



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee

~ AGENDA ~

Chairman
Kevin J. Dombrowski

Regular Meeting

Monday, October 2, 2023

6:00 PM

Town Hall Annex - Hybrid Format

PLEASE NOTE LOCATION

In -Person: Annex Meeting Room, Town Hall Annex Building

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

<https://us06web.zoom.us/j/81751978900?pwd=5ddKwKbswVaA5vaO9TfHdQ8XMYNcnz.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 817 5197 8900; Passcode: 980775

I CALL TO ORDER

II. ROLL CALL

III. RESIDENTS & PROPERTY OWNERS COMMENTS

IV. PRESENTATIONS / INFORMATIONAL ITEMS

Spicer Homestead - Historical Research and Photos.

Attachments: [Spicer Homestead Report -Hiistoric Research Sarah Holmes 2022.pdf](#)
[Spicerr Ruins- Photos.pdf](#)

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of June 5, 2023.

Attachments: [LUPPW-MIN-2023-08-07.pdf](#)

VI. OLD BUSINESS

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

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

2. Status update regarding security and safety concerns regarding Park on East Drive

Attachments: [East Drive Park-Jamieson -Saums e-mail Thread-2022-09-27.pdf](#)
[East Drive Park-Jamieson e-mail-2022-09-20.pdf](#)
[EAST DRIVE -Color-FLYER-NEWS PAPER-2022-07-20.pdf](#)
[East Drive Park-Informal Conversation 2022-07-20-Community Relations ltr dated 2022-07-02 to Residents-A.pdf](#)

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

VII. NEW BUSINESS

1. MOTION to extend Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties for one-year in accordance with provisions in Ordinance#100-018 (rev. 1) "An Ordinance Providing Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties".

Attachments: [ORD-#100-018 \(REV 1\)-ARCHERY HUNTING TOWN OWNED PROPERTY-2021-04-28.docx](#)
[ORD-#100-018 \(rev 1\)-APPENDIX - ARCHERY HUNTING TOWN OWNED PROPERTY-2021-04-28.docx](#)

2. 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

File #: 23-2143

Agenda Date: 11/6/2023

Agenda #:

AGENDA REQUEST
INFORMATIONAL ITEM

Subject:

Spicer Homestead - 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

November 21, 2022

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

The earliest 17th 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?)¹ 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.

¹ 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.

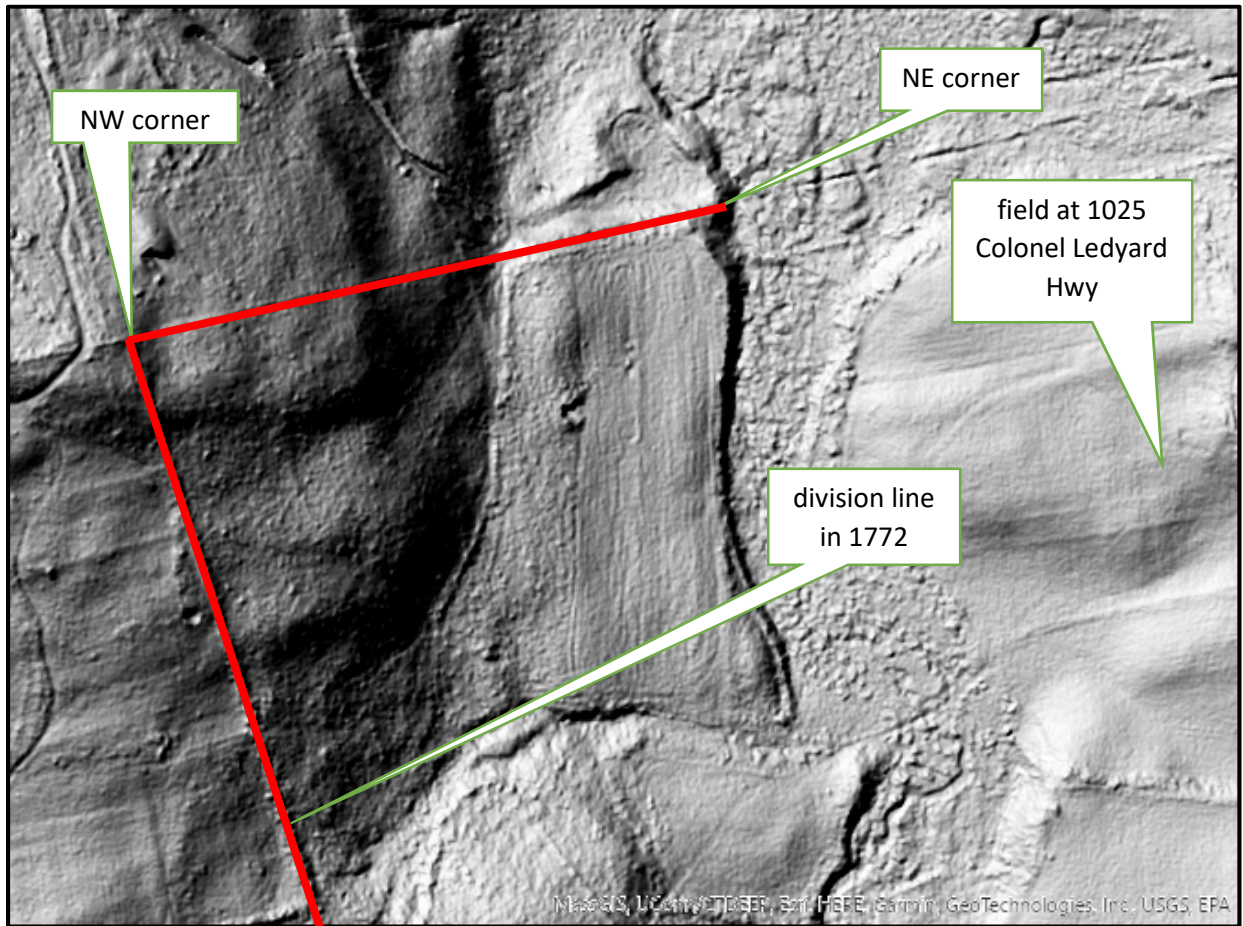


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle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

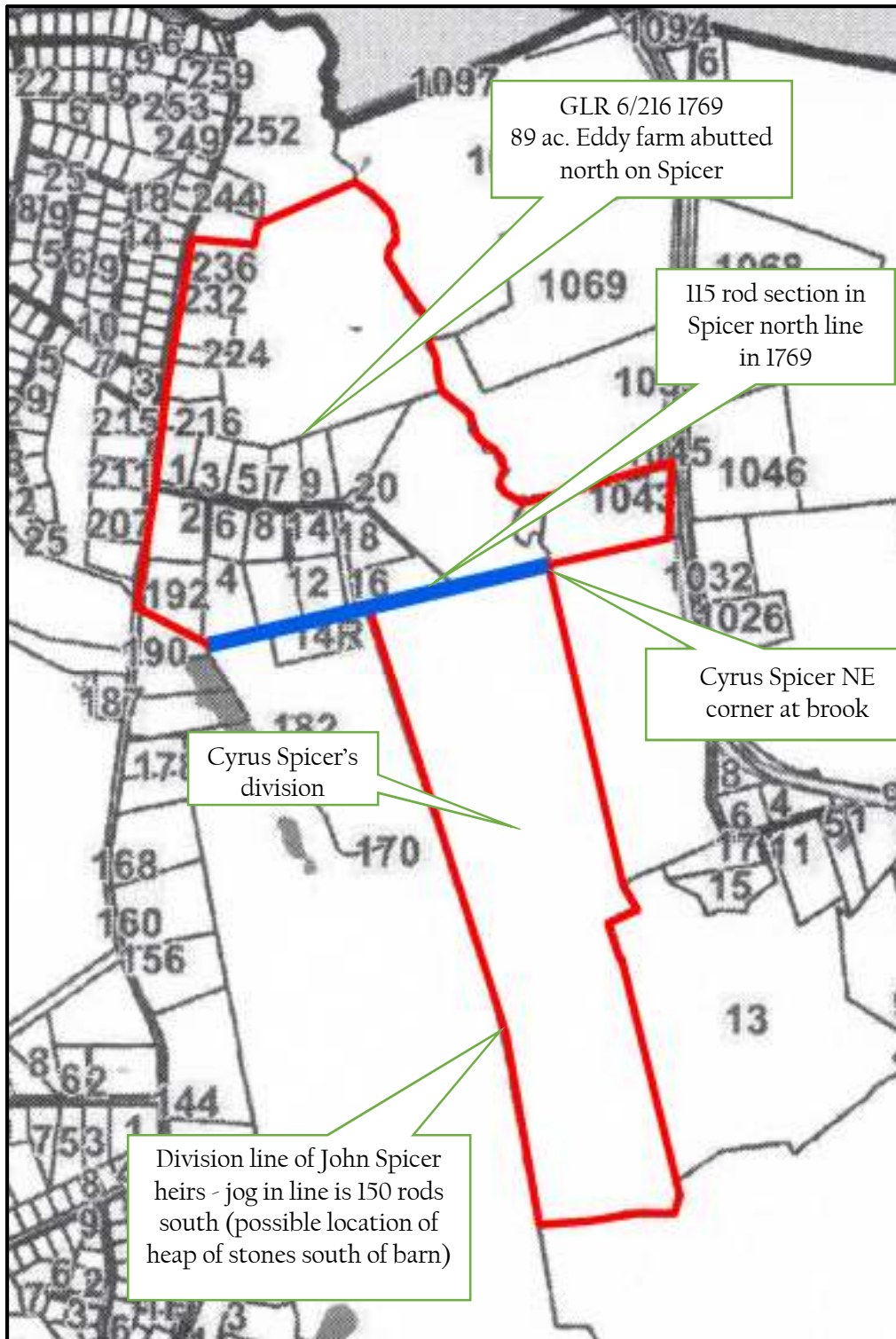


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)

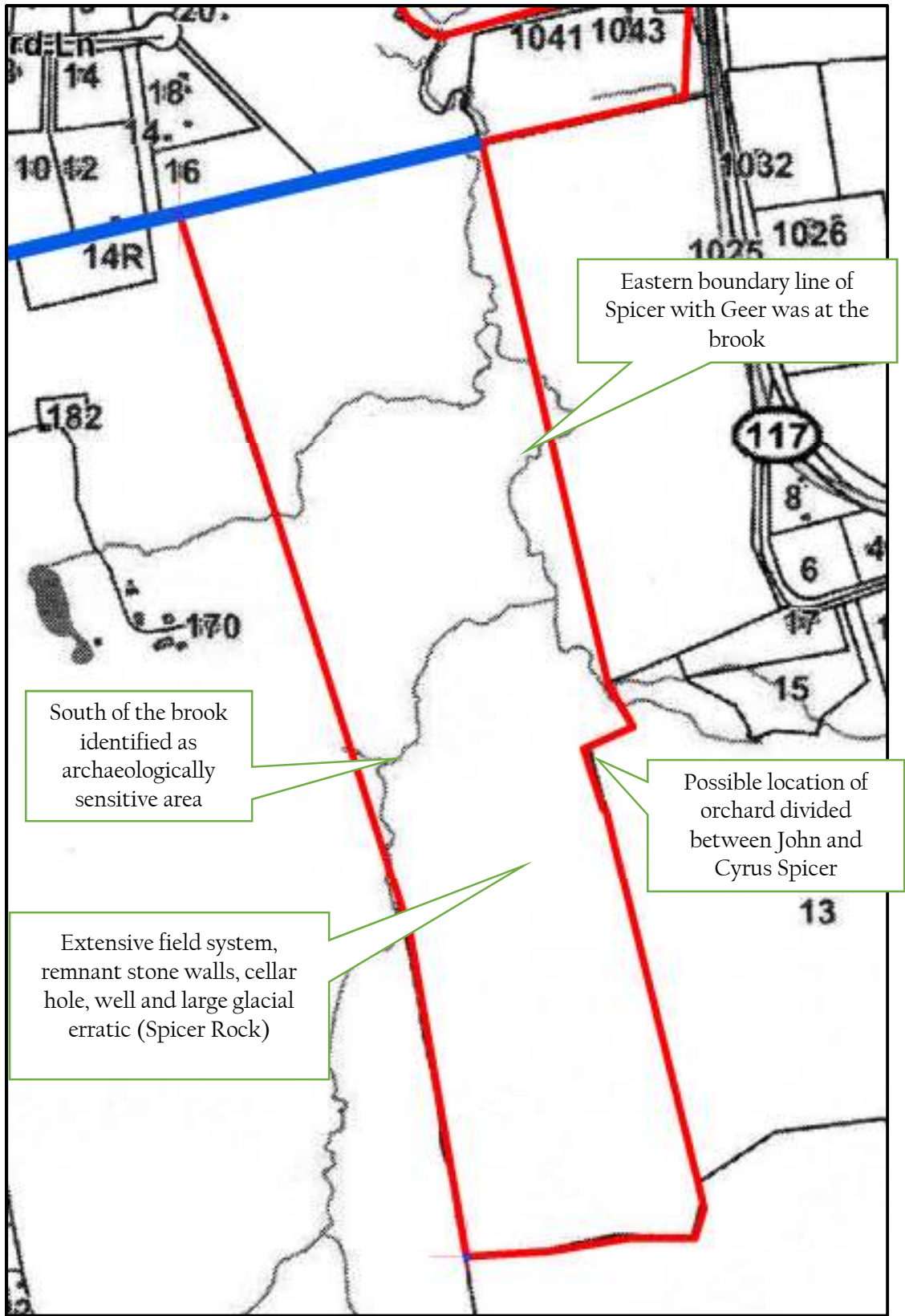


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



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.

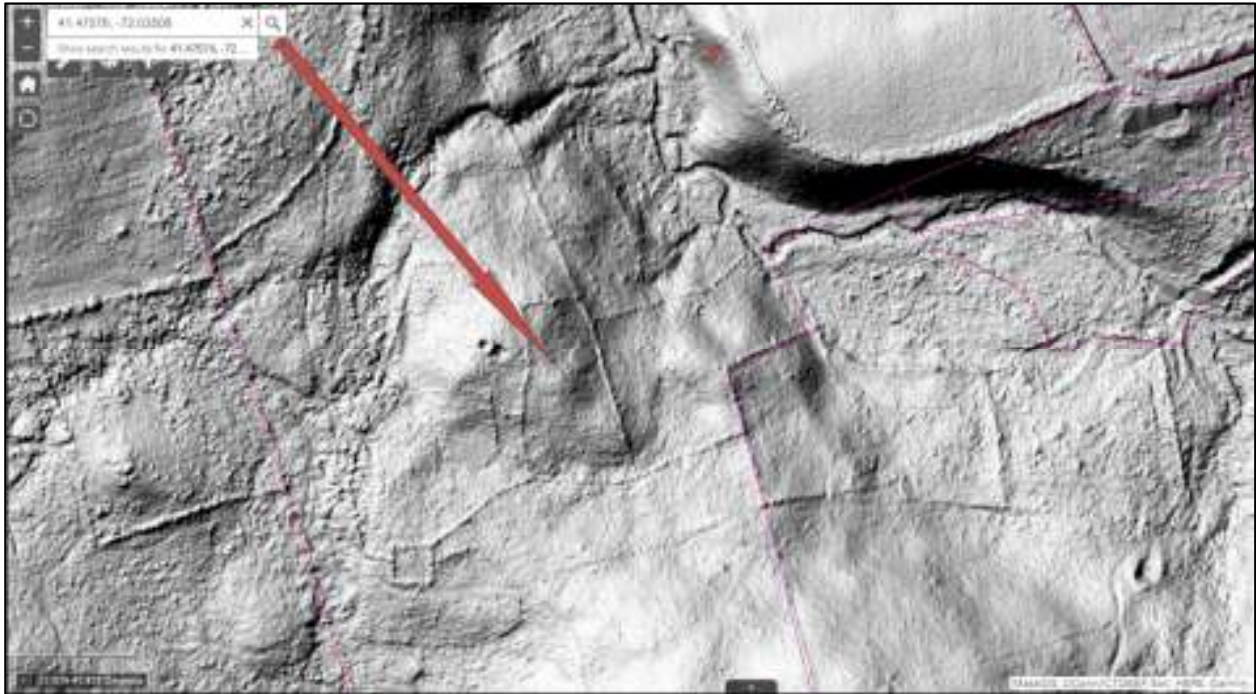


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.

"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

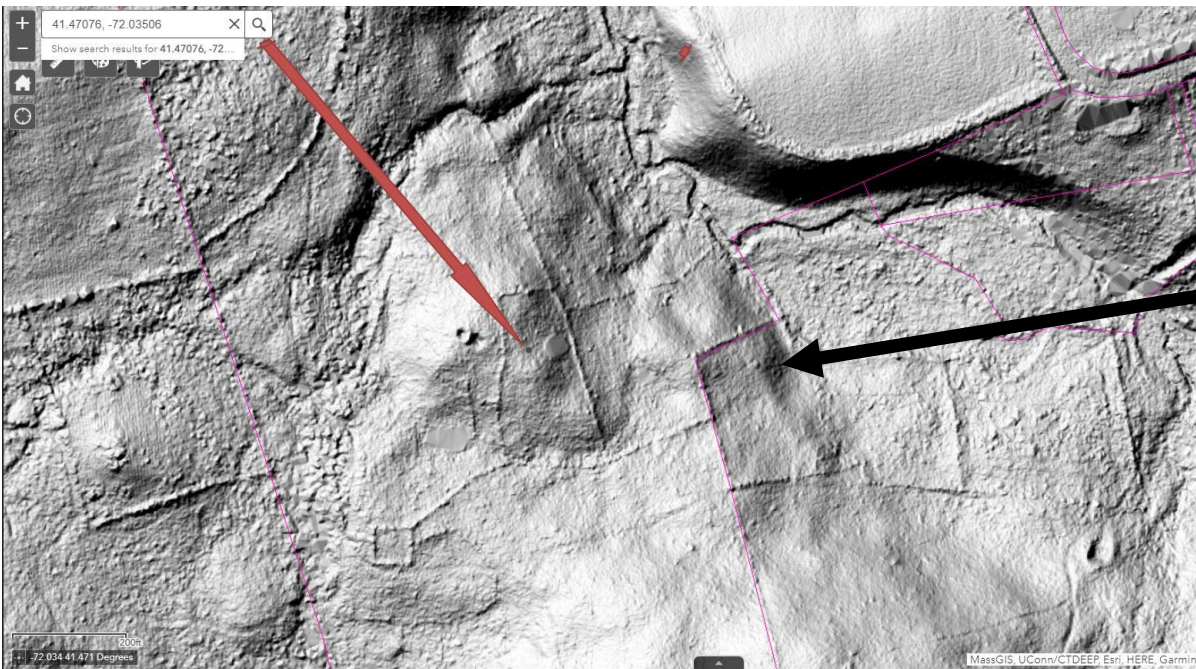
Lidar showing Rock Wall Pens, Foundations and well

Actual Photos of:

Existing walls

Spicer Rock

Spicer Well





TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2123

Agenda Date: 10/2/2023

Agenda #:

MINUTES

Minutes:

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of August 7, 2023.



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher

Chairman Kevin J. Dombrowski

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

Monday, August 7, 2023

6:00 PM

Town Hall Annex Building

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:00 p.m. at the Council Chambers, Town Hall Annex Building.

Councilor Paul 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 –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:00 pm	6:30 pm
John Marshall	Town Councilor	Present	In-Person	6:00 pm	6:30 pm
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:00 pm	6:30 pm
Eric Treaster	Resident	Present	In-Person	6:00 pm	6:08 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:30 pm

- III. CITIZENS' PETITIONS

Mr. Eric Treaster, 10 Huntington Way, Ledyard, stated Mayor Allyn, III appointed him as the Zoning Citation Official and the Blight Citation Official. He stated with these appointments he carefully reviewed the following governing Ordinances:

- Ordinance #300-009 (rev. 1) “An Ordinance Establishing Citations for Zoning Violations”
- Ordinance #300-012 (rev.1) “An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard”

Mr. Treaster stated there were several places in Ordinance #300-12 (rev. 1) that point to the wrong section or a nonexistent section. He explained these corrections need to be made because if a case were to go to court that the incorrect references in the Ordinance could invalidate the whole case and he noted that he would provide a list of the areas that need to be corrected.

Mr. Treaster continued by addressing the Founders Preserve Property. He noted the Land Use/Planning/Public Works Committee June 5, 2023 minutes confirmed that the transfer of the Founders Preserve Property to Avalonia Land Conservancy had not been done yet. He stated Land Use Director Juliet Hodge made several comments regarding the property transfer, which were well documented in the minutes. He stated the Founders Preserve was about 96± acres and was about 5-times the amount of land that was used by the Ledyard Fair. He stated that he recognized that the land was difficult to develop and that it may also have things such as Indian burial grounds, graves, and historical things, etc. However, he stated the entire 96± acres cannot be all that challenging to develop, noting the acreage of the parcel that had been planned for a subdevelopment. He stated it was his opinion that losing the property in the long term would come back to bite the town. He urged the town to reevaluate losing control of the 96± acres in perpetuity. He stated Ledyard lost the reservoir to Groton in perpetuity, and now they were about to lose control of the Founders Preserve Property to Avalonia Land Conservancy in perpetuity. He stated perhaps the property could be used for the Fairgrounds, for housing, or education (school or junior college), or as a farm. He stated the tiny bit of risk associated with liability does not justify what it was going to cost to get the property back if they needed it in the future.

Councilor Paul stated at a Special Town Meeting held on October 28, 2020 the townspeople voted to transfer the 96± acres to Avalonia Land Conservancy. He stated the property the Land Use/Planning/Public Works Committee would be discussing later this evening under New Business Item #1 was to sell a residential property located at 332 Colonel Ledyard Highway that the town acquired thru a foreclosure in 2017. Mr. Treaster stated he understood that. However, he stated the land the townspeople voted on in 2020 was mis-identified, which made it defective; and therefore, it needed to be done again. He stated what the citizens voted on was not the land that was to be transferred; and he noted that Land Use Director Juliet Hodge discovered that in her research. He stated as a citizen he was saying *“Lets not give away precious land that the town is going to need someday, unless it was for a really good reason...And that really good reason has not been not been made public”*.

Councilor Paul asked Mr. Treaster to send the corrections to the Ordinances he noted earlier this evening to the Town Council Office.

Councilor Rodriguez stated at the Town Council’s July 26, 2023 meeting they authorized the Mayor to contract with a Realtor to sell the residential property located at 332 Colonel Ledyard Highway; Which as the property they would be discussing later this evening under New Business Item #1.

Mr. Treaster stated according to Land Use Director Juliet Hodge there were three sets of drawings for the 96 ± Founders Preserve parcel; noting the three drawings do not match. Administrative Assistant Roxanne Maher explained since the Land Use/Planning/Public Works Committee’s June 5, 2023 meeting Attorney Rob Aveena and Surveyor Eric Seitz have completed their work and the boundary lines were being restored to their original

boundary lines before the former developer purchased the property and changed them for their proposed subdivision. She stated by restoring the property lines to their original boundaries, the detached garage was now back on its original parcel, which was 332 Colonel Ledyard Highway, noting the boundary line issues have been resolved.

Mr. Treaster thanked the Land Use/Planning Public Works Committee for their time this evening. He left the meeting at 6:08 p.m.

IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.

V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of June 5, 2023
Moved by Councilor Rodriguez, seconded by Councilor Marshall
3 - 0 Approved and so declared

VOTE:

IV. OLD BUSINESS

1. Town-owned/Town-leased property; and update accordingly for the “*Assignment of Administrative Control of Town-Owned and Town-Leased Property*”.

Councilor Paul noted the Land Use/Planning/Public Works Committee has been working to update the Assignment of Town-Owned and Town-Leased Property List for quite some time. He stated the most recent spreadsheet was the culmination of the LUPPW Committee’s work to-date.

Councilor Rodriguez noted that Administrative Assistant Roxanne Maher reached out to the Assessor’s Office for their assistance to provide some additional information regarding eight properties. She noted the Assessor’s Office provided the following information which has been included in the spreadsheet provided this evening:

- 224 Avery Hill Road
Assessor Note: 224 Avery Hill Road was privately owned by Marlene Ross. The Town does not own the 8.751 acre residentially (1010) zoned parcel. The property owner Marlene Ross provided a Trail Easement that was recorded on 11/7/2017.
- ✓ The LUPPW Committee noted the Town’s interest on the spreadsheet indicated 224 Avery Hill Road parcel was a “Easement”. The Committee noted as part of the Tri-Town Trail Association’s work that they have obtained easements from private property owners to gain public access points to the Trail (Bluff Point to Preston Plains Park). The Committee agreed although they wanted to keep the Easement on the List that they would not Assign the parcel to a town department.
- 712R Colonel Ledyard Highway
Assessor Note: 712R was not on Vision or GIS Mapping System.
- ✓ The LUPPW Committee noted the spreadsheet was updated to indicate that this parcel was reconfigured in 2015 to accommodate building the new Police Facility.

- 13 Royal Oaks Drive
Assessor Note: There was no information regarding 13 Royal Oaks Drive on either Vision or GIS about this property. Although the property can be seen on the GIS map, there was no further information.
- ✓ The LUPPW Committee noted that the parcel did not have an Account Number, and therefore, there was an “Auto Number” assigned to property listed on the spreadsheet.

- 16 Whalehead Road
Assessor Note: 16 Whalehead Road was privately owned by Paul & Michel Hilliard and should not be part of this Report. The information provided in the system was for 16R Whalehead Road (see property listed below).
- ✓ The LUPPW Committee agreed to remove 15 Whalehead Road from the List.

- 16R Whalehead Road
Assessor Note: 16R Whalehead Road is the Chapman Cemetery. The Account # 400912.
The LUPPW Committee agreed to add the Account # 400912 to the List on the spreadsheet.

- 14 Windward Lane
Assessor Note: 14 Windward Lane was privately owned by Shawn Towne; and should not be part of this Report.
- ✓ The LUPPW Committee agreed to remove 14 Windward Lane property from the List.

- 14A Windward Lane
Assessor Note: This parcel was the access strip to Meadow Lane (needed to be updated on GIS)

- 20 Windward Lane
Assessor Note: 20 Windward Lane, 5.227 acres, was privately owned by John & Priscilla Bauman; and was not owned by the Town. The Property owners provided a Recreation and/or Conservation Easement for Tri-Town Trail on the property.
- ✓ The LUPPW Committee noted the spreadsheet indicated that 20 Windward Lane was a “Easement”. The Tri-Town Trail Association has obtained easements from private property owners to gain public access points along to the Trail (Bluff Point to Preston Plains Park). The Committee agreed although they wanted to keep the Easement on the List that they would not Assign the parcel to a town department.

Administrative Assistant Roxanne Maher explained in 2020 Tri-Town Trail Association Members Mr. and Mrs. Parkinson requested that the Tri-Town Trail Association be placed under the tutelage of the Parks & Recreation Commission. However, she noted in a letter dated March 18, 2020 LUPPW Committee recommended the Tri-Trail Association (Bluff Point to Preston Plains Park) work with the Town’s Land Use Departments.

- MOTION to recommend the Town Council approve to update Appendix to the “Resolution Establishing Administrative Control of Town Owned or Town Leased Properties” titled “List of Real Properties Owned or Leased by the Town of Ledyard” as contained in the draft dated August 7, 2023.

Moved by Councilor Rodriguez, seconded by Councilor Marshall

Discussion: (See above)

VOTE: 3 – 0 Approved and so declared

RESULT: 3 – 0 RECOMMEND TO APPROVE

MOVER: S. Naomi Rodriguez, Town Councilor

SECONDER: John Marshall, Town Councilor

AYES: Gary Paul, John Marshall, Naomi Rodriguez

2. “Resolution Administrative Control of Town-Owned or Town-Leased Property”.

Councilor Paul stated while the LUPPW Committee was working to update the List of Assignments of Town-Owned and Town-Leased Property (see Old Business Item #1) , that he thought it would be a good exercise to also review its governing Resolution. He stated during the last update of the Resolution, which occurred on November 12, 2008; that the List of Properties were taken out of the Resolution and put into an Appendix to allow for the List to be updated as needed without having to also update the Resolution each time.

Councilor Paul continued by noting for the purpose of the Resolution the following:

Administrative Control:

*“Having the authority to grant permissions for **temporary** use of the property by groups or individuals; and having the authority to **make minor improvements or enhancements to the property which will not change the overall character or use of the property**; and having the responsibility to maintain the property in such a way that its present uses may be continued; and having the responsibility to protect the Town from civil or criminal liability in connection with the property”.*

*“...the **Town Council or the Town Meeting retains** the responsibility for deciding when any Town owned real property **shall be permanently altered, capially improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require**”.*

Councilor Paul concluded by stating in reviewing the Resolution that he did not think any clarification or revisions were needed that would be substantive, noting that he was comfortable with how the document was currently written.

Councilor Rodriguez stated that she agreed with Councilor Paul.

The LUPPW Committee, by consensus, agreed to remove this item from their future agendas.

RESULT: COMPLETED

Remove from Agenda

3. Enforcement of regulations to address blight issues

Councilor Paul stated a Blight Report was provided for the period of May – July 2023. He noted it was broken out into the following categories:

- 10 - NEW COMPLAINTS
- 4 - NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED
- 13 - OPEN BLIGHT CASES: OLD/ONGOING
- 10 - CLOSED BLIGHT CASES THIS QUARTER

Councilor Rodriguez stated that she was pleased with the Report noting it was well organized and that the background information was helpful. She noted that the Land Use Department has been making progress in working with property owners to address the issues pointing out that ten blight cases were closed out this quarter.

RESULT: DISCUSSED/CONTINUED

Next Meeting: 09/05/2023 5:30 p.m.

4. Security and safety concerns regarding the Park on East Drive (Christy Hill Park).

Councilor Paul stated that he checked with Police Chief John Rich noting there have been no new issues reported. He stated once the new combined Parks, Recreation & Senior Citizens Commission was in-place that they would be scheduling a follow-up to the Community Relations Committee Informational Gathering that was held last summer (July 20, 2023). He stated the Community Relations Committee was looking forward to following up the residents in the area of the Park on East Drive; and that he would keep the LUPPW Committee informed once a date has been set.

RESULT: DISCUSSED/CONTINUED

Next Meeting: 09/05/2023 6:00 p.m.

5. Any other Old Business proper to come before the Committee. – None.

V. NEW BUSINESS

1. Preparation to list town-owned property located at 332 Colonel Ledyard Highway for sale relative to the required 8-24 Review.

Councilor Paul provided some background explaining that the Town acquired the house located at 332 Colonel Ledyard Highway thru a foreclosure in June, 2017. He stated

because there was a title issue regarding the property boundary lines the Town did not have a clear title that would allow the sale of the property. Therefore, he stated, in the meantime, the Town had been leasing the house for about \$15,600 in rent per year, until the title issue could be resolved, at which time the town planned to dispose of/sell the house, with the hope of recouping the loss of back taxes owed on the property.

Councilor Paul went on to state as part of the transfer of the former Founders Preserve Property (approved at a Special Town Meeting held on October, 28, 2020), Avalona Land Conservancy contracted Attorney Rob Aveena and Surveyor Eric Seitz to perform a Site Plan and Survey. He stated with this work completed the boundary lines have been corrected (reverted back to original boundary lines), so that the detached garage associated with the house was now within the property boundary lines of 332 Colonel Ledyard Highway, and the property was ready to be sold.

Councilor Paul continued by noting at the Town Council's July 26, 2024 meeting the Mayor was authorized to contract with a Realtor to sell 332 Colonel Ledyard Highway. He stated Chairman Dombrowski suggested the Land Use/Planning/Public Works Committee forward a request to the Planning & Zoning Commission to conduct an 8-24 Review for the sale of 332 Colonel Ledyard Highway before the town received an offer from an interested party, as not to delay the sale of the property

The LUPPW Committee, by consensus, agreed to send a memo to the Planning & Zoning Commission to request they conduct an 8-24 Review for the sale of 332 Colonel Ledyard Highway, noting that in accordance with Chapter VII; Section 9 of the Town Charter a Special Town Meeting would be held at which the Townspeople would be asked to vote on the sale of 332 Colonel Ledyard Highway.

RESULT: COMPLETED

2. Land Use/Planning/Public Works Committee September, 2023 meeting date due to the Labor Day Holiday.

Councilor Paul noted because the first Monday of September was Labor Day, that when the LUPPW Committee filed their Annual 2023 Meeting schedule with the Town Clerk they scheduled their meeting for Tuesday, September 5, 2023. He stated that he wanted to check with the Committee members to see if they were available on Tuesday September 5, 2023 or if they needed to reschedule their September meeting date.

Councilor Rodriguez and Councilor Marshall noted that they were both available on Tuesday, September 5, 2023.

It was noted this would be a "Regular Meeting" because the schedule that was filed in the Town Clerk included the Tuesday, September 5th date.

RESULT: COMPLETED

3. Any other New Business proper to come before the Committee. None.

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Marhsall.

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Gary Paul
Committee Chairman
Land Use/Planning/Public Works Committee



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-1953

Agenda Date: 9/5/2023

Agenda #: 1.

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.

Meeting Action Detail:



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

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.

RECEIVED FOR RECORD

2019 OCT 28 AM 11: 10

Ordinance #300-012 (rev-1)

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 provide for the removal and storage of the motor 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
Linda C. Davis, Chairman

Fred Allyn, III
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

Patricia A. Riley
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

File #: 22-020

Agenda Date: 9/5/2023

Agenda #: 2.

LAND USE

Subject/Application:

Status update regarding security and safety concerns regarding Park on East Drive

Background:

Residents have expressed concerns regarding illicit behavior and safety concerns at the Park on East Drive.

Residents have met with the Mayor Allyn, III, Police Chief John Rich, and Parks & Recreation Director Scott Johnson, Jr. to discuss some vulgar graffiti that had been painted in the park.

Many town departments have been involved to try to resolve issues, including the Mayor's Office, Police Department, Public Works Department, and the Parks & Recreation Department.

With the warmer weather activity at East Street Park was expected to increase the Police Department would be step up patrols.

Land Use Director/Town Planner:

(type text here)

Meeting Action Detail:

Land Use/Planning/Public Works Committee Meeting 06/05/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Discussed/Continued

Minute Note:

Councilor Rodriguez stated that she spoke to one of the Residents and she noted that everything seemed fine at the Park.

Councilor Paul stated that he checked with Police Chief John Rich and that there have been no issues reported. He stated with the warmer weather that they anticipated the activity at the Park on East Drive would increase.

Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. stated once the new Combined Parks, Recreation & Senior Citizens Commission was in-place that they would be scheduling a meeting to be held at Park on East Drive. He stated he would keep the LUPPW Committee informed when the meeting date has been set.

Action: Discussed/Continued

Land Use/Planning/Public Works Committee Meeting 05/01/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Discussed/Continued

Minute Note:

Councilor Paul stated although he did not have a Report regarding the Park on East Drive that the Community Relations Committee and the Parks and Recreation Commission were planning to meet with the area residents at the Park.

Councilor Paul went on to note that the Parks & Recreation Commission with the Community Relations Committee have also talked about touring/visiting the many recreational parks in town such as:

- Aljen Heights Park
- Erickson Park
- Highlands Lake
- Bush Pond - Lantern Hill Waterfront Park (Graham Property)

Councilor Paul stated with the warmer weather that they anticipated the activity at the Park on East Drive would increase. He stated work that was done to improve safety such as the lights, clearing the brush along the entrance,

locking the gate, the wood chips around the playscapes and other work that was done looked great!

Action: Discussed/Continued

Land Use/Planning/Public Works Committee Meeting 04/03/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Discussed/Continued

Minute Note:

Councilor Paul stated although he did not have a Report regarding the Park on East Drive that he the Community Relations Committee and the Parks and Recreation Commission were planning to have a meeting with the area residents. He stated in speaking with Parks & Recreation Director Scott Johnson, Jr. that he was planning to hold the meeting in May, 2023.

The LUPPW Committee discussed since the Community Relations Committee would be working with the Parks and Recreation Commission whether they wanted to keep this item on the LUPPW Committee agenda going forward. Chairman Dombrowski stated because it originated with the LUPPW Committee and involved safety concerns at that the park that they keep this item on the LUPPW Committee Agenda. The Committee agreed.

Action: Discussed/Continued

Land Use/Planning/Public Works Committee Meeting 03/06/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: No Action

Minute Note:

No update.

Land Use/Planning/Public Works Committee Meeting 02/06/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: No Action

Minute Note:

No update.

Action : No Action

Land Use/Planning/Public Works Committee Meeting 01/09/2023:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

Minute Note:

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc. He stated in speaking to Chief Rich regarding activity at the Park that the last call was in response to some rambunctious kids at the park in October, 2022. He stated Parks and Recreation and the Police Department have been doing a great job.

Councilor Rodriguez stated that she spoke with Mr. Jamison on January 8, 2023 noting that had the following comments:

- Parks and Recreation was doing a great job with locking the gate every night.
- The new lights were great.
- According to Mr. Jamison, the Police Departments response to the Park was 20-minutes. Mr. Jamison stated that:
 - Ledyard needed to hire more police to reduce response times; or
 - Request mutual aid from surrounding town's if the Ledyard's Police could not respond in a more-timely fashion.

Chairman Dombrowski noted with the winter weather and getting darker earlier that there has been less activity at the Park.

Councilor Marshall noted Mr. Jamison's comments that Councilor Rodriguez relayed regarding the Police Department's response time. He stated that Mr. Jamison's comments were unrealistic and not reasonable.

Councilor Paul stated the purpose of keeping the Park on East Drive on their agenda was to monitor the progress the Park improvements, noting that the discussion was regarding East Drive Park (Christy Hill Park).

Action: Continued

Land Use/Planning/Public Works Committee Meeting 12/05/2022:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

Minute Note:

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc.

Action: Continued

Land Use/Planning/Public Works Committee Meeting 11/07/2022:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

Minute Note:

Chairman Dombrowski noted in speaking to a resident that they were pleased with that the lights were working and that wood chips for the playscape area had arrived.

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made.

Action: Continued

Land Use/Planning/Public Works Committee Meeting 10/03/2022:

File #: [22020](#) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

Minute Note:

Councilor Paul noted Mr. Jamison's e-mail dated September 27, 2022 which included photographs of the new lights. He stated the electricity has been connected to the poles and the lights looked beautiful.

Councilor Rodriguez stated they were making progress at the Park, noting that the lights have been installed and turned on and that the railroad ties have been delivered. She thanked Mr. Jamison for moving the ties out of the way of the swing set. She noted Parks & Recreation Director Scott Johnson, Jr. talked with the Mayor regarding the special type of paint that was required to cover the graffiti. She stated although progress was slow that it was being made. She stated she looked forward to seeing the Park next Spring, 2023 with the warmer weather.

Councilor Paul stated in his conversation with Parks & Recreation Director Scott Johnson, Jr. they discussed visiting the Park to see the lights turned on. He thanked Mr. and Mrs. Jamison for their interest in the Park and continued updates. He stated they were moving in the right direction.

LUPPW Cmt Meeting 9/19/2022

File #: [22020 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: [No Action \(Continued\)](#)

Minute Note:

Councilor Rodriguez noted although the Parks & Recreation Commission had planned to hold their September 20, 2022 meeting at the Park on East Drive that there was a change in plans; noting that the Parks & Recreation Commission would not be holding their September meeting at the Park.

Councilor Paul, Liaison to the Parks & Recreation Commission, noted at tomorrow night's meeting he would ask the Parks & Recreation Commission whether they planned to reschedule holding one of their meetings at the Park on East Drive.

LUPPW Cmt Meeting 8/1/2022

File #: [22020](#)

<https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>

Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Councilor Paul noted the Community Relations cancelled their July 20, 2022 Regular Meeting and held an Informal Conversation with residents at the Park on East Drive. He stated about 15 residents attended the event along with many Town Councilors and Parks & Recreation Director Scott Johnson, Jr. He stated the idea was to discuss important issues regarding safety concerns at the Park. He noted at times the conversation was a bit contentious, but overall, it turned out to be a positive event, noting that they discussed a number of good ideas to bring back to their respective committees and the neighbors were encouraged to continue to talk to each other and to become more involved in the process as well. He stated although the progress has been slow that they have made some headway with the installation of additional lighting and brush removal. He stated they learned a lot about the Park and a lot about each other.

Councilor Rodriguez stated that she agreed that the Informal Conversation with residents at the Park on East Drive on July 20, 2022 was a little heated at times. However, she stated that they were moving in the right direction. She also noted that Parks & Recreation Director Scott Johnson, Jr. stated the Parks & Recreation Commission would hold their September 20, 2022 meeting at the Park on East Drive.

Action: [No Action \(Continued\)](#)

Roxanne Maher

From: William Saums
Sent: Tuesday, September 27, 2022 12:34 PM
To: William Jamieson Jr
Cc: Town Council Group; Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich
Subject: RE: East Drive Park Update

Thanks Jamie. I may need to go read it again, but I thought there was some mention of wood chips. Are the ties there for containing wood chips? I could be very wrong....

-Bill

From: William Jamieson Jr <williamjamiesonjr@gmail.com>
Sent: Tuesday, September 27, 2022 12:13 PM
To: William Saums <WSaums@ledyardct.org>
Cc: Town Council Group <TownCouncil@ledyardct.org>; Kevin J. Davis <kevin.j.davis@outlook.com>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>
Subject: Re: East Drive Park Update

Hi Bill,
 Thank you for the reply. The only mention of the Christy Hill park I see in the minutes is the lighting. Nothing else is addressed including the safety concerns of the exposed railroad ties in the middle of playground or the lumber the town dropped off in the middle of the play area and did not install.

On Tue, Sep 27, 2022, 11:08 AM William Saums <WSaums@ledyardct.org> wrote:

Bill, Blakely,

The email was received by councilors, and the Community Relations Committee discussed it at their meeting last week. The Parks & Recreation Committee also received a Director's Report about waiting on Eversource to complete the meter, which was in their meeting minutes from their last meeting. There were other updates in the minutes as well.

Here's the link to their minutes: [Meeting Minutes \(legistar.com\)](https://legistar.com)

-Bill Saums

(O) 1-860-572-7181

(M) 1-401-225-5362

Roxanne Maher

From: William Saums
Sent: Tuesday, September 27, 2022 11:08 AM
To: William Jamieson Jr; Town Council Group
Cc: Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich
Subject: RE: East Drive Park Update

Bill, Blakely,

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Here's the link to their minutes: [Meeting Minutes \(legistar.com\)](#)

-Bill Saums
(O) 1-860-572-7181
(M) 1-401-225-5362

From: William Jamieson Jr <williamjamiesonjr@gmail.com>
Sent: Tuesday, September 27, 2022 8:30 AM
To: Town Council Group <TownCouncil@ledyardct.org>
Cc: Kevin J. Davis <kevin.j.davis@outlook.com>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>
Subject: Re: East Drive Park Update

Some people who received this message don't often get email from williamjamiesonjr@gmail.com. [Learn why this is important](#)

Good Morning All,

There has been one update since the last email. The electric meter was finally installed and the lights powered up this week. They look great and I suspect will deter folks from trespassing at night. (See attached photo)

I am not sure if this email reached everyone as I only heard back from Mayor Fred over the last 7 days since I sent the previous email.

Respectfully,
The Jamieson's

On Tue, Sep 20, 2022, 7:13 PM William Jamieson Jr <williamjamiesonjr@gmail.com> wrote:

Good Evening Council Members,
I wanted to update everyone since many of us last met in person on the status of East Dr Park progress.

Since our meeting held at the park, there has been slight progress but not nearly what was promised. For example the table has not been removed from playground woodchip area, lights were installed last month but still not functioning, the Parks & Rec meeting scheduled for this month was suppose to be held at the park and was not, the woodchips were not replaced and as a result there are still hazards that exist from the current condition of them

(protruding railroad ties). There is still offensive graffiti present as well as vandalism occurring after hours. The town dropped off several 4x4's last month and now they just lay as a tripping hazard in the playground and not installed. A swing was stolen and at least eventually replaced.

The positives:

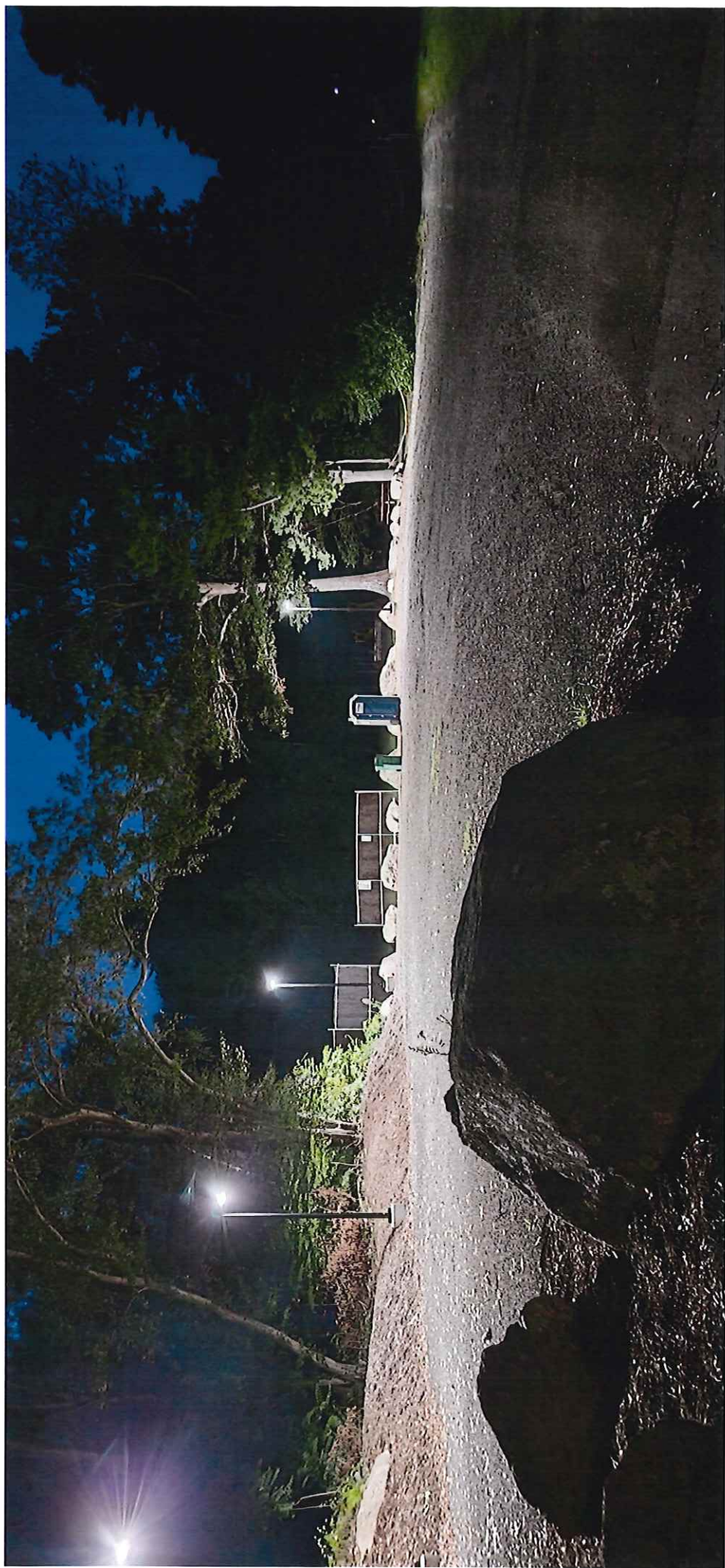
The parks & rec employee responsible for locking the park has been very consistent in his duties of locking at night.

LPD has definitely increased patrols however not improved upon response times.

I have attached several pictures taken today at the park.

Thank You for your continued efforts to return this park to its fullest potential for all the children and families in our community to enjoy.

Respectfully,
William Jamieson
16 East Dr, Gales Ferry, CT 06335
860-383-9008



Roxanne Maher

From: William Jamieson Jr <williamjamiesonjr@gmail.com>
Sent: Tuesday, September 20, 2022 7:13 PM
To: Town Council Group
Cc: Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich
Subject: East Drive Park Update
Attachments: Screenshot_20220920-190835_Gallery.jpg; Screenshot_20220920-191033_Gallery.jpg; Screenshot_20220920-191151_Gallery.jpg; Screenshot_20220920_191111.jpg; Screenshot_20220920-190814_Gallery.jpg; Screenshot_20220920-191140_Gallery.jpg; Screenshot_20220920-191128_Gallery.jpg; Screenshot_20220920-191020_Gallery.jpg

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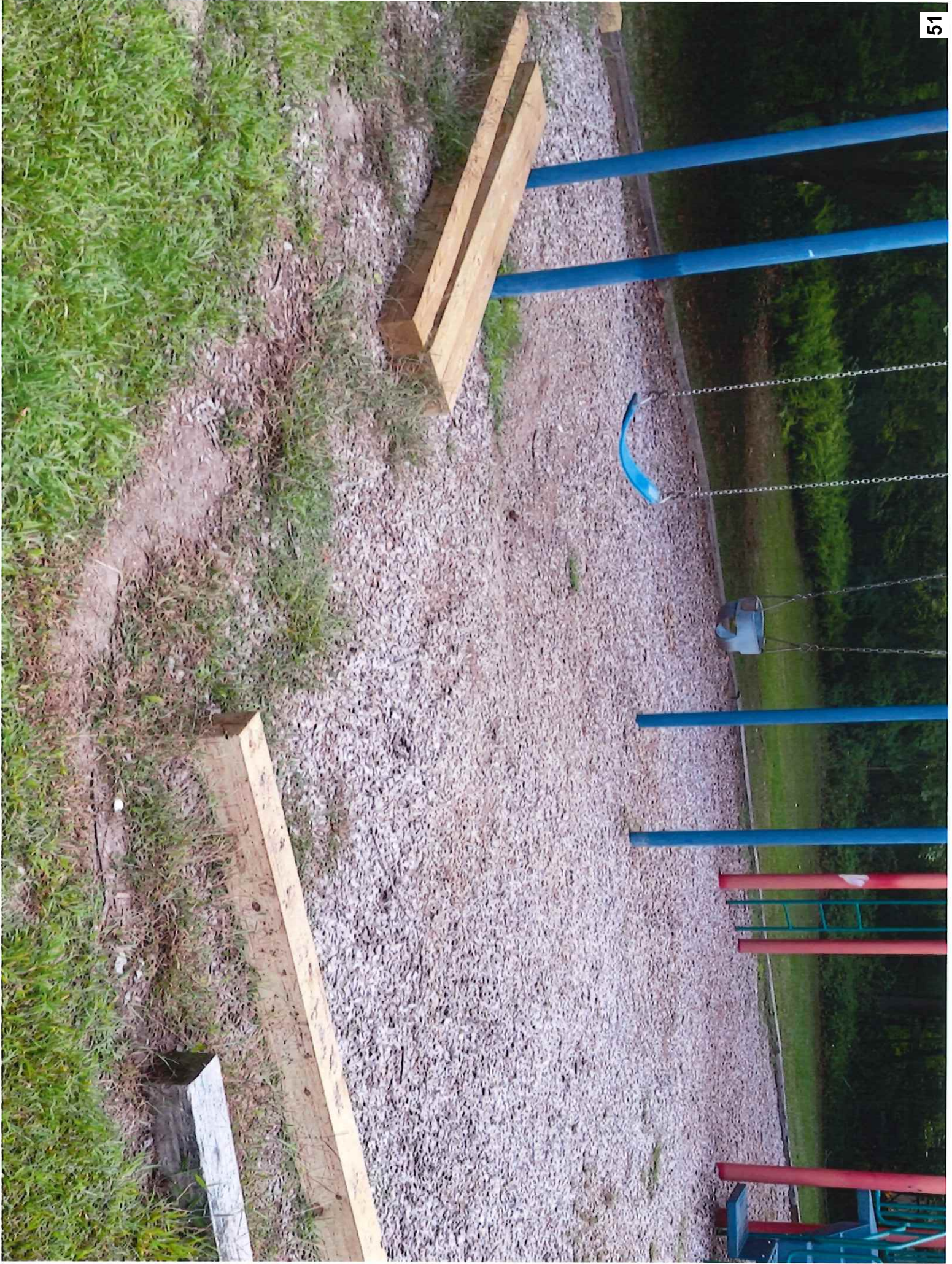




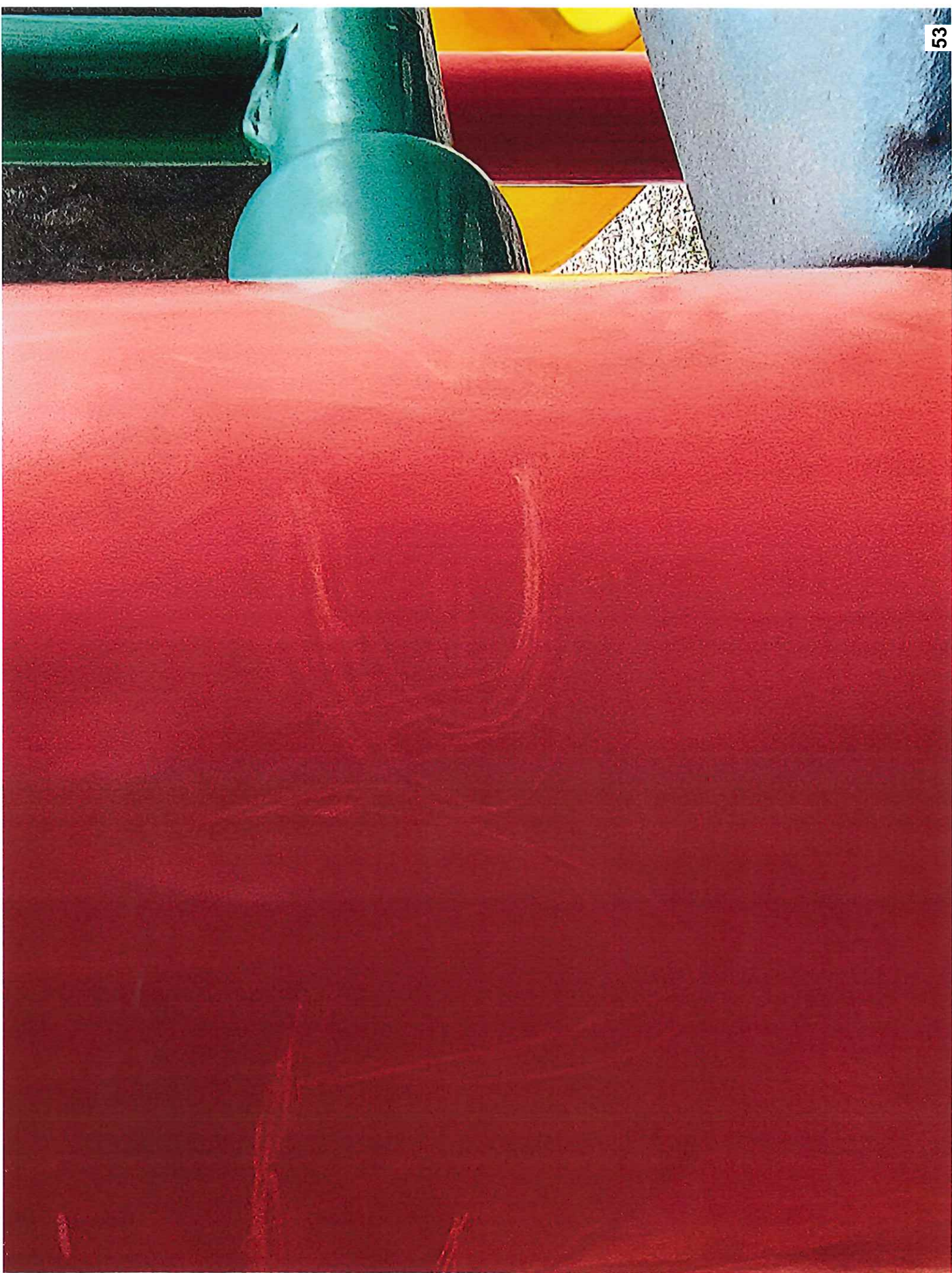










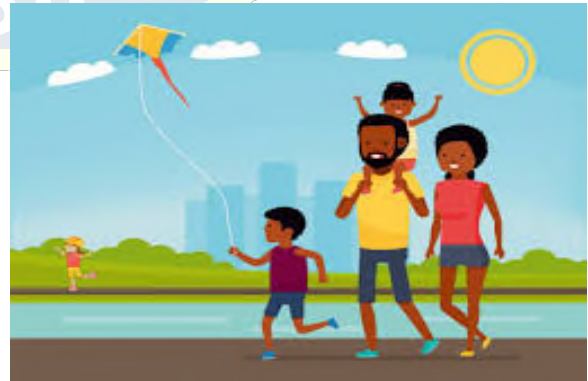




Park at East Drive
INFORMAL CONVERSATION
WEDNESDAY, JULY 20, 2022

6:30 p.m.

***Please Stop by and Join the
Community Relations Committee
in an informal conversation regarding
topics of interest to our community.
Your Comments are Important to us!***





TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Glen and Ms. Donna Miller
3 Ramblewood Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Miller:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

The Committee looks forward to meeting you and is interested in hearing your comments on these issues or any other items of concern to you and your family.

Should you not be able to attend this event but would like to provide comments please do not hesitate to contact the Town Council at (860) 464-3203 or e-mail: towncouncil@ledyardct.org

Your comments are important to us.

Sincerely,


Gary Paul
Committee Chairman
Community Relations Committee

Park on East Drive – Informal Conversation

GP/rm



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741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Robert M. Johnson
12 Oakwood Drive
Gales Ferry Connecticut 06335

Dear Johnson:

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Sincerely,


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Committee Chairman
Community Relations Committee



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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Gil and Gem Green
4 East Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Green:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Sincerely,


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Committee Chairman
Community Relations Committee



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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Kevin and Colleen Davis
7 Ramblewood Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Davis:

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Committee Chairman
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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Thomas W. Hertel
8 East Drive
Gales Ferry Connecticut 06335

Dear Mr. Hertel:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Debora S. Crane and Sarah A. McCarthy
11 East Drive
Gales Ferry Connecticut 06335

Dear Ms. Crane and Ms. McCarthy:

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Barbara E. Barnes
7 East Drive
Gales Ferry Connecticut 06335

Dear Ms. Barnes:

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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Hector and Taylor Torres
7 Hillside Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Torres:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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(860) 464-3203
towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Steven Johnson
6 East Drive
Gales Ferry Connecticut 06335

Dear Mr. Johnson:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Nathan Tustison
14 Oalwood Drive
Gales Ferry Connecticut 06335

Dear Mr. Tustison:

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Chairman Kevin J. Dombrowski

July 7, 2022

William and Blakely Jamieson
16 East Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Jamieson:

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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Shawn and Jacquelin Loftus
4 Hillside Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Loftus:

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Gary Paul
Committee Chairman
Community Relations Committee



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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Dillion Clark
10 East Drive
Gales Ferry Connecticut 06335

Dear Mr. Clark:

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towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Cameron M. Perl
12 East Drive
Gales Ferry Connecticut 06335

Dear Ms. Perl:

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Community Relations Committee



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(860) 464-3203
towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Carlos and Desiree Rosado
24 Christy Hill Road
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Rosado:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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The Committee looks forward to meeting you and is interested in hearing your comments on these issues or any other items of concern to you and your family.

Should you not be able to attend this event but would like to provide comments please do not hesitate to contact the Town Council at (860) 464-3203 or e-mail: towncouncil@ledyardct.org

Your comments are important to us.

Sincerely,


Gary Paul
Committee Chairman
Community Relations Committee



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
towncouncil@ledyardct.org

Chairman Kevin J. Dombrowski

July 7, 2022

Robert and Michelle Partick
5 Ramblewood Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Partick:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Joseph and Irene Gramlich
5 East Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Gramlich:

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Susan L. Burns
6 Rambelwood Drive
Gales Ferry Connecticut 06335

Dear Ms. Burns:

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Chairman Kevin J. Dombrowski

July 7, 2022

Superior Insulation and Services, LLC
107 Montauk Avenue
New London Connecticut 06320

To Whom this May Concern:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Theodore W. Day
30 Seabury Avenue
Gales Ferry Connecticut 06335

Dear Mr. Day:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Stephanos Stravoravdis
Ms. Adaliss Rodriguez
224 Malcein Drive
Southington Connecticut 06489

Dear Mr. Stravoravdis and Ms. Rodriguez:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Jeffery and Nancy Shama
1 Ramblewood Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Shama:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Alexander J. Corces
8 Oakwood Drive
Gales Ferry Connecticut 06335

Dear Mr. Corces:

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July 7, 2022

Ms. Anastasia Knight
6 Hillside Drive
Gales Ferry Connecticut 06335

Dear Ms. Knight:

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July 7, 2022

Jose and Elizabeth Tauzon
11 Ramblewood Drive
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Tauzon:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Carlo Boiones
6 Oakwood Drive
Gales Ferry Connecticut 06335

Dear Mr. Boiones:

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TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-095

Agenda Date: 10/2/2023

Agenda #: 3.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Any other Old Business proper to come before the Committee.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2122

Agenda Date: 10/2/2023

Agenda #: 1.

ORDINANCE

Motion/Request:

MOTION to extend Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties for one-year in accordance with provisions in Ordinance#100-018 (rev. 1) "*An Ordinance Providing Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties*".

Background:

In 2018 the Town Council adopted Ordinance #100-018 "*An Ordinance Providing for Archery Hunting on Certain Town Owned Lands*".

The two properties that would be used for archery hunting were: (1) Clark Farm located on Route 117 on the north end of town; and (2) Founders Preserve (Paint Mill) Property located between Colonel Ledyard Highway and Pumpkin Hill Road on the south end of town (both properties were about 100 acres).

At a Special Town Meeting held on October 28, 2020 the townspeople approved to transfer the Founders Preserve (also formerly known as: Quakertown Preserve/Paint Mill) to Avalonia Land Conservancy. One of the terms for the land transfer was that Avalonia Land Conservancy would continue to allow archery hunting on the Founders Preserve property.

Because the Founders Preserve would no longer be town-owned property that on April 25, 2021 Ordinance #100-108 (rev. 1) and its accompanying Appendix was amended to include provisions for "*non-town owned properties/certain open space properties*".

This program was a Lottery System in which six people would win a lottery for each property to bow hunt.

This was an Administrative Action - In accordance with Section 4. "*Annual Expiration*" the Ordinance would expire annually at the end of the calendar year, unless a vote of the Town Council was taken to approve to extend it for one year.

Department Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
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Ledyard, CT 06339-1511

File #: 22-096

Agenda Date: 10/2/2023

Agenda #: 2.

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)