

## Roxanne Maher

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**From:** JRD <jennifer\_rene\_day@yahoo.com>  
**Sent:** Tuesday, June 21, 2022 5:31 PM  
**To:** Kevin J. Dombrowski  
**Cc:** Andra Ingalls; wirwin@ledyard.net; greysallb@comcast.net; tmalo@ledyardct.org; gpaul@ledyarct.org; Naomi Rodriguez; Timothy Ryan; William Saums; tom.baudro@yahoo.com; tcapon@pitt.edu; howard.j.craig@gmail.com; jawrach@gmail.com; pawwhitescarver@mac.com; katiescanlon@rocketmail.com; martyengrew@gmail.com; gstvil@alum.rpi.edu; rcodding@comcast.net; Roxanne Maher; Mike Cherry; Fred Allyn, III; Kirk Bryson; Mary E. Graham  
**Subject:** Re: Ongoing issue: 576 Lantern Hill Road

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

Thank you Kevin!

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

Jenn

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

Jennifer,

Thanks you for reaching out. We will take a look at the information provided and see if there is any action the council can take. But be advised, if this is still considered to be a Zoning issue, by State Statue, the Town Council has no jurisdiction with regard to this matter and it must be handled by the Planning and Zoning Commission and the Land Use office.

Thanks

Kevin Dombrowski

Chair

Ledyard Town Council

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**From:** Jennifer Day <jennifer\_rene\_day@yahoo.com>

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

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

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

**Subject:** Ongoing issue: 576 Lantern Hill Road

Good morning,

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

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

The Town has taken legal action against the landowner 5 separate times over the last 7 years and has won each time. The original legal action resulted in a stipulated agreement between the Town and Mr. Perkins dated October 2016. It clearly lays out the uses for the property, allowing for farming only. Mr. Perkins and his employees continue to use the barn for mechanic work only; barrels of chemicals continue to be stored outdoors on the property near the wetlands.

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

Our questions are:

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

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

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

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

Thank you!  
Kieran and Jennifer Day