



TOWN OF LEDYARD

Zoning Office

John Herring, Zoning Official

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Zoning Activity Report 10 November 2022

SITE VISITS

- 10/18/22 5 Marlene- unpermitted shed
- 10/18/22 16 Nutmeg- car parked in street (long term)
- 10/18/22 12 Chapman Lane- complaint of unpermitted business (auto repair)- could not see any activity
- 10/19/22 66 Meetinghouse Lane- unpermitted home occupation- recheck
- 11/02/22 25 Coachman Pike- unpermitted STR deliver NOV-IC

ENFORCEMENT

- 10/12/22 RVC 7 Chestnut Blight
- 10/19/22 NOV-IC 66 Meetinghouse Lane- unpermitted home occupation
- 10/20/22 Notice of Right to hearing- 6 Eska- unpermitted STR
- 10/25/22 NOV-IC- 21 Gallup Hill- Firewood and More
- 10/26/22 RVC 7 Cranwood- boat/trailer obstructing visibility
- 10/26/22 NOV IC 8 Heath Spur unpermitted STR
- 11/02/22 25 Coachman Pike- NOV-IC unpermitted STR

ZONING PERMIT APPLICATIONS:

- 10/31/22 #5759: 15 Chidley Way- NSFH
- 10/20/22 #5760: 32 Saw Mill Drive- Home occupation- beauty salon
- 10/20/22 #5761: 134 Avery Hill Rd- NSFH
- 10/20/22 #5762: 67 Partridge Hollow – Deck

Zoning Permit CZC Inspections:

OTHER:

- Blight-

- 7 Chestnut- property in foreclosure, 10/12 revised RVC posted at house
 - Received complain of car parked in street long term; referred to Police and Public Works (see Ordinance 300-027)
- 576 Lantern Hill- forwarded additional complaints and requested update on contempt filing from Atty Landolina. Perkins has new atty. Initial feeler- revisit stipulation and amend by razing existing barn and erecting 2 family. Atty. Landolina has reached out to neighbors for statements pending possible hearing.
- 7 Cranwood- coordinated with Public Works- boat stored near street, obstructing sightlines.
- 66 Meetinghouse Land- Property Owner moving to remove business from CT registry.
- Continued review of new regulations
- Responses to routine requests for information and assistance- permitting process, review of potential applications, questions re animal rehabilitation center locations, STR regulations, siting of accessory apartments, sign requirements, etc.
- 21 Gallup Hill- NOV-IC issued 10/25 for “Firewood and More.” Response to RVC for flower business resulted in resolution.
- STR Update-
 - 6 Eska- Notice of Right to Hearing sent 10/20/22; Mr. Ederjson at office 10/25- to request Hearing. Hearing scheduled for 11/22/22
 - 25 Coachman Pike- NOV-IC issued 11/02
 - 8 Heath Spur- RVC issued 9/14. NOV-IC issued 10/26
 - 1909 Center Groton Road- sold 10/24/22
 - 11 Peachtree Hill- verification submitted no short term rentals- long term only
 - Reviews of Airbnb.com, vrbo.com listings for Ledyard, Preston (some individuals are listing properties as in Preston, presumably to avoid being noticed by Ledyard Land Use officials
 - Multiple E-mail and telephone inquiries re STR requirements, apparently from individuals