned to sender, then posted on property 12/13/23. Will reinspect within a month.

**16 Crestview Drive**—Complaint of Junk/Blighted MV 12/26/23. No violation at time of inspection (12/27/23). Close to a violation, and property has had a similar complaint/inspection in February 2023, will reinspect periodically.

### 3. OPEN BLIGHT CASES: OLD/ONGOING

**23 Devonshire**— Review of file indicated 2022 violation for vegetation greater than 9 inches and missing siding. Inspected 7/31/23 (confirmed violation) and RVC sent 8/3/23. Performed reinspection 8/16/23, and the lawn was mowed. Had various correspondence with owner and following inspections. Confirmed lawn consistently mowed and owner working to collect materials and contract out labor. Most recent correspondence 12/5/23, will continue to monitor.

**7 River Drive**— Complaint 6/15/23 for damaged/blighted structures. Various inspections and Request for Voluntary Compliance sent 6/20/23. Letter returned to sender, then readdressed to executor at 11 Allyn Lane 7/3/23. Phone call 7/12/23 and various subsequent correspondence from Leonard Slater (related to owner and in contact with power of attorney). Property was landscaped and revealed further Blight. Instructed Leonard to remove garbage (and other Blight) beneath the vegetation during follow up phone call 8/16/23. In 8/18/23 email and various following correspondence with Elizabeth (Beth) Sabilia (family attorney and current power of attorney), Asst. ZEO was informed of various issues with ownership with the probate estate. Various correspondence and inspections with some progress. Additional correspondence in November with Listing Agent for 7 River Drive related to information on potential uses of the property and the need for continued progress of the Blight violation. During recent correspondence (12/20/23) was assured by Mr. Slater the property would be ready for reinspection by the end of the month.

**1711 Route 12**—Complaint 3/6/23 for an abandoned/blighted house and overgrown yard. Various inspections and Request for Voluntary Compliance sent 6/8/23. 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. Phone Call Leonard Slater 7/12/23, (related to owner and in contact with power of attorney) and various correspondence led to the landscaping of the property. Further garbage (and other Blight) observed beneath vegetation. Instructed Mr. Slater to also remove the garbage below the vegetation in phone call 8/16/23 and various correspondence. In the email correspondence beginning in August, Elizabeth (Beth) Sabilia (family attorney and current power of attorney) was informed of various issues with ownership with the probate estate. Various correspondence with some progress, including recent correspondence (12/20/23) which Mr. Slater stated the property would be ready for reinspection by the end of the month.

**528 Colonel Ledyard Highway**—Ongoing Blighted MV case: no decrease in Blighted vehicles observed during 9/14/23 inspection from outside the no trespassing signs (related to Right to Hearing sent 6/26/23 and various correspondence). On 9/21/23, through phone correspondence with Mr. Dechesser, Blight Enforcement Officer and Town Planner informed Mr. Dechesser he is not granted an extension due to consistent lack of progress. Mr. Dechesser claimed he would come to Land Use Office to come up with new plan for full compliance at an unspecified date (and never followed up). Mr. Dechesser was informed inspections on the property are necessary to prove compliance when achieved. Sent *Notice of Assessment For Violation Of Blight Ordinance* (9/28/23) with an assessed penalty of \$28,100.00. According to most recent correspondence from Town Attorney 1/2/24, court has entered judgement and Attorney working on Property Lien.

**18 Crestview Dr.**— Ongoing Blighted MV case: Additional complaints 10/20/23 and 11/13/23 for Blighted vehicles on the property. Sent *Notice of Assessment For Violation Of Blight Ordinance* (10/17/23) by certified and first class mail with assessed penalty of \$30,700. Certified mail return to sender received by Asst ZEO 11/27/23. According to most recent correspondence from Town Attorney 1/2/24, court has entered judgement and Attorney working on Property Lien.

**22 Anderson Drive**—Periodic inspections and various correspondence with respect to Notice of Continued Blight sent 5/15/23 for Blighted residence and overgrown vegetation. House was listed for sale by 9/30/23, incremental progress up to 12/27/23 inspection, where all issues were addressed (except the garage door). The property has been regularly landscaped; will continue to monitor.

**7 Sleepy Hollow Pentway**—Periodic inspections and various correspondence with respect to Notice of Violation Blight sent 6/8/23 for discarded furniture (& other Blight) as well as an unregistered vehicle. Bill (owner) has been agreeing to clean property and has had several having significant surgeries. Significant progress during various inspections including the most recent 12/20/23 inspection. Gave instructions for full compliance via phone 12/21/23; will continue to monitor.

**1644 Route 12**— Periodic inspections and various correspondence with respect to a letter requesting the plan for bringing Blighted/dilapidated structures to compliance (sent 7/3/23). Various conversations with contractor, Karen (an Owner), Town Planner, and Mayor. During the most recent correspondence 12/22/23, Karen sent name of Commercial Real Estate agent and that she is going to be working to sell the property; will continue to monitor.

**8 Robin Lane**—Periodic inspections and various correspondence with National Field Representatives (NFR) with respect to the 12/07/22 NOV Blight for unregistered vehicles. NFR, the company responsible for the foreclosure replied via voicemail they are no longer responsible for the property (which was in court for collections). Regularly checked assessment records and reached out to NFR for signs the property had gone through collections. Letter sent to new owner on Property Card 10/12/23. Follow-up letter with instructions for full compliance (and a copy of the NOV Blight sent 11/27/23). The new owner contacted Land Use Department 12/4/23, and stated the remaining vehicle does not have title (which is why it has not been moved yet), owner working on it, granted 4-week extension.

#### **4. CLOSED BLIGHT CASES THIS QUARTER:**

##### **Old:**

**5 Bluff Road West**—Review of file indicated 2022 violation for storing unregistered boats. RVC sent 8/22/23 following 7/31/23 inspection. After various correspondence with the owner, boat registrations were received by land use office 10/16/23, no remaining violation.

**17 & 20 Bluff Road West**—Review of file indicated 2022 violation for overgrown lawn and storing unregistered boats. RVC sent 8/2/23, and no violation during 8/14/23 inspection. No remaining violation.

**10 Ledgewood Drive** —Site visit 7/10/23 to confirm complaint of garbage (and other Blight on the same day). RVC Sent 7/19/23. Owner came in 7/25/23, to request a two-week extension (granted). Significant progress 8/9/23 inspection and no violation observed during 8/30/23 inspection.

**12 Ledgewood Drive** —Site visit 7/10/23 to confirm complaint of garbage (and other Blight on the same day). RVC sent 7/18/23, and no violation 8/30/23 inspection.

**14 Meetinghouse Lane**—Inspection 7/17/23 to confirm Blighted lawn, trash/dumping, and dilapidated shed (following 7/11/23 complaint). Renovation work occurring on-site. No violation by 8/9/23 reinspection.

**130 Vinegar Hill Road**— Periodic inspections and various correspondence with respect to Request for Voluntary Compliance sent 5/16/23 for improper storage of garbage (and other Blight). Some improvement during 6/6/23 reinspection. Sent a letter stating general compliance if the dumpster removed 6/15/23 & 7/19/23. No violation observed during 8/16/23 inspection.

##### **New:**

**986 Long Cove Road**—RVC sent 8/2/23 and NOV Blight sent 8/30/23 for vegetation significantly greater than 9 inches (observed during drive by 7/13/23 and 8/30/23). Owner called 9/5/23, stated they cleared front yard, scheduled reinspection for the same week. No Violation during 9/7/23 inspection.

**44 North Glenwood Road**—RVC sent 7/20/23 for improper storage of garbage (and other Blight) and vegetation greater than 9 inches (complaint 7/19/23). No Violation during 8/30/23 inspection.

**159 Whalehead Road**—Many garbage bags observed along curb during 7/31/23 inspection (following complaint the same day). The owner was on the property filling the garbage bags during the inspection. She stated she was getting rid of mothers hoarded items and bulk trash was scheduled. Granted three-week extension to finish cleaning house and remove garbage bags. No violation observed during 8/16/23 inspection.

**99 Meetinghouse Lane**—Complaint 9/7/23 for overgrown vegetation and blighted marine vessel and motor vehicles. Various inspections, RVC sent 9/11/23, and NOV Blight mailed and posted on property by 11/16/23 for Blighted lawn and motor vehicles. Owner called 11/20/23, requesting an extension and follow up inspection (granted). No violation observed during 12/4/23 inspection.

**396 Pumpkin Hill Road**—Observed vegetation greater than 9 inches during 10/4/23 inspection (after complaint the same day). RVC sent 10/10/23, and no violation observed on 10/31/23 inspection.

**101 Lambtown Road**—Observed improper storage of garbage (and other Blight) 11/29/23 following complaint 11/27/23. RVC sent 11/30/23, and no violation during 12/13/23 inspection.



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**  
*Juliet Hodge, Director*  
741 Colonel Ledyard Highway, Ledyard, CT 06339  
Telephone: (860) 464-3215  
Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

## **BLIGHT REPORT FOR LUPW COMMITTEE**

### **1. NEW COMPLAINTS :**

**V=VERIFIED**

- 4 Coachman Pike—Blight/debris pile with rodent sightings **(V) (R)**
- 47 Laurel Leaf—Junk/Blight **(V) (R)**
- 87 Stone Court—Blight pile **(V) (R)**
- 55 Eagle Ridge Drive—Blight pile **(V) (R)**
- 16 Coachman Pike—Trash/dumping **(V) (R)**
- Ledgewood Drive —Junk multiple properties **(V)**
- 14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed **(V)**
- 33 Stonybrook Rd. – Excessive Garbage **(V) (R)**
- 7 River Dr. Blighted buildings - **(V)**
- 7 Summit Dr. – Junk **(V) (R)**

### **2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED**

**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.

**10 Ledgewood Drive** —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/19. No response

**12 Ledgewood Drive** —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/18. No response

**14 Meetinghouse Lane**—Blighted lawn, trash/dumping, dilapidated shed. – Inspection 7/17/23 to confirm. Possible renovation work. Will reinspect.

### **3. OPEN BLIGHT CASES: OLD/ONGOING**

**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), sent Right to Hearing same date; 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 Dr.**—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.

**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.

**26 Lake St.**- Not at the point that it is considered fully blighted. Monitoring monthly.



**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. 6/27/23 inspection revealed continued violation, sent instructions for full compliance 7/3/23; 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.

**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.

**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.

**1644 Route 12**—Letter requesting plan for bringing Blighted/dilapidated structures to compliance sent 7/3/23; Phone conversation with Karen Majalian, going to hire contractors to remedy blighted structures, lawn mowed monthly as well as additional landscaping; 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.

**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; Spoke with new owner, MV issue being addressed. Will continue to monitor.

#### 4. CLOSED BLIGHT CASES THIS QUARTER:

##### **Old:**

**7 Chestnut Lane** – House in disrepair/rodents/Gen. Blight: Inspected 5/30/23. Contractors on site cleaning up.

**949 Long Cove Rd.** – Junk pile. New owner purchased property. Junk removed. Inspected 6/14/23.

##### **New:**

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

**47 Laurel Leaf Drive**—Request for Voluntary Compliance sent 7/3/23 for trash/Blight complaint; inspection 7/10/23 No violation observed.

**87 Stone Court:** Blight Pile/Rodents – Inspected 6/28/23. Violation not visible from Stone Court.

**55 Eagle Ridge Drive**— Request for Voluntary Compliance sent 6/28/23 for a trash/Blight pile; reinspection 7/10/23 No violation observed.

**16 Coachman Pike** – Trash/dumping - Not enough for a violation; inspected 6/13/23, could not see behind house.

**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.

**27 Long Cove Rd.** – Junk outside: Couch removed as of 7/13/23.

**7 Summit Dr.** - Complaint trash/dumping—Site visit to confirm 7/10/23 – No violation observed.

AN ORDINANCE  
CONCERNING BLIGHT AND PUBLIC NUISANCE  
FOR THE TOWN OF LEDYARD

Section 1. Purpose/Declaration

It is hereby found and declared that there exist in the Town of Ledyard a number of blighted properties and that continued existence of blighted properties constitutes a continuing nuisance and contributes to the decline of our neighborhoods. Existence of blighted properties adversely affects the economic well-being of the Town of Ledyard.

Section 2. Authority

This Ordinance is enacted pursuant to the Connecticut General Statutes (C.G.S.), Section 7-148(c)(7) and Section 14-150a. This Ordinance is to be enforced as a blight ordinance, pursuant to Section 7-148(c)(7)(H)(xv), and as a nuisance ordinance, pursuant to C.G.S. Section 7-148(c)(7)(E).

Section 3. Scope of Provisions

Many of the blighted properties may be rehabilitated, reconstructed, demolished, cleaned up, groomed, maintained, returned to satisfactory condition or reused to provide decent, safe, sanitary housing or commercial facilities. Such rehabilitation, reconstruction, demolition, cleanup or reuse of the blighted and nuisance properties would eliminate, remedy and prevent adverse conditions.

This Ordinance shall apply to the maintenance of all properties now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes, land preserved in its natural state through conservation easements, or areas designated as inland wetlands and watercourses.

Section 4. Definitions

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings, unless the context indicates otherwise:

- A. Legal Occupancy - Occupancy in accordance with state building, state fire, local zoning, or all other pertinent codes and Connecticut General Statutes.
- B. New Owner Or New Occupant - Per PA 12-146(3)(b) , "new owner" means any person or entity who has taken title to a property, and "new occupant" means any person who has taken occupancy of a property, within thirty days of the notice, of violation and reasonable opportunity to remediate required by C.G.S. 7-148 ( c ) (7)(h)(xv).
- C. Dilapidated - Any building or structure or part thereof that would not qualify for a Certificate of Occupancy or which is deemed an unsafe structure as defined in the Connecticut State Building Code, or any dwelling or unit which is designated as unfit or unsafe for human habitation as defined by the Connecticut Health Code.
- D. Abandoned Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel which has the appearance that the owner has relinquished control without the intent of reclaiming it including but not limited to, a vehicle or marine vessel with no marker plates, or one

E. Abandoned Property - Any real property on which there is a vacant structure and on which (1) real property taxes have been delinquent for one year or more and orders have been issued by the Fire Marshal, Building and Zoning Official or Health District and there has been no compliance with these orders within the prescribed time given by such official or within 90 days, whichever is longer, (2) the owner has declared in writing to the Building and Zoning Official that the property is abandoned or (3) there has been a determination by the Zoning Official, in accordance with this Ordinance, that the vacant structure contributes to blight.

F. Blighted Property -Any building, structure or parcel of land in or on which at least one of the following conditions exists:

1. It is dilapidated as documented by the Building and Zoning Official.
2. It is being used for or used as storage or harbor for illegal activity as documented by the Police Department, including criminal activities per investigations, arrest warrant applications and actual arrest convictions.
3. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department.
4. The condition of the building, structure or parcel of land constitutes an unsafe structure as defined by the Connecticut Building Code and poses a serious or immediate danger to the safety, health or general welfare of the community as documented by the Building and Zoning Official or by the Health District.
5. It is not being adequately maintained, as determined by the following factors:
  - a. missing or boarded windows or doors, collapsing or missing walls, roof or floors,
  - b. seriously damaged or missing siding, or the building is otherwise dilapidated,
  - c. a structurally faulty foundation, fire damage, or physical hazards,
  - d. rodent harborage and infestation, improper storage of garbage, trash, rubbish, discarded household appliance or furniture, tires, discarded motor vehicle parts,
  - e. an overgrown plot of grass, customarily tended or mowed, adjacent to and/or part of a residence, business, commercial entity, or estate, wherein the grass has not been mowed and has grown to at least nine inches in length,
  - f. peeling or chipping paint exceeding thirty-three percent (33%) of the structure's total exposed surface area.
6. Any unregistered, abandoned or inoperable motor vehicle or marine vessel located on a parcel of land for a period exceeding 30 days.

Exceptions:

- a. Vehicles or marine vessels under cover. One unregistered motor vehicle or marine vessel being offered for sale by the owner or tenant provided said motor vehicle or vessel does not remain on the same property for a period exceeding 60 days.
- b. Motor vehicles located on a property of a business enterprise lawfully licensed by the Town of Ledyard and Connecticut Department of Motor Vehicles.
- c. Any motor vehicle, which is in operable condition specifically adapted or

- i. Only two such vehicles or vessels shall be allowed at one time on the property in question.
  - ii. Parts used in the restoration must be stored in the vehicle or marine vessel or in a structure.
  - iii. Such motor vehicles or marine vessels shall be covered and secured with a cover or tarp, provided the tarp is securely attached whenever work is not being done on them.
  - iv. The brush and growth under and around the motor vehicle(s) or marine vessel(s) shall be controlled and mowed.
- 7. It creates substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the neighborhood as documented by neighborhood complaints, which complaints have been independently substantiated.
  - 8. Its inadequate maintenance or dilapidated condition has led to the cancellation of insurance on proximate properties.
  - 9. Its inadequate maintenance or dilapidated condition has materially contributed to a decline or diminution in property values on proximate properties.
  - 10. It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible for maintaining safe conditions for the use of the public pursuant to ordinances and regulations of the Town of Ledyard, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash, which would in any way impede or imperil public travel upon said sidewalk or render it unsafe.
  - 11. It attracts or harbors rodents, insects, vermin or disease-carrying animals.
- G. Building and Zoning Official - Building Official as defined in C.G.S., Section 29-260.
  - H. Citation Hearing Committee - The Mayor shall appoint one or more Citation Hearing Officer(s), as defined in and pursuant to C.G.S., Section 7-152c to serve on the Citation Hearing Committee.
  - I. Enforcement Officer - The Enforcement Officer(s) are those authorized by the Mayor to take such enforcement actions and to issue citations as specified in this Ordinance.
  - J. Exempt Property - Any property acquired by the Town of Ledyard through foreclosure, eminent domain, or by a deed in lieu of foreclosure would be exempt from the provisions of this Ordinance only during the first six (6) months following the date of the foreclosure, and any building or structure undergoing remodeling being diligently conducted and pursued under an active building permit would only be exempt during such remodeling period.
  - K. Inoperable Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.
  - L. Marine Vessel - A ship, boat or other craft used in water navigation
  - M. Motor Vehicle - Any device propelled by any power other than human power that is or was

- N. Neighborhood - An area of the Town of Ledyard comprised of premises or parcels of land any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town of Ledyard.
- O. Public View - Visible from any public right of way or neighboring property.
- P. Sidewalk. Any public way adjacent to streets, highways and those public rights of ways used for vehicular traffic that are used for pedestrian traffic.
- Q. Under Cover Completely enclosed in a garage or other building serving the same purpose of a garage.
- R. Unregistered Motor Vehicle or Marine Vessel Any motor vehicle or marine vessel that in its present condition is able to be registered but does not have a valid registration.
- S. Vacant - A period of sixty (60) days or longer during which a building subject to this Ordinance is not legally occupied. Vacant status in and of itself does not constitute a blighted building.

Section 5. Designation of Blighted Property

- A. The Enforcement Officer(s) shall be responsible for determining whether a property which comes to the attention of the Town, whether through written complaint or through the normal operations of the Town, is blighted according to the definitions in this Ordinance.
- B. The Enforcement Officer(s) shall investigate and document conditions of blight, if any, and file a written report with the Mayor or his/her designee. The Enforcement Officer's report shall state whether or not the property is a blighted property within the meaning of this Ordinance. Such report shall be kept by the Town and may be available to the property owner upon request.

Section 6. Property Owner Notification

- 1. Whenever the Town of Ledyard identifies a blighted premises, written notice of the violation shall be given to the owner and/or the occupant of the property, by posting a notice of the violation in a conspicuous location at the blighted premises, and delivering a copy of the notice of the violation to an owner, either by hand delivery or by mail. Said notice shall specify that the owner or occupant has seven days, from the date notice was posted and mailed, to remediate the blighted conditions, or the Town will take enforcement action. In the case of an unidentified owner or one whose address is unknown, the Enforcement Officer shall publish a notice in a local newspaper stating the property is cited for blight and, if applicable, whether the property has been determined to be abandoned.

The notice shall contain the following information:

- a. The address of the affected property.
- b. The exact nature of the violation.
- c. The time allowed for corrective action shall be in accordance with CGS 7-148.
- d. The penalty for continued violation of this Ordinance.
- e. The availability of a hearing procedure before the Blight Appeals Committee pursuant to CGS 7-152c; and
- f. The penalty for violation of this ordinance shall be \$100 for each day that a violation continues.

3. After the expiration of the seven-day period specified in subsection (A) of this section and without the alternate timetable specified in subsection (B) above, the Town of Ledyard, through its designated agents, may enter blighted premises during reasonable hours for the purposes of remediating blighted conditions, provided neither the Town of Ledyard, nor its designated agents, enter any dwelling house or structure on such property. Costs associated with the remediation of blight may be recovered by the Town in accordance with C.G.S. Section 49-73(b).

Section 7. Creation or Continuation of Blighted Property Prohibited

No person, firm or corporation, no owner, agent, tenant, operator, possessor of real property, and no other person responsible for the care, maintenance and/or condition of real property, shall cause or allow any blighted property, as defined in Section II of this Ordinance, to be created or continued.

Section 8. Enforcement: Criminal Violations And Civil Penalties

- A. Criminal Violations: Pursuant to C.G.S. 7-148 (c) (7) (H) (xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section 6(A) of this Ordinance, willfully violates Section 4 of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section 6 (A). This section is designated as a violation pursuant to C.G.S. 53a-27.
  1. No person or entity shall be found guilty of a violation pursuant to Section 7 (A) and a civil penalty pursuant to Section 7 (B) of this Ordinance for the same occurrence.
  2. Any person who is a new owner or occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate, provided pursuant to Section 6(A), prior to imposition of a fine; if the blight is remediated during said extension, the case shall be dismissed.
- B. Civil Penalties: Any person or entity who fails to comply with Section 4 of this ordinance, and, thereafter, fails to remediate the blighted conditions within five days of the notice provided pursuant to Section 6 (A) may be assessed a civil penalty for each building, structure or parcel of land in violation of this Ordinance. The amount of the civil penalty shall be one hundred dollars (\$100.00) per day. Each day a building, structure or parcel of land remains in violation of this Ordinance shall constitute grounds for the assessment of a separate civil penalty. The issuing officer shall deliver written notice of the civil penalty, either by hand delivery or by mail, to the owner or occupant responsible for the blighted premises. Said notice will include the nature of the violation and the penalty being assessed.
  1. Penalties assessed pursuant to subsection (B) of this section shall be enforceable by citation pursuant to C.G.S. Section 7-152c.
  2. Persons or entities assessed a penalty pursuant to subsection (B) of this section shall remit fines for said violation within ten (10) days of the mailing of notice thereof. The fine imposed shall be payable to the Town of Ledyard. Uncontested payments received pursuant to this subsection shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the person or entity making the payment.

Section 9. Civil Penalty Citation Hearing Procedure

- A. Notification of right to hearing. At the time that the civil penalty is assessed, the person

1. that the owner may request a hearing to contest the determination of blight and/or the assessed penalty,
2. that the owner must provide a written request for such a hearing within ten days of the date of notification,
3. that if the property owner does not demand such a hearing, an assessment and judgment shall be entered against the property owner
4. that the judgment may be issued without further notice.

B. Rights of the Respondent

1. Admission of Liability. If the property owner who is sent notice pursuant to subsection (A) above wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail in accordance with Section 7 (A) (2) above and remediate the blighted property. Payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the property owner making the payment.
  2. Constructive Admission of Liability. Any person or entity who fails to deliver or mail written demand for a hearing within ten days of the date of the first notice provided for in subsection A above shall be deemed to have admitted liability, and the Citation Hearing Board shall certify the property owner's failure to respond to the Citation Hearing Board. The Citation Hearing Board shall thereupon enter and assess the fines, penalties, costs or fees provided for in this ordinance including per diem penalties retroactive to the original date of expected remediation as specified in Section 6(A) and shall follow the procedures set forth in Section 8 (C) of this ordinance.
  3. Right to Hearing. Any person or entity who requests a hearing shall be given written notice of the date, time and place for the hearing. The hearing shall be held not less than fifteen days, nor more than thirty days, from the date of the mailing of notice, provided, the Citation Hearing Board may grant, upon good cause shown, any reasonable request by any interested party for continuance.
- C. Formal Hearing Procedure. The Citation Hearing Officer shall preside over a hearing which shall be held in the manner outlined in Connecticut General Statutes, Section 7-152c. The Citation Hearing Officer shall render the decision in writing and file it within five days with the Enforcement Officer, the Mayor, and send it by certified mail, return receipt requested, to the property owner or other responsible person and to all parties in the proceedings. The Citation Hearing Officer may decide one of the following:
1. Dismissal. If the Citation Hearing Officer determines that the respondent is not liable, the Citation Hearing Officer shall dismiss the matter, and enter the determination in writing.
  2. Finding of Liability: Assessment. If the Citation Hearing Officer determines that the respondent is liable for the violation, the Citation Hearing Officer shall enter and assess the fines, penalties, costs or fees against the respondent, as provided by the Section 7 (A) including per diem penalties retroactive to the expected date of remediation as set forth in Section 5 (A).

D. Notice of Assessment; Effect.

1. Assessments must be paid to the Town of Ledyard within 10 days of receipt of the Citation Hearing Officer's determination.



judicial district civil courthouse), together with the appropriate entry fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within the twelve-month period, assessments against the same person may be accrued and filed as one record of assessment.

- a. Entry of judgment. The court clerk shall enter judgment in the amount of the record of assessment, and court costs, allowed by the General Statutes, in favor of the Town pursuant to C.G.S. 7152(c).
  - b. Effect of judgment; levy of execution permitted. Notwithstanding any provision of the General Statutes, the Citation Hearing Officer's assessment, when so entered as a judgment, shall have effect of a civil monetary judgment, and a levy of execution on the judgment may issue without further notice, to the respondent.
- E. A decision of the Citation Hearing Officer may be appealed to Superior Court in accordance with the provisions of C.G.S., Section 7-152c(g).

#### Section 10. Failure to Respond to Citation

- A. If the property owner, agent, tenant or responsible person fails to respond to the citation of blight or is unwilling or unable to rehabilitate, demolish, groom, or maintain the blighted property according to the provisions of this Ordinance, the Town may:
1. Take the necessary steps to acquire blighted properties, which have been certified by the Building and Zoning Official to be abandoned pursuant to the Urban Homestead Act of the Connecticut General Statutes.
  2. Take the necessary steps to acquire and rehabilitate the blighted premises in accordance with the Town of Ledyard Plan of Conservation and Development.
  3. Take the necessary steps to acquire blighted properties using other state or federal means as they may be available.

#### Section 11. Removal of Abandoned, Inoperable or Unregistered Motor Vehicles

For all properties declared blighted properties within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which blighted condition has remained in effect for thirty (30) days or which motor vehicle has remained abandoned, inoperable or unregistered on site for thirty (30) days after:

1. Notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle; and
2. Notice in a newspaper having a general circulation in the Town of Ledyard.

The Chief of Police may provide for the removal and storage of said motor vehicle or parts thereof. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

If the costs of the removal and storage of the motor vehicle remain unpaid for a period of thirty (30) days, the Chief of Police may and shall remove the vehicle.

Ledyard at least ten (10) days prior to said auction date. The proceeds of such sale will be used by the Chief of Police to defray the costs of removal, storage and notice. If there should be any money left over after the payment of said costs, the excess proceeds shall be turned over to the owner of the property involved, or if the owner of the property is different from the owner of the abandoned motor vehicle, or if neither property is known, said funds shall be deposited in the General Fund of the municipality.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within 15 days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in the C.G.S., Section 7152c.

#### Section 12. Collection of Fines Imposed and Costs Incurred

- A. All fines imposed for violation of this Ordinance shall be payable to the Town of Ledyard and deposited in the General Fund.
- B. Upon petition of the property owner, the Town Council may waive and release the penalties and liens (excluding motor vehicle violations) if:
  - 1. The Town of Ledyard acquires the property; or
  - 2. At the time of the sale of the blighted property, in the Town Council's opinion, the buyer has the financial ability and intention and has indicated in writing to the Town Council his, her, or its intent to immediately rehabilitate the blighted property. Failure to rehabilitate the blighted property, within the agreed upon timeframe will result in reinstatement of the previous penalties and liens as well as accrual of additional penalties and liens from the date of the waiver.
- C. Pursuant to C.G.S., Section 7-148aa, any unpaid fine imposed pursuant to this Ordinance shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. In addition, pursuant to C.G.S. 49-73, any expenses incurred by the Town pursuant to this Ordinance shall be subject to a lien. Said lien may be foreclosed upon and enforced in the same manner as property tax liens. The Town of Ledyard Tax Collector is hereby empowered to place a lien on the land records in the manner as specified by Connecticut General Statutes provided a copy of said lien is mailed by first class mail to the owner as set forth on the most recent tax assessment list.

#### Section 13. Municipal Abatement

In any action to enforce this Ordinance or to enforce any violation hereof, including the failure to pay a fine or penalty, the Town of Ledyard may recover its costs, any and all fines provided for herein, equitable and legal relief, along with any reasonable attorney fees and its witness fees and such other relief as permitted by law.

#### Section 14. Administrative Responsibility

The Enforcement Officer(s) may prescribe administrative procedures necessary for the purpose of effectuating this Ordinance, which procedure shall be approved by the Town Council.

#### Section 15. Severability

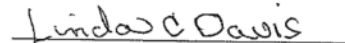
If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.


#### Section 16. Violation

Section 17. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and by the Ledyard Town Council on: October 23, 2019

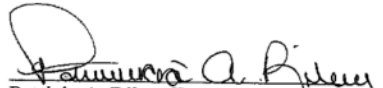
  
Linda C. Davis, Chairman

  
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

  
Patricia A. Riley, Town Clerk

\*\*\*\*\*  
Revision: Ordinance #130 "*Town of Ledyard Blight Ordinance*" Adopted March 12, 2013.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #130 "*Town of Ledyard Blight Ordinance*" to Ordinance #300-012. No changes were made to the Ordinance (Town Council September 25, 2019 meeting).

2013: Ordinance #130 "*Town of Ledyard Blight Ordinance*" was adopted after several years of work and debate. The intent of the Ordinance is to protect property values by providing the town with another tool to deal with problem properties in town, such as foreclosed properties/bank owned properties that have not been maintained for years. The Ordinance provides the town with a tool to request the bank mow the grass, trim the hedges, etc., because the neighbors are affected by the unmaintained property. The Ordinance also enabled the Town to request certain commercial and industrial properties be cleaned up and be maintained. The intent of the Ordinance is not intended to cause conflict between neighbors.

2019: The "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was a complete rewrite of the Town of "*Ledyard Blight Ordinance*", to more clearly define the intent.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-2143

**Agenda Date:** 1/8/2024

**Agenda #:** 2.

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AGENDA REQUEST  
INFORMATIONAL ITEM

**Subject:**

Spicer Homestead Ruins - Historical Research and Photos.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)

Sarah Holmes, PhD  
Archaeology Consultant  
860 501-1446 slh@att.net

Tri Town Trail Association  
Karen Parkinson, President  
860 464-1559  
[karen@thepaddockinc.com](mailto:karen@thepaddockinc.com)

November 21, 2022

### Annotated Report on Land Deed Research for the Spicer Homestead in Ledyard, CT.

The earliest 17<sup>th</sup> century land deeds granted to Peter Spicer from New London only provide a vague description of the actual metes and bounds and in many instances are incomplete.

Initially, Peter Spicer's lands were bounded with a swamp on the west and south. Other early land records identify a brook on the northern bound. Although it was not definitively proven through title search where Peter Spicer's first dwelling was located, the landscape in the vicinity of the "Spicer Rock" contains extensive field systems enclosed within stonewalls, along with a well and cellar holes that suggest great time depth.

Peter Spicer's descendants, Edward (2) and John (3) Spicer lived in separate residences in 1723

John Spicer's (4) farm included the land recently purchased by John Spicer (4) from Daniel Whipple of approximately 16 acres 11 rods.

The Whipple purchase became the north line of the Spicer farm measuring 115 rods in width (east to west) and provided the location of the northeast corner bound at the brook and highway (located near to the newly installed footbridge on the northwestern side of the large field at 1025 Colonel Ledyard Highway).

John Spicer's (4) last will and testament, dated May 6, 1769, stated he left his two sons, John Spicer (5) and Cyrus Spicer (5), his farm. The estate was equally divided, although John (4) left Cyrus the house.

The division of John Spicer's (4) in 1772 describes a 146 acre farm.

John Spicer (5) also receives one half of the orchard lying east of the dwelling house on the eastern side of the 146 acres.

Survey of division agreement/line:

- to begin the division line at a heap of stones in the north line of said farm 55 (52?)<sup>1</sup> rods westerly from northeast corner
- running south from said heap of stones 11 degrees east 150 rods to a **heap of stones south of the barn**
- south 7 degrees east 95 ½ (15 ½?) rods to an heap of stones
- south 5 degrees west 22 rods to an heap of stones
- south 7 degrees east 14-1/2 rods to heap of stones on **north line of Capt. Robert Geer land**

Survey of John's orchard:

- **one half of orchard lying east of dwelling house**
- beginning at southwest corner of George Geer land
- running south 13 degrees east across said orchard to heap of stones by a wall
- east 22 degrees north 11 ½ rods to George Geer's land
- with said George Geer's land to the first mentioned bound
- containing 1 acre 20 rods

The title search indicated the abutters on the Spicer property remain constant over time in regard to Cyrus Spicer's inheritance from his father John Spicer (4) in 1769. Benjamin Geer and George Geer's property abutted the Spicer land on the east, often with a brook as a boundary.

To review, the clearest survey regarding the location of any appurtenances including the Spicer dwelling is from the last will and testament of John Spicer's (4) in 1769 and the division of his estate totaling 146 acres inherited by his sons Cyrus and John Spicer in 1772.

**Suggestions:**

If the Town is interested, a request for an archaeological site number and an archaeological site form could be filed with the Office of State Archaeology. The site form would describe, at a minimum, the immediate area to the south of the bridge near "Spicer Rock", the possible cellar holes and the stone-well. The archaeological site description could also include the field system in this area.

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<sup>1</sup> The ink is faded on this page and difficult to decipher, the dimension could be 52 rods, although 55 rods is the more likely candidate

Maps related to Spicer landholdings.

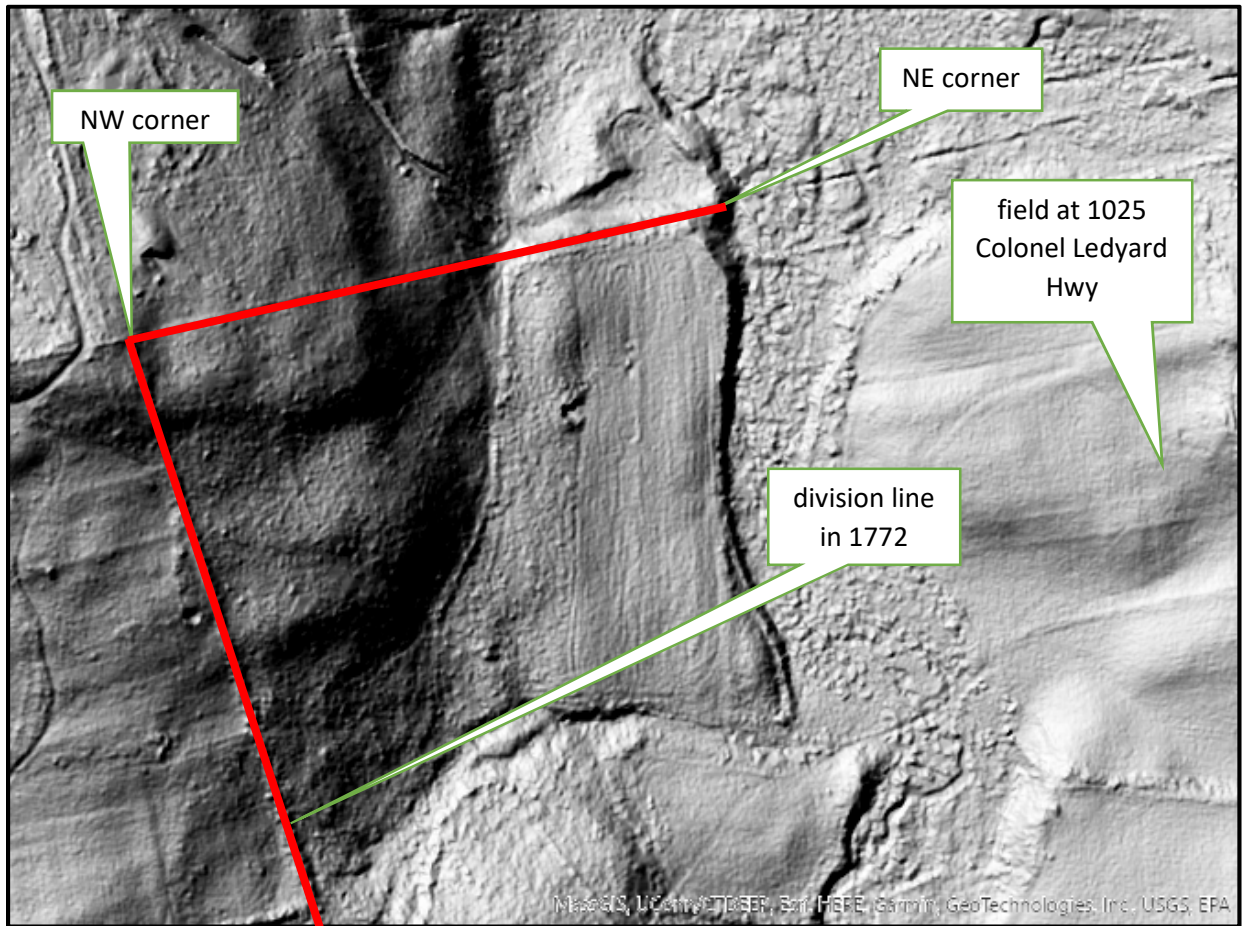


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle of the field. (<https://cteco.maps.arcgis.com/>)



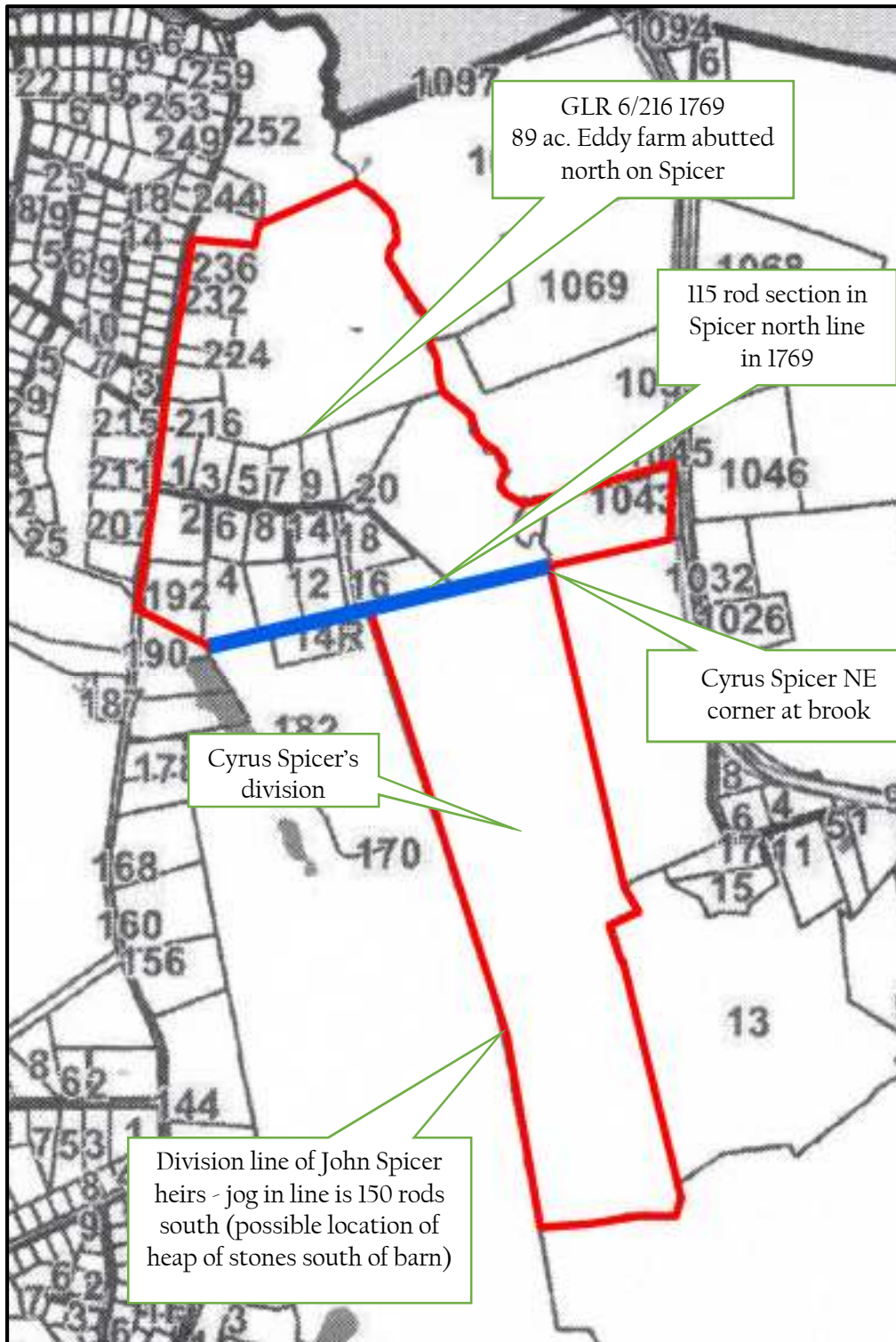


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)



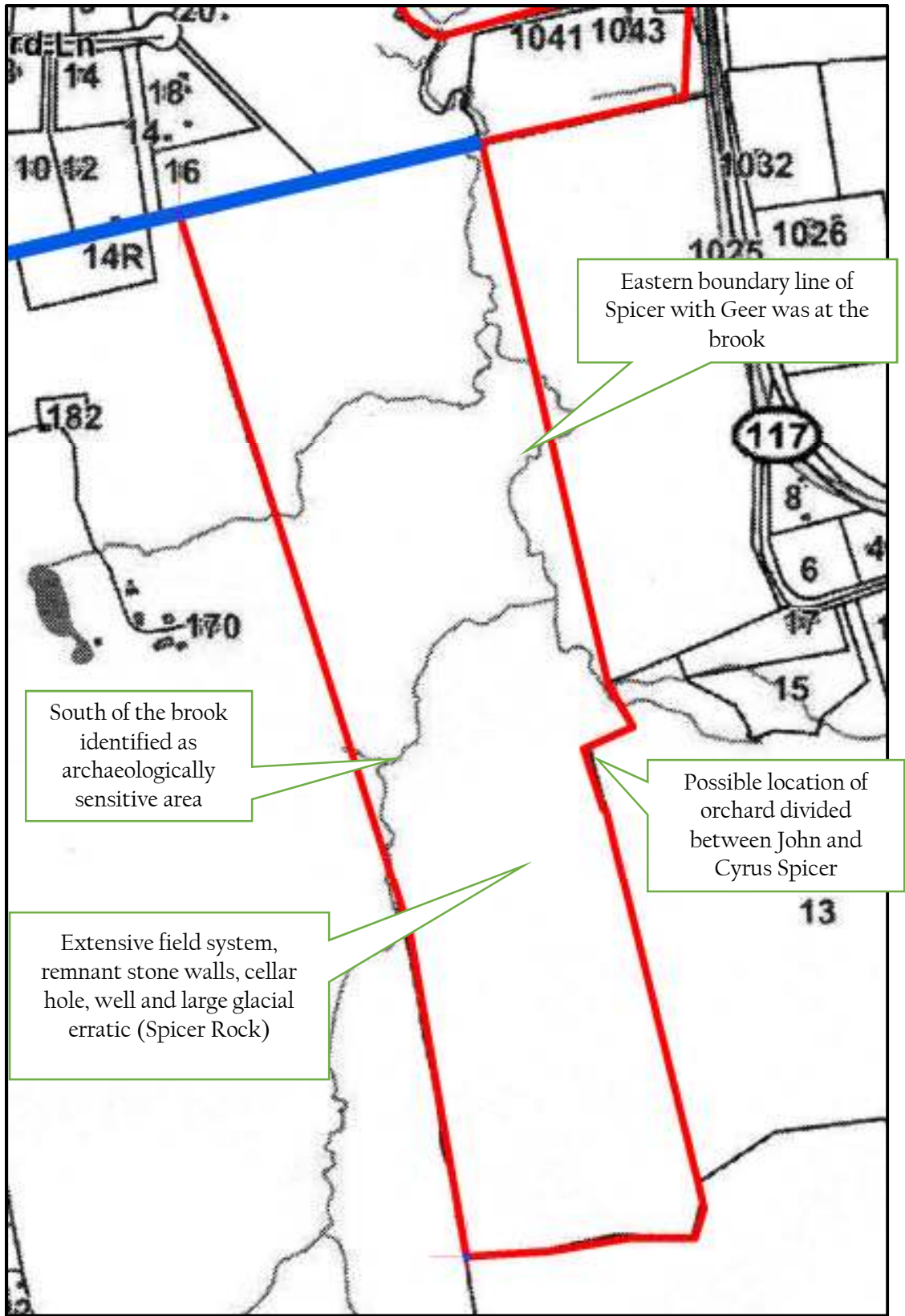


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



Fig. 4 TTT map marks location of “Spicer Rock”. Note wall east of the rock that zigs and zags with approximately a 10 rod sections of wall, possibly the location of John Spicer’s orchard.

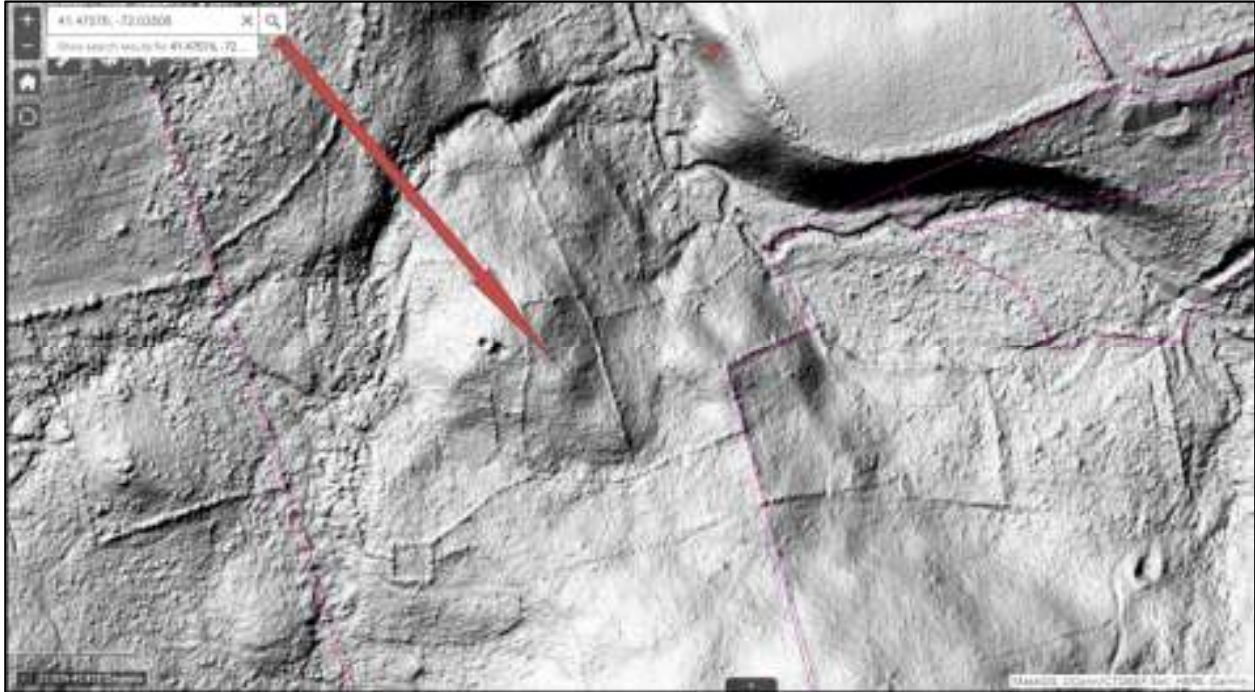


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.



# "SPICER BRIDGE" 2021

built by volunteers, funded by  
THE COMMUNITY FOUNDATION OF EASTERN CONNECTICUT



Spicer Ruins  
Site Access Bridge  
Actual Photos of:  
Existing Foundations

Rock Wall Pens

Old Orchard





# Spicer Ruins

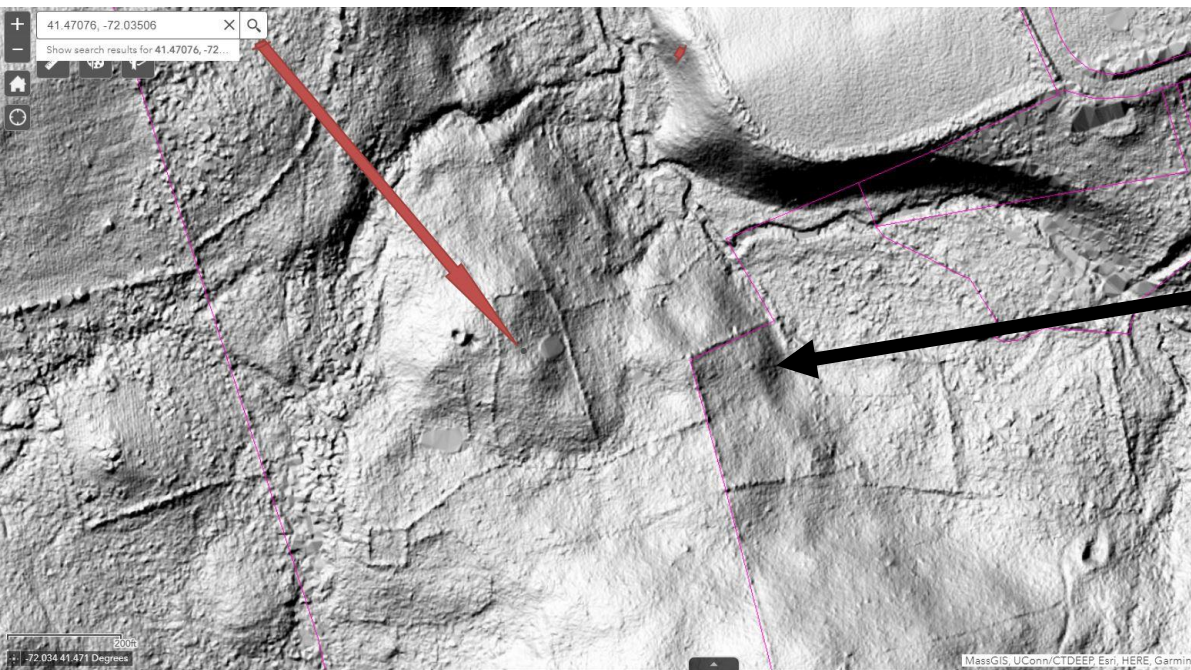
Lidar showing Rock Wall Pens, Foundations and well

Actual Photos of:

Existing walls

Spicer Rock

Spicer Well





## **Town of Ledyard Historic District Commission Meeting Minutes**

12/18/23

### **Present:**

Chairman Vincent Godino, Commissioners-Ty Lamb, William Barnes. Alternate Member Kelly Lamb.

Also in Attendance: Town Council Liasson: Tim Ryan

Members not in attendance: Commissioners: Douglas Kelley & Alternate Kenneth Geer.

Commissioner Melissa Dyson commission has expired and will not be coming back.

**Review and approval** of minutes Mover William Barnes and 2<sup>nd</sup> approver Ty Lamb. AYE all present

### **Fiscal Reports:**

Saw Mill: \$1,180 spent, \$447 remaining

Nathan Lester House: \$2,740 spent, \$6960 remaining

Capital Account: \$36,036

ARPA Funds: \$125,800 includes recent contract/cut PO

Donations:

Saw Mill: \$7,424

Nathan Lester House: \$11,337

Misc Center School/Preservation & Research: \$1,500

### **Status of ARPA Funds:**

Town has time limits for funds to be contracted by end of 2024 and spent by end of 2026

Vincent Godino sent out a Status of Historic ARPA funds estimates to Sheila Godino on 12/18/23

With Tim Ryan present conversations regarding the Saw Mill's projects-

William Barnes and Vin Godino: That the Line Penstock is a priority. He is looking for 3-5 qualified quotes. There is a need for expert advise to help write and evaluate the bids. There is a possibility of a company Stan Tech who has written similar RFP's. Bill referred to the town's ordinance purchasing guidelines.

Tim Ryan suggested reaching out to the Finance manager Matt Bonin or Steve Masalin from public works.

Continuing to discuss the projects for the Saw Mill that pose difficulty to quote out: The concrete pipes and pipes leading inside may need two approaches to repair estimate of 40-50k.

The Saw Mill is basically 3 parts for repair work: Mechanical, Water Flow and Intake pipes. The structure of the material needs to be water tight and last. Pipes go from Concrete to Steel. They are basically showing leakage at the connections between the two. They do not want to dig up the concrete. Plus, we need to be mindful of continuing to be Historically accurate.

Old Sturbridge Village has a similar mill and a member from the Village visits on occasion to discuss the mills.

Discussion to send the ARPA estimates to Matt tomorrow the ARPA estimates.

### **Committee Reports:**

Sawmill:

Supplemental Assessments being done. Utilizing the CT website of Vendors, we can use or can be submitted.

Discussed the Penstock Tyier. Alan was watching the water levels with all the rain we had recently. Very happy to report water levels did not affect the mill.

This month the Saw Mill has shut down for the season.

There was a brief discussion on the Black Smith house and Chris who is a volunteer.

Nathan Lester House:

Vin presented tonight as Doug was absent from our meeting and Melissa's commission has expired and was also not in attendance.

Renovation on the East Side's RFP will be ready in Jan for submission. We are trying to find a contractor who is knowledgeable and dependable. The scope of this renovation is siding and trim replacement due to rot. Window also need attention. All repairs are mindful of being historically accurate.

There was a brief discussion of the Movie release. To date there is no update.

Preservation & Research:

Ty Lamb presented need for vote on the authorization of the Research and Preservation Group to pursue the development of a roadmap in conjunction with LU to establish the Spicer Sites as Historic sites and gain admin control of this new site. This was put off till we were discussing new business.

Land use: Ty has been working with others (Karen, Victoria, Alyssa & Amiee) on site walks, goals on mapping out areas to be included with the Spicer location.

Signs: Working on 3 more signs presently- Latham House, 9-mile Spicer, and Watson House.

Park & Pollination Garden: Missed a meeting due to illness with the GOSHA to get authorization. Continued work is being done with the help of Victoria (walk thru, developing a mapping of the area, Sign)

Donation Account specific to Preservation & Research: This was brought up due to people asking Ty to donate. Vin to talk to Matt about opening a separate account.

Gales Ferry Sign: Vin-completion of the replacement approx. \$750.

Center School: Ken was absent

Social Media: Kelly Lamb has taken on the social media. Missy is working with her with the face book and Instagram pages.

### **Old Business none**

### **New Business**

Annual Review of Rules of Procedure: the Procedure was emails to all the commissioners on 11/27/23 to be reviewed by the commission. Vin discussed if there are any changes, we need a month before a vote. In the past the financial position was eliminated that we may possibly want to re-establish this.

Next month is the election of Officers. Vin has let us all know he will not be seeking the chair position again. He would like to possibly stay on as an alternative and help the new Chair settle into the new position.

Decatur Letter: Doug sent a letter to Director of land Use and Planning regarding the proposed destruction of Mt Decatur. Discussion of its significance: 5 revolutionary war veterans within the cemetery that resides there.

Roadmap vote for Research/Preservation: Motion to Authorize the research and Preservation group to pursue the development of a "Roadmap" in conjunction with the Land use committee of the town, to establish the "Spicer Historic District" and to place under administrative control of the Historic District Commission.

Motion made by Ty Lamb; it was seconded by Bill Barnes. Result: 4-0, Motion to authorize was approved.

**Adjournment:** motion and unanimous agreement to adjourn.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-096

**Agenda Date:** 1/8/2024

**Agenda #:** 3.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Any other New Business proper to come before the Committee.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)