



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

Hannah Gienau, Zoning & Wetlands Official/ Blight Enforcement Officer

Phone: (860) 464-3216 Fax: (860) 464 -0098

zoning.official@ledyardct.org

Zoning Official's Report: May 14, 2026

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

Permits approved: 5/14/26

Total : 31 Permits – Approved 21.

For further information please contact the Zoning Department for permitting list and status updates.

Zoning Violation Activity Report: 5/14/26-6/11/26

➤ New Cases:

- **1765 Center Groton Rd:** Unpermitted building of deck observed on 4/26/26 by building official, stop work order issued. Owners did not comply. RVC issued on 5/26/26. Owners came in and were issued a zoning permit for the new deck construction and met all bulk dimensional requirements for the zone.
- **67 Gallup Hill Rd:** Complaint submitted by previous complainant for continuing of operation in recent weeks of possible landscape business. **Notice of Violation with Intent to Cite issued on 4/16/26. Follow up site inspection scheduled for 5/18/26. Final inspection conducted on 5/18/26 and compliance has been achieved.**
- **5 Eska Dr. :**Rooster complaint and unpermitted chicken coop received. RVC letter sent on 5/20/26. Owner came in 6/2/26 for zoning permit forms and rooster has been removed from the property. **Will follow up to reach full compliance with all applicable zoning regulations.**

▪ Ongoing/old Cases:

- **6 Hilltop Dr.** Previous enforcement for home occupation permit violation such as storing construction equipment on the property. Currently in the last couple of months the septic system had a partial failure during the winter and grey water was seeping from the top of the tank and leaking off the property. LLHD has been contacted and the septic tank is to be repaired the weekend of 3/12/26. LLHD considers the home to be “multi-family” in which the home has two kitchens. As far as zoning records show and recent site inspections there are not additional accessory apartments/separate dwelling units within the home. In addition, it was

observed that the rear deck put in place was not permitted and both a zoning permit and building permit was denied as they did not meet building code or zoning regulations. **Notice of Violation pending.**

- **33 Fanning Rd:** Previous blight and zoning case from 2024 with an unpermitted construction of shed. A drive by inspection on 12/11/25 showed a door and a furnace appears to have been installed and looks like a dwelling unit with a vehicle parked on the side of the road. **RVC pending.**
- **26 Martys Way:** Originally obtained approved permit for shed. After recent inspection for a different property, observed shed that does not match approved site plan, and it may be in the side yard setback. **Inspected the Site on 4/27/26. Shed after measuring approximate property line was 19.5ft and was not in compliance with the set back for the Zone (R60). Working with owner to move shed out of the side yard setback and bring into compliance. Follow up on or about 5/25/26 for compliance. Enforcement Pending.**
- **28 Devonshire Dr. :** Pod in the driveway and unregistered motor vehicle. RVC sent 3/2/26. Update, Owners have contacted the department on 4/22/26 and discussed the Pod at the property was storing damaged items from a flood that occurred at the home in October 2024. The owners stated that the items are to be appraised for damaged losses with a third party appraiser and claim the items stored have to be kept at the property per the Insurance company. Enforcement pending. **UPDATE additional complaints received regarding the blighted property. Follow up RVC sent on 6/11/26 with a compliance date. If compliance has not been achieved by said date, Issuance of Fromal Notice of Violation with Intent to Cite will be issued.**
- **105 Church Hill Rd:** Complaint received on 12/11/25 for a sign in front of a residential home. Property is a group home which is legally permitted. Will research file if have existing sign permit. **RVC pending.**
- **1496 Rt12:** Unpermitted Accessory Use of the property (Uhaul/Rental Equipment), Reinspected on 5/13/26. Violations still present at the Site. **RVC pending.**
- **4 Commerce Court:** In recent weeks a fire was reported at the site and the Fire Marshal brought forward to the Land Use Department that the lot appeared to be utilized by a company that he was not aware had approvals or permits to be operating at the site. Staff contacted the owner and it was explained to them that a Site Plan and permit application is to be filled out and submitted to the Land Use Dept. The Director of Land Use and Planning stated to the

owner exactly what needed to be done and to not do any additional site work or continue to operate until all approvals have been granted by the Planning & Zoning Commission. During a site inspection on 11-5-25 with the owner, Director of Land Use & Planning, and myself. The Site appeared to be completely disturbed. Significant grading had been done and lots of disturbed soil was observed throughout the site. There were E&S controls up and appeared to be stable throughout the site and edges of disturbed soil. Large vehicles, plows, sand mixer, and other equipment were observed in addition a metal fence had been installed. It was instructed to the owner that no further work will be conducted at the site and the vehicles stored on the site shall not be removed. If the vehicles and/or equipment is taken off site, they are not to be stored at the site until all approval have been granted. A Request for Voluntary Compliance Notice of Violation will be sent to the owner instructing them, they have 30 days to complete and existing site plan and proposed site plan with a complete application to submit to the Planning & Zoning Commission for Review. If no such application is submitted from the date the letter was received, then a citation of \$150.00 per violation per violation will be issued to the owner. It was made clear to the owner how the citation process works and that they need to be brought into compliance immediately. **Enforcement pending due to lack of submittal for permits. Reinspected on 5/13/26 and no improvements have been made to the site however; the property is gated off and a no trespassing.**

- **14 Harvard Terrace:** Rooster complaint received on 05-12-25. Site inspection conducted on 05-29-25 and rooster was heard on the property but could not observe it. However, tenant friend was present on site at the time and gave the contact information for the owner and confirmed there was a rooster on the property. An additional complaint was received on 06-02-25 and discussed the rooster but also the owner is conducting a masonry business on the premises and previous violations have been reported and dealt with. Will review files and contact owner to discuss removal of rooster and if they require a home occupation via site plan review or zoning permit approval if it is allowed in scheduled uses. The CT business search does show the owners business as Pepin Masonry located at 14 Harvard Terrace. The complainant did state they are cutting stone at times and has spread it throughout the neighborhood previously. **RVC pending.**
- **550 Colonel Ledyard Highway:** On a different inspection, it was observed from the road, two Conex boxes/ shipping containers are on the property. Looking into the records, there are no previous permits for permanent storage containers prior to the adoption of the new regulations. **Previous arieals may indicate non conforming structure status, need to investigate further.**
- **83 Inchcliff Drive:** Complaint received 11/18/24 via email stating their landlord is renting out the basement of the apartment building and it does not have its own kitchen, bathroom,

and/or common/ private entrance. RVC drafted and awaiting review. Drive by inspection conducted 11/28/24 but could not determine without stepping onto property to see if anyone was present in the basement. An additional phone call complaint was placed describing the situation from a different resident. Two phone calls were placed 12/2/24 to get more information. Awaiting a call back. Property card does state first floor apartment has sole use of the basement. Will make contact with owner to verify the activity is in accordance with the allotted use of the basement. On 4-2-25, Post office called stating first floor tenants do not have a roommate even though the owner is trying to have mail set up for a 4th apartment. **Property to be sold and shall be compliant with all applicable deed restrictions including the basement is Soley to be used by the 1st floor apartment. Continuing to monitor to ensure no apartment is advertised for the sale of the property and will follow up to ensure compliance with deed restrictions.**

Closed Violations as of May 14, 2026

- **47 Micheal Lane:** Complaint submitted on 10/14/25 for STR operation. Will follow up on or about 10/27/25. Observed ad on 2/3/26. **STR ads taken down and reached compliance.**
- **13 Pheasant Run Dr.:** Complaint received on 12/2/25 for goats being housed in a shed on a small lot in the subdivision. According to ZR Section 8.5.1 there is not enough land to house 4 small/medium animals. Photo evidence provided. Drive by inspection conducted on 1/23/26. **Owner has gotten rid of goats and is in compliance.**
- **29 Martys Way:** Rooster on property, not permitted and unpermitted chicken coop RVC sent 3/16/26. Permits obtained and complied with zoning.
- **2 Martys Way:** Observed unpermitted chicken coop in rear of home. RVC sent 3/16/26. Permits obtained and complied with zoning.
- **116 Spicer Hill Rd:** Complaint received 12/15/26, Conex box in front yard. Home went up for sale and the Conex Box was removed from the property. **CLOSED.**
- **576 Lantern Hill Rd: Old** violation case involving the prohibited use of an agricultural parcel/ barn for a landscaping business. Working with town attorney and Land Use Director at this time if further enforcement is needed. **CLOSED.**
-

Zoning Official's Blight Report: June 11, 2026

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

➤ New Cases:

- **11 Linden Lane:** Complaint received for junk items on front lawn 5/18/26. **Site inspection conducted. RVC sent on 6/4/26. Follow up pending.**
- **103 Inchcliffe Dr.:** Drive by inspection conducted on 6/2/26. Blighted lawn and several junk items observed. **RVC pending.**

➤ Old/Ongoing Cases:

- **27 Devonshire Dr:** Follow up drive by inspections conducted on 3-9-26 for other blighted properties, an old vehicle in the front yard with moss growing on the vehicle and branches on the windshield was observed. The vehicle appears to have been there for quite some time. **RVC pending.**
- **2 Kerrie Court:** Complaint received on 4/7/26. Inspected the property on 4/8/26. **Confirmed overgrown vegetation and some junk debris. RVC pending.**
- **2 Mill Cove Rd:** Complaint was noted with the department at recent LUPPW meeting. Site inspection conducted on 5/4/26. Old boats in poor condition observed and debris/ junk items observed in the driveway. **RVC sent 5/14/26.** Conducted follow up site inspection regarding the blight. Owner is working on bringing property into compliance at this time.
- **130 Vinegar Hill Rd:** Complaint received 3/12/26. RVC sent 3/16/26. Owner contact the department and cleaned up the trash on the front lawn and removed an unregistered vehicle. However reinspected on 4/22/26 and an additional unregistered vehicle was observed and the property appears to have vegetation and debris >9". Will follow up with owner to reach compliance.
- **23 Devonshire Dr.:** Working with owner to reach compliance. As of 6/2/26 owner is to hire contractor to begin work on missing siding. In addition, will schedule follow up site inspection to see remaining blight items that need to be removed.

- **4 Devonshire Dr.** Complaint received 12/2/25 for roller dumpster left in the driveway for several months at a time full of trash. Will do drive by inspection 12/15/25 to determine any violations present. No visible trash, but dumpster was viewed from the yard. **UPDATE: RVC sent on 3/2/26 via certified and regular mail will follow up on or about 3/19/26. No response from property owner. Formal NOV Intent to Cite pending.**

- **28 Devonshire Dr. :** Complaint received on 12/2/25 for roller dumpster and storage pod in driveway. Inspected on 12/9/25 to determine what blight violations are present at the property. Dumpster and POD observed in driveway during a site inspection on 12/15/25. RVC sent on 3/2/26 via certified and regular mail will follow up on or about 3/19/26. Update, Owners have contacted the department on 4/22/26 and discussed the Pod at the property was storing damaged items from a flood that occurred at the home in October 2024. The owners stated that the items are to be appraised for damaged losses with a third party appraiser and claim the items stored have to be kept at the property per the Insurance company. **Follow up RVC sent on 6/11/26 with a compliance date. If compliance has not been achieved by said date, Issuance of Fromal Notice of Violation with Intent to Cite will be issued.**

- **1644 Rt 12:** Blighted Kartway property.
Demolition of one a blighted building had been completed, however, debris and rebar on the above grade foundation is a documented safety concern and will have to be brought to grade level and the debris removed. In addition, the owners have not taken down the batting cages, old junk equipment, or removed the tires by hand (as previously instructed). Follow up RVC with sufficient timeline for compliance issued on 6/11/26. If property is not in compliance by agreed date, will result in issuance of Formal Notice of Violation with Intent to Cite.

- **13 Arrowhead Dr.** Complaint received on 10/02/25. Called complainant on 10/6/25 and left voicemail. Site inspection conducted 10/27/25 (was out week of 10-14-25 through 10-20-25 for training) Property confirmed to have blighted conditions including overgrown grass and some junk items in the lawn. Repeat offender will continue to monitor.

- **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. RVC sent to owner. Owner emailed on 9/23/25, lawn has been mowed and working on replacing siding in October. Site inspection conducted on 9/29/25, lawn has been confirmed to be mowed and will follow up with owner on or about 10/8/25 for timeline of repair of the siding on the home. Followed up via email for any updates to the property on 10/30/25. **Update, owner has been compliant thus far and is removed junk and debris as well as obtaining a contractor to finish the work at the site. A drive by inspection was conducted on 5/7/26 and it was observed the owner was actively**

at the property cleaning it up. Follow up by 5/18/26 for updates on repairing the siding and roof of the home.

- **26 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. **RVC to be sent ASAP.**
- **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. Follow up on or about 8/28/25. Issuance of citation if no response. On or about the week of 8/18/25-8/21/25 a former employee of DPW brought equipment to cut back the brush blocking the side walk. A follow up letter will be sent to the property owner, stating that a resident took it upon themselves to remedy the blight. However, the property owner shall maintain the sidewalk as it's their responsibility. If it becomes overgrown again, a Notice of Violation with Intent to Cite will be issued. **RVC sent 6/4/26. Follow up pending and/or further enforcement.**
- **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. Additional site inspection conducted on 10/2/25, junk observed abutting roadway and on front lawn. Some of the lawn appeared to be cut but other portions still greater than 9" in height. No response from owner and will not return calls. Additional site inspection conducted on 10-27/25 and observed additional discarded items on the front lawn. Blight citation to be issued on or about 11/5/25. Junk and debris observed on the front lawn on 11/25/25. The home appeared to be abandoned, and the windows looked to be left open at the front of the house. Some neighbor's happened to be walking by and I spoke with them asking if they had any information on the homeowner. They explained the owner has had mental health episodes in the past and had two wellness checks conducted in the last two months. They stated that he was not taken out of the home for medical reasons the first time but appeared to have been taken by ambulance the second time. After conferring with the Police Chief on 11/25/25, the owner has a history of mental health. **As of right now clean up of the property is unclear and will have to evaluate further for ownership of the home. Will follow up ASAP.**
- **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. **Closed, but will continue to monitor in warmer weather. Issue enforcement letter as needed if not in compliance.**

- **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. **Follow up inspection needed.**
- **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. Follow up inspection conducted on 8/28/25 showed grass had been cut back but windows still boarded up. Caretaker Howard Stern emailed on 9/2/25 to state they were working towards replacing broken windows and removing the boards from the windows to bring the property in compliance. Follow up inspection conducted on 9/11/25, significant progress has been made at the property. Property continues to be maintained. Site inspection conducted on 9/24/25 showed additional progress has been made with removal of boards from windows. Caretaker of the property had emailed on 10/13/25 to inform me that the plywood has been removed from most of the windows and are working on replacing all broken windows. Update was submitted via email given on the property on 11/24/25 as new windows are actively be replaced and boards still being removed. Reinspection conducted on 12/4/25, several boards removed from the windows and several windows have been replaced. Property caretaker working with Blight Officer to achieve compliance. Will continue to monitor. **Reinspected property on 5/**
- **11 Allvn 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 the 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. Owner as per property card is under Slater Madeline Estate with Beth Sabilia Law listed as the address. Reached out to Attorney Sabilia regarding the estate of Madeline Slater and will work with the town to clean up the yard. She did state that the property ownership is to be transferred to Leanord Slater who currently lives on the property. A drive by inspection was conducted on 9/3/25 and met with Mr. Slater in person. It was discussed why the property is Blighted and that currently we are working with Attorney Sabilia to start clean up. I explained once ownership is transferred to Mr. Slater that he is responsible for maintaining the property and/or clean up of blight. Will send out RVC to Attorney Sabilia on or about 9/4/25. Attorney Sabilia stated ownership of the home is supposed to be transferred to Mr. Slater the current tenant however there are some legal paperwork issues they are working on resolving. Recently, Attorney Sabilia stated the ownership of the home is no longer with her office and that I will follow up with the new owner to reach compliance. **RVC pending. Reinspection needed.**

- **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. **RVC pending.**
- **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. Follow up email and phone call placed on 9/3/25 regarding status of the property and to conduct a site inspection with executor of the estate to bring the home into compliance. Reinspected the property on 9/11/25, some progress has been made with clean up of junk but the property is still in poor condition. Follow up inspection conducted on 10/6/25. Improvements to the site include removal of junk items from side of home and front of garage, grass mowed, and vehicle registered. However, home still has large brush piles in the rear yard to be removed, paint of the home exceeds 30% chipped as stated in blight ordinance, and soffit has a large hole that

will need repair. Inspection conducted on 3/2/26 and observed further possible blight in the snow piles. Will contact owner to follow up for compliance. If not progress, issuance of formal notice of violation with intent to cite to be issued. This property is the subject of repeated offenses, Town staff monitors regularly. Follow up inspection conducted by ZEO on 3/10/26 RVC and enforcement action pending.

- **5 Long Pond Rd:** Received complaint via phone call on 2/12/25. Detailing the property has a camper close to the road that is being used as a residence with two dogs inside. The property also had a separate complaint from another neighbor that the property is blighted(see new blight cases for details). A site inspection was conducted on 2/12/25 and there was a camper present along the edge of the property. It could not be determined if there were animals inside or if there was any activity. However, upon further observation of the camper, there are two propane tanks hooked up that may be used for heating. Land Use Director and ZEO will have an in person meeting with the homeowner in the near future. 3/18/25 follow up email sent due to no response. Conducted site inspection on 06/04/25. RV is no longer on the property however have begun working with owner on the blight that is present throughout the property. Conducted follow up inspection on 8/28/25 with the owner. Will begin clean up of certain areas and expand from there. Follow up inspection to be conducted on 9/17/25 11am. Conducted follow up site inspection with the Director of Land Use and Planning and Mr. Bryson on 10/02/25. Mr. Bryson was instructed to clean up the front of the home and several pieces of equipment to be stored near the large barn on the property. Follow up inspection conducted on 10/16/25, some compliance achieved with items removed from the front yard, vehicles unregistered or inoperable still present at the property, working with the owner to remove them in a timely manner. Stated to the owner additional smaller areas requiring clean up. Reinspected on 11/4/25. Property cleaned up in some portions however several unregistered and inoperable vehicles are present. The owner does not want to move a hot tub/ swim spa off the side of the road due to the cost of instillation and planned on installing it with proper permits in the spring of 2026. **Requested follow up site inspection 6/10/26 due to recent email from owner stating removal of certain blighted items off the property.**

Closed Violations as of June 11, 2026

- **16 Sawmill Rd:** Complaint received 5/18/26, blight resolved without issuance of enforcement.