



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Zoning Official's Report: April 10, 2025

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

Permits approved: 3/13/25-4/10/25

- 710/712 Long Cove Rd- Lot line adjustment. Approved

Zoning Violation Activity Report: 03/13/24-04/10/24

➤ New Cases :

- **10 Whalehead Rd:** Rooster violation. Complaint received on 4-8-25. Site inspection scheduled 4-14-25.

▪ Old Cases:

- **1045 Colonel Ledyard Highway:** Complaint received 2/16/25- STR operating on the property and listing found on Air B&B and no prior history of permits during the time of the STR ordinance. RVC sent 03/17/25 will follow up on or about 03/27/25. **As of 4/9/25 the Air BnB ad is still up. NOV drafted to be sent out on or about 4/14/25.**
- **437 Colonel Ledyard Highway:** Complaint received 2/16/25- STR operating on the property and listing found on Air B&B and no prior history of permits during the time of the STR ordinance. RVC sent 03/17/25 will follow up on or about 03/27/25. **4/10/25 Had a return to sender. As of 4/9/25 the Air BnB ad is still up. 4/14/25 will hand deliver and photograph evidence.**
- **7 Fairview Dr:** Possibly operating without a license have to make contact with owner to determine license is in order. Additionally, an application for a license for the DMV was signed by ZEO/ Land Use Director October 2024. Contact with owner was made on 03/13/25 who stated the DMV had sent back the application for missing documentation and they are currently working with the DMV to obtain the license. I stated to the owner they need to email proof of the DMV correspondence, and they have 30 days to resolve the issue or the business will have to be closed until the license is obtained. **Mr. Geer emailed on 4/9/25**

stating he had obtained his license, and the DMV will update the licensed auto repair list this week. His license and documentation are coming in the

- **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. **Will follow up on or about 4/14/25 with Land Use Director. Has not responded to emails sent requesting a meeting.**
- **22 August Meadows:** Complaint received via phone call on 12/30/25 and follow up on 2/10/25. The property has an RV on the side of the home and is being utilized as a residence. The complainant stated they observed lights on in the RV at night. A site inspection was conducted on 2/10/25. There was an RV observed however, it could not be determined if the RV was hooked up to anything or if anyone was present in the RV during the inspection. RVC drafted awaiting review. **Drive by inspection conducted on 4/10/25. Will send follow up letter about what appears to be an RV and a reminder that RVs are prohibited as a dwelling unit in the Town of Ledyard. Will make contact on or about 4/14/25.**
- **576 Lantern Hill Rd:** Old violation case involving the prohibited use of an agricultural parcel/ barn for a landscaping business. Several site inspections have been conducted and possible disturbance of wetlands with a backhoe as of 01/02/25. Will have follow up site inspection 01/06/25 with Land Use Director. Town Attorney has been contacted to start the process for next steps. 01/06/25 site inspection conducted, employees were observed only cleaning out barn into tractor Trailer for transport. Which the owner stated they would be doing in order to demolish the building. Additionally, the backhoe seen digging near the brook was digging for test pits for LLHD septic system. They only should be cleaning out the barn on Site. Site inspection was conducted with property owner **1/16/25**. Report to be reviewed by Land Use Director for further advisement. Continuing to monitor. Site inspection 2-12-25 showed trailer is no longer present at site, backhoe has been moved, and no activity of disturbance to the area was observed.

Drive by inspection conducted 3/05/25 no activity on the property and no more complaints. **Will continue to monitor.**

- **58 Christy Hill Rd:** Complaint received in July 2024, an RVC was sent to the owner and no further complaints were received. A follow-up inspection was conducted on 3/18/25 and no roosters were observed on the property.
- **29 Military HWY:** Complaint received on 1/8/25. The complainant detailed violations with someone taking residence in an RV and the property had junk as well as large machinery that has become a “playground” for children and was dangerous. Contact with owner was made shortly after to discuss the complaints and how to resolve zoning and blight violations. **Previous agreement for no outside storage on the property. Will meet with owner to discuss solution.**
- **6 Hilltop Drive:** Phone call received 12/31/24 regarding high activity including cars going on and off the property frequently throughout the day. Possibly operating a business without a permit. Additionally, a large conex box is on the front lawn of the home. Follow up with Land Use Director 01/24/25. Update- 2-10-25, Homeowners came into the Land Use Dept. for two home occupation permits. One their cleaning business and one for the construction business. Home occupation permit was submitted by the homeowners however, the Conex box is still present on the property and must be removed. Tenants came in on 4/9/25 to discuss how the Conex Box can be converted into a structure including a window, foundation, roof etc. **However, as of right now they have a removal date of May 12th 2025 (30 days) to have the box removed. Will convene with building official and Land Use Director on the issue.**
- **4L Long Pond Rd:** Complaints received 1/14/25- Operation a of Short-Term Rental (STR). Previously the owner had permits under the previous Town of Ledyard Ordinance #300-30. This ordinance had a sunset in 2022. New regulations were published in 2023 and amended in our current 2024 zoning regulations in which STRs are a prohibited use. The last documentation with a previous complaint made in 2022, was a letter from the owner’s lawyer dated 7/2/22. It details, the property has evidence it has been utilized as a STR for years prior to the ordinance and the new regulations for prohibited use. The lawyer stated this is a lawful non conforming pre existing condition. Will have LUD review and make a determination for next steps. **May fall under pre-existing non-conforming use under CGS 8-2(a) will need further research. Will convene with Land Use Director for further advisement.**

- **46 Long Pond Rd:** Complaints received 1/14/25: Same owner as 4-L Long Pond and will have to determine next steps as stated above. **Site inspection conducted 2/12/25. RVC drafted to be sent on or about 4/14/25.**
- **66 Long Pond Rd:** Complaints received 1/7/25- STR complaint received, and owner lives in NY. Will send out an RVC to make contact. No prior permits of STR from the ordinance #300-30 for STRs. Will draft RVC to stop operation of the STR. A site inspection was conducted on 2/12/25. RVC drafted awaiting review. Owner has sent over documentation that the lease is longer than 3 months to house EB workers, Pfizer employees, traveling nurses.
- **126 Gallup Hill:** Temporary signs were put up throughout the property as well as U-Haul business operating on the facility. **Will follow up.**
- **56 Whalehead Rd:** Unpermitted site work and disturbance of soil with wetlands. No disturbance of soil or equipment has been observed since 9/17/24 through 12/5/24. Frequent drive by inspections are conducted to ensure compliance. **Drive by site inspection 2-12-25 no disturbance to the area and will continue to monitor. Will continue to monitor as ZEO makes frequent drive bys.**
- **103 Inchcliff: Complaint received July 2024-** Previous ZEO report stated flooding at the property had resulted in two Pod storage boxes delivered to the property to move items and clean out the damaged furniture and interior as they rebuilt the home. The property had junk on the outside of the dumpster and lawn was not mowed. An RVC sent on 7/29/24. Compliance was in progress with a dumpster dropped at the property and junk had been moved off the lawn. As well as the lawn was kept mowed. **Will do a drive by inspection to ensure compliance on or about 4/14/25.**
- **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. **Will send out RVC make contact with owner.**
- **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. RVC to be sent , will contact owner.**

- **130 Christy Hill Rd:** A letter was received 11/21/24 via mail to the Land Use Department. The letter stated he concerned neighbors of Christy Hill Rd would like to understand why the property has several RVs and vehicles parked on the property. A drive by inspection was conducted on 12/3/24 with the Land Use Director present. Three RVs were observed from the roadway and at least two unregistered vehicles with an additional vehicle that appeared registered but had not been driven in some time. There was no activity that could be seen anyone appeared to be living in the campers on the property. RVC will be drafted and reviewed for the unregistered vehicles and additional contact with owner will be conducted to gather additional information. A prior zoning violation was on file dated November 20,2020 for a rooster on the property. The violation has been resolved since. RVC sent 12/30/24.. Homeowner came in to Land Use office 01/06/25 while ZEO was on a site inspection. Land Use Director spoke with owner as to how to resolve the issue. Owner will be in contact to ensure compliance with unregistered motor vehicles. Will continue to monitor. Followed up with homeowner on 2-4-25. The three vehicles that were previously unregistered are now re-registered. An additional vehicle has been designated as hobby vehicle. Ledyard Zoning Regulations Section 7.6 “maximum of one (1) hobby motor vehicle may be located in a side yard or rear yard of a residential property, provided it is screened from view from adjacent properties and access roads”. One last vehicle is unregistered, the owner is going to see if someone will buy it or if it will be taken to the junk yard. Will follow up 3/18/25. **Site inspection on 4-1-25, All cars registered except for hobby vehicle. Will contact owner to put up fence panel properly to screen in the yard to reach full compliance. Follow up 4-14-25.**
- **23 Overlook Drive:** Possible neighbor draining onto complainant’s property. A concrete pad was poured next to the complainant’s property to park an RV. Drainage grate could be seen installed on the edge of the pad as to not drain directly off the side into the complainant’s property. However, a plastic pipe outlet from the grate drains appears it could be draining onto the complainant’s property. A site walk conducted with Land Use Director. RVC sent 1/21/25 for full compliance. **Spoke with owner on 2/11/25. The owner will fill out a zoning permit for the work done on the property**

and a site inspection will be conducted to determine if the owner is in compliance with drainage going away from the neighbor's property. Site inspection scheduled 2/19/25. Site inspection conducted 3/04/25. It appears the owners drainage may be draining onto the neighbor's property. Awaiting LUD review to ensure next steps. **Will review with LUD.**

- **67 Gallup Hill Rd:** Operation of a business without a home occupation special permit. Complaint received that there may be a landscaper operating their business on the property without a permit. The records show they applied for a PZC special use permit for home occupation in June 2012. However at the regular scheduled meeting for PZC dated June 27, 2024 the applicant withdrew the application. There were many issue with the application that are outlined in the prior ZEOs report such as information on types of vehicles to be stored, proper site plans with details in accordance with regs. It could not be found if the owner reapplied for a special use permit. IWWC sent a cease-and-desist letter due to the owner filling wetlands on the property to expand the driveway without a permit. IWWC granted the owner a permit after proper application for working in a URA was submitted. Additionally, a soil scientist report showed no negative effects were found to have impacted wetlands downstream or upland from the intermittent stream that ran under the driveway into a culvert that the owner partially filled. Current complaints state there is a lot of traffic and noise with a large woodchip pile. RVC has been drafted and awaiting review to reach out to the owner whether a special use permit exists or not. Site inspection 2-12-25 drive by showed, a Conex box is now present at the site and will ensure contact with owner. **Will review with LUD on next steps.**

Blight Activity Report: 03/13/24-4/10/24

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- **New Cases:**
- **10 Whalehead Rd:** Complaint received on 4-8-25. Unregistered motor vehicles. Inspection scheduled 4-14-25.
- **9 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.
- **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 if 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 doing 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". Will write RVC and send out.

- **Ongoing/ old cases**

- **16 Nutmeg Dr:** Complaint received on 2/06/25 for blight. The complainant stated they have been dealing with this issue for two years. The owners of 16 Nutmeg do not properly secure their trash and it will eventually blow onto their lawn and migrate to the neighbor's yards. Chief Rich of the Ledyard Police Department also reached out with police reports responding to trash in the yards and in the road. A drive by inspection was conducted on 3/13/25. Several pieces of junk and discarded items appeared to be in the front yard however not in large volumes. The complainant provided multiple examples of blight including trash bags stacked in front of the garage and their empty packages with their address on it blown into the neighbor's yards. An RVC has been drafted and waiting for review. **RVC send 4-7-25 will follow up on or about 4-15-25.**
- **29 Military HWY:** Complaint received on 1/8/25. The complainant detailed violations with someone taking residence in an RV and the property had junk as well as large machinery that has become a "playground" for children and was dangerous. Contact with owner was made shortly after to discuss the complaints and how to resolve zoning and blight violations. **A Site inspection was conducted on 2/12/25. The broken window had been replaced, one unregistered RV had been removed, majority of the junk had been cleaned up from the front of the property. A small pile of junk was observed next to the dumpster. It was suggested to the owner they can call the town for a bulk trash removal pick up. They agreed to this suggestion. Will follow up to ensure 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. **Will follow up with current caretaker of the property to begin junk removal process.**

- **11 Sunset Ave-** Complaint received August 2024. Overgrown vegetation. Will follow up and **continue to monitor and wait until the weather is warmer to reevaluate.**
- **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.**
- **229 Avery Hill Rd-** July 2024, Previous ZEO report showed good progress of what was cleaned up. Will need to conduct site inspection for update on the property. Most of clean up has been done from previous report. **A fence had been put up around the property blocking a majority of view from the road. Will reinspect when weather is warmer to reach full compliance with cut grass. Site inspection scheduled 2/24/25 to ensure compliance achieved.**
- **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.**
 - **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation . **Will Continue to monitor as weather warms.**
 - **5 Town Farm Rd-** Complaint received October 2024-Homeowner made blight complaint prior in October. It was deemed not blight at the time. The homeowner came into the Land Use office 01/07/25 to make an additional complaint that rats are now present in her garage. **Will review with LUD to determine next steps.**
 - **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. Will convene with LUD for next steps.**

- **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 drafted and awaiting review**

Site inspections:

- 1/02/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/06/25- 6 Hilltop dr.- zoning violation drive by inspection
- 1/09/25- 59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/09/25- CZC 1881 Rt 12.
- 1/09/25- 576 Lantern Hill Rd.
- 1/23/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 1/27/25-9 Crocker Hill – Zoning site inspection
- 1/27/25- 29 Military HWY- Blight violation complaint
- 1/29/25- 6 Hilltop Dr.- zoning violation site inspection
- 1/30/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/03/25- 79 Chirsty Hill- Zoning violation site inspection
- 2/06/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/12/25- 29 Military HWY- Blight site inspection
- 2/13/25-59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/27/25- 59 kings- Zoning compliance inspection/ pre-construction meeting
- 2/27/25- 355 Pumpkin Hill Site inspection CZC
- 3/04/25- 10 Erin's Way- E&S inspection - Failed
- 3/04/25- 17 Marty's Way- zoning compliance inspection – not ready for CZC need final grading and proper ground E&S controls in place
- 3/04/25- 23 Overlook- Zoning violation inspection.
- 03/06/25- 59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 03/13/25- 59 Kings HWY- weekly pre-construction meeting/ zoning compliance
- 03/13/25- 10 Erin's Way- E&S controls inspection - Passed
- 03/18/25- 29 Military HWY- Zoning & Blight compliance
- 03/18/25- 7 Hurlbutt Rd- Gales Ferry Landing, updating floor plan and occupancy of businesses
- 03/18/25- 58 Christy Hill Rd- Zoning Violation Inspection
- 03/18/25- 750 Colonel Ledyard Highway- Zoning Violation Inspection
- 03/18/25- 7 Hurlbutt Rd- Gales Ferry Landing- determining what new businesses are currently in the building and updating floor plans.
- 03/27/25-59 Kings HWY- weekly pre-construction meeting/ zoning compliance.

- 03-31-25- 33 Fanning Rd- Blight inspection
- 04-03-25-16 West Dr. -Blight Inspection
- 04-7-25- 33 Stony Brook- Blight inspection- need reinspection couldn't find access
- 04-7-25-51 Kings HWY- Blight inspection
- 4-10-25- 26 Lake St- Blight
- 4-10-25-59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 4-10-25-22 August Meadows- Zoning violation- living in RV.