



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Blight Activity Report: 7/07/25-8/01/25

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

BOLD= RECENT UPDATES

➤ **New Cases:**

- **750 Colonel Ledyard HWY:** Ongoing case for zoning violation since January 12, 2025. Currently the tenant is operating a landscaping business without approvals from the Planning & Zoning Commission. Over time, the tenant began to bring discarded items, materials, and junk to the property associated with the business. Blight at the property consists of broken glass, discarded pieces of furniture, and junk auto parts. The tenant has been officially cited as of 7/7/25 for \$150.00 per day for persistent violations. A hearing is set for 8/11/25 with the hearing officer, property owner, and the tenant. At the hearing cleanup of the blighted property will be discussed to bring them into full compliance.
- **23 Devonshire Dr:** Complaint received on 7/21/25 for several properties that may be blighted. I inspected the complaints on 7/30/25. As I drove around the neighborhood, I observed a property with grass that had grown >9" in length. Will send out RVC to cut the grass.
- **28 West Dr.:** On 7/21/25 drive by inspection for a different complaint for blight, I observed another property at the end of west drive with an RV that appeared to be unregistered as well as the roof did not appear to be in good condition. RVC to be sent for RV registration and will confer with building official if roof is in violation of the building code.
- **411 Colonel Ledyard Highway:** On 6/23/25 for overgrown grass and operation of commercial business. This property has had several violations over several years. RVC sent on 6/30/25. Owner contact the department on 7/21/25. Owner was instructed to cut the grass and remove all equipment and materials associated with the business. Grass has been mowed and is being maintained. Open Zoning violations still present.
- **967 Shewville Rd:** On 7/16/25 inspected the property for zoning compliance for a recently built deck. Upon observation, the front yard had several discarded open trash bags and junk furniture items on the property. **RVC to be sent to call bulk trash pickup.**

- **24 Inchcliffe Dr:** Inspected the property on 6/30/25. RVC sent 7/23/25 to cut the grass as it was over 9" in length. Will follow up on or about 8/6/25.
- **5 Stoddards Warf-** Complaint received on 06/18/25 for overgrown vegetation onto sidewalk. **RVC sent on 6/25/25. RVC received on 7/25/25, owner has 7 days to respond before further enforcement action. Blight citation to be sent on 8/4/25.**
- **1644 Rt 12 (Kartway)-** Complaint received on 06/18/25 for blighted property and has been in violation of blight for over a year. This property has a history of blight since the original owner passed away. The new owners put the property on the market however, the property is in poor condition and in violation of several sections of the Blight Ordinance. **Will make contact with owner. Additional complaint received 8/4/25 for bulk waste dropped at clothing donation bins. Will make contact with owner for clean up and proper maintenance of the property.**
- **11 Sunset Ave:** Complaint received on 06-11-25. The vegetation has grown > 9". RVC sent on 6/30/25. Owner made contact and stated they will have to find someone to mow the lawn. Unresponsive to follow ups. **Blight citation to be issued on or about 8/5/25.**
- **Ongoing/ old cases:**
 - **67 Meeting House Ln:** Complaint received on 06-05-25 for overgrown pollinator garden. Complainant stated that the garden has become too overgrown and has been possibly causing more mice to come over onto their property but has not been confirmed according to complainant. Drive by inspection conducted on 06-05-25 and signs showed the lawn was designated as a pollinator garden. However, there were many flowers but also overgrown weeds and tall grasses. A similar blight case was brought up in New London according to the Land Use Director. On 06/10/25 I reached out to the Blight Officer of New London who stated that to enforce their blight ordinance it was written so that pollinator gardens must be maintained to a certain degree as to not over grow onto sidewalks or block sight lines. They stated that it would be possible to enforce the overgrown grass section of our blight ordinance and let the owner know it can be appealed to the citation officer. **RVC for blight to be sent, overgrown vegetation such as grass**
 - **44 North Glennwoods:** Complaint received on 06/10/25 for blighted property with junk and unregistered motor vehicles. **Inspected site on 06/16/25 and confirmed property is blighted with household items in the front yard and improper storage of junk/debris, RVC to be sent.** RVC to be sent and make contact.
 - **20 Hurlbutt Rd:** Complaint received on 06/10/25 for junk throughout the front of the house and rear as well as unregistered motor vehicles. I inspected the property on 06/16/25 and

observed several pieces of junk in the rear yard including various car parts, a dilapidated structure, old shopping cart, and various debris. **RVC to be sent to contact owner.**

- **51 Kings HWY:** Complaint received on 3-27-25. A site inspection was conducted with the Director of Land Use and Planning, Building Official, and ZEO on 4-7-25. The windows on the second floor were broken and boarded up as well as boarded windows on the first floor. Broken electrical boxes and two AC units were ripped open and stripped of parts. The rear and side of the building had discarded junk and trash of various items including, lawn mower, pool lining, detergent bottles, etc. Siding was observed to have been stripped on one side. The vegetation in the parking lot and around the building was greater than 9" in height. RVC sent 5-7-25. Spoke with representative Howard Worst on 06/10/25. Mr. Worst stated clean up has begun at the site including, disposal of junk/trash dumped on the property, fixing of broken windows, clearing tall brush, and will be working on replacing the siding. Additionally, he stated they will implement preventative maintenance at the property to ensure no further junk is accumulated there or further damage to the building. **Will work with Mr. Worst until property is no longer classified as blight. Progress has been made at the site including picking up junk/trash, fixed the siding, removed 1 of the 2 AC units so far, and has done some landscaping. Follow up on or about 8/5/25 to inquire if parking lot had been weed waked.**
- **14 Whalehead Rd:** Complaint received on 4-8-25. Unregistered motor vehicles. Inspection scheduled 4-14-25. Inspected property on 4-15-25: Chicken coop observed to be too close to the neighbor's abutting property and no permits are on file. As well as inoperable vehicles in the yard are in poor condition. Additional vehicles were observed however license plates could not be verified/ placed on the vehicles. Additionally, blighted junk and household items were observed. RVC sent on 6/30/25. Progress has been made at the property and will continue to have meetings to ensure compliance has been achieved. The owner has been cooperative and has so far removed several junk vehicles, bags of trash, and discarded household items. **Improvement after several inspections. Working with the owner currently to bring property into compliance. Several junk cars removed, debris, discarded furniture, and other junk items.**
- **11 Hickory:** Complaint received on 4-1-25. Overgrown brush and dead tree in yard with an unregistered motor vehicle. Site inspection conducted on 4-8-25. It was observed that there was a dead tree, however our ordinance does not state specifically about dead trees. Will write RVC for overgrown vegetation and junk in the lawn. **RVC to be sent and make contact with owner for overgrown grass and unregistered MV.**
- **16 West Dr:** Complaint received on 3-25-25 for blighted property and RV that appeared inoperable leaning towards roadway. It was observed the area of the home was in a poor

condition due to the fire. Site inspection conducted on 4-3-25. The garage was full of trash and debris. The driveway has a broken toilet as well as other junk and rubbish. The RV was observed and seems to be sinking into the ground towards the roadway and the tires appeared to be deflated. According to the complainant the home has been abandoned for a year at this point. A neighbor had stopped me on my way to the site to give additional information in which the neighbor stated trash blowing into people's yard from the driveway of 16 West Dr. is a nuisance additionally the RV appears to be a safety hazard as it is sinking in the ground towards the roadway. They also stated no one has been to the house since the day of the fire. On 4-3-25 I contacted the Town Of Ledyard Fire Marshal and he stated "They had a fire on 12/23/24 and still probably trying to work it through the insurance process. But with that said there is no reason that the stuff cannot be cleaned up around the exterior of the property. In addition, speaking with neighbors the property was a mess before the fire and was a contributing factor into the fire". Clean up at the property has begun after the fire. Will contact the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 07/02/25. **Follow up inspection on 7/15/25, all junk observed in the driveway including the burned garage has been removed from the property. Follow up RVC will be sent requesting the RV to be moved onto the driveway and provide proper registration. Additionally, the brush observed on the lawn is to be removed and the grass cut to reach full compliance.**

- **11 Allyn Lane-** complaint received 3/24/24- Several inspections conducted by previous ZEO, no contact was made via RVC or other documentation. However the resident of the home is under a power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. **Owner called 7/31/25 to discuss removal of waste and junk items at the property. Will schedule follow up inspection on or about 8/6/25.**
- **1 Mull Berry-** Complaint received in March 2024. Complaint for abandoned or inoperable vehicles and equipment on property. **Found contact information, will call owner for vehicle removal.**
- **33 Fanning Rd:** Complaint received on 03/20/25. Inspection conducted on 03/20/25 and found improper storage of trash and or junk on the property. RVC sent on 05/07/25. No contact has been made by the owner. **Will be send out a NOV, following all blight ordinance enforcement procedures.**
- **33 Stony Brook Rd:** Complaint received on 3-31-25 for large bags of trash on the property and spilled over trash cans that are not cleaned up for months at a time. Site inspection conducted on 4-15-25 showed two garbage cans on their sides with a large bag of trash on the ground as well as several other pieces of trash. RVC send on 5-8-25. Contacted the owner on 05/26/25

and they stated they have dumpsters periodically brought to the property when their trash is too full. They stated 9 people live in the house and were not allowed to have additional trash/recycling receptacles when they reached out to the town. This was confirmed with the director of public works as it is a contract, and additional private arrangements cannot be made and the owner. Additionally, the director stated they will have to take the additional waste to the transfer station. **Second RVC to be sent to clean up the trash and debris in the yard to bring the property into full compliance.**

- **26 Lake St:** Ongoing blight case started in with junk and trash on the front of the property. Previous ZEO report stated junk had been removed but to reach full compliance the lawn will need to be mowed. Will follow up with drive by inspection on 2/24/25. Junk has been removed off the property and appears to be in good order. Complaint received on March 12, 2025. Site inspection conducted on 4-10-25 for blighted rear property of home. Junk and discarded items were observed on the fence on the eastern portion of the property and along the back side of the house against the wall. The roof appeared to be in poor condition as well as the fascia and soffit of home had a hole. Additionally, greater than 30% of paint was chipped on the structure. Will follow up with an RVC and update the file as this is an ongoing case for several years. RVC sent on 6/30/25. Made contact with the owner. **A site inspection was conducted on 7/Some progress has been made with the removal of mattresses and other pieces of discarded furniture and junk. The current resident is in probate court and will hear more information on 8/5/25 for updates as to the executor and who shall be responsible for the property and to maintain it.**
- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation . **Will Continue to monitor as weather warms.**
- **5 Long Pond Rd:** Complaint received via phone call on 1/28/25 to the property has a lot of junk in the yard with several unregistered vehicles, including an old semi-trailer. Will contact owner for a meeting with the Land Use Director and ZEO for compliance. Also zoning violations present. Sent follow up email to set up a meeting. No response yet. Spoke with Mr. Bryson (property owner) with the Land Use Director on 06/03/25. To discuss the blighted property and zoning violation. Mr. Bryson stated that the RV has since been removed off the property. He agreed to have a site inspection conducted to begin clean up of the property. A site inspection was conducted on 06/04/25 and will follow up within two (2) weeks to see progress of the items and or junk to be removed from the initial inspection. **Will schedule follow up inspection on or about 8/7/25.**
- **43R Long Pond Rd:** Complaint received on 1/28/25 by the same complainant for 5Long Pond. The property has a lot of junk that continues to stack up on the property over time. A site

inspection was conducted on 2/12/25, the property was observed to have a lot of junk and garbage visible from the Cider Hill Rd way but hidden on the other side of Long Pond. There also appears to be an RV but it could not be determined if it had registered plates. **RVC to be sent.**

- **103 Inchcliffe Rd:** Old case from 2024 in which there was previous flooding in the basement and improper storage of junk was in the lawn/driveway as well as overgrown vegetation. While inspecting on 6/30/25 for another property (24 Inchcliffe), I observed overgrown vegetation in the yard as well as improper storage of household furniture. **RVC to be sent.**

Site inspections:

- 7/15/25-16 West Dr.- Blight
- 7/15/25-411 CLH
- 7/16/25- 967 Shewville Rd
- 7/21/25- 411 CLH
- 7/21/25-28 West Dr.
- 7/21/25-51 Kings HWY
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