



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee

~ AGENDA ~

Chairman S. Naomi
Rodriguez

Regular Meeting

Monday, February 5, 2024

6:00 PM

Town Hall Annex - Hybrid Format

In -Person: Council Chambers, Town Hall Annex Building

Remote Participation Information is Noted Below:

Join Zoom Meeting from your Computer, Smart Phone or Tablet:

<https://us06web.zoom.us/j/86482187683?pwd=OB3Ay11FqmQN1T2Cli3HjehKrsdvgg.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 864 8218 7683 Passcode: 583187

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Regular Meeting Minutes of January 8, 2024.

Attachments: [LUPPW-MIN-2024-01-08.pdf](#)

VI. OLD BUSINESS

- 1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

Attachments: [Blight Report May - JANUARY-2024.docx](#)
[Blight Report May - July-2023.docx](#)
[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

- 2. Spicer Homestead Ruins - Historical Research and Photos.

Attachments: [Spicer Homestead Report -Hiistoric Research Sarah Holmes 2022.pdf](#)
[Spicerr Ruins- Photos.pdf](#)
[Historic District Commission Minutes-2023-12-18.docx](#)

3. Any other Old Business proper to come before the Committee.

VII. NEW BUSINESS

1. MOTION to acknowledge proposed revisions to Appendix pertaining to Ordinance #300-003 “An Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operation in the Town of Ledyard” as presented in the draft dated January 23, 2024.

Attachments: [Ord #300-003-Building Permit Fees-Appendix-2024-01.docx](#)
[Ord #300-003-Building Permit Fees-Background.pdf](#)
[Ordinance](#)

2. Any other New Business proper to come before the Committee.

IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0122

Agenda Date: 2/5/2024

Agenda #:

MINUTES

Minutes:

MOTION to approve the Land Use/Planning/Public Works Committee Regular Meeting Minutes of January 8, 2024.



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher
Administrative Assistant

Chairman S. Naomi Rodriguez

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
REGULAR MEETING

Monday, January 8, 2024

6:00 PM

Council Chambers, Town Hall Annex

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. ROLL CALL –

Attendee Name	Title	Status	Location	Arrived	Departed
Jessica Buhle	Town Councilor	Present	In-Person	6:00 pm	6:11 pm
Kevin Dombrowski	Town Councilor	Excused			
Gary St. Vil	Committee Chairman	Present	In-Person	6:00 pm	6:11 pm
S. Naomi Rodriguez	Town Council Chairman	Present	In-Person	6:00 pm	6:11 pm
Earl (Ty) Lamb	Historic District Commission	Present	In-Person	6:00 pm	6:11 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:11 pm

- III. CITIZENS' PETITIONS – None.
IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.
V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the following
Organizational Meeting Minutes of December 11, 2023
Special Meeting Minutes of December 11, 2023
Moved by Councilor Buhle, seconded by Councilor St. Vil

VOTE: 2 - 0 Approved and so declared

- IV. BUSINESS OF THE MEETING

1. Progress regarding the enforcement of regulations to address blight issues

Councilor St. Vil stated Assistant Zoning Official/Blight Enforcement Officer Alex Samalot provided a Blight Report for the period of July 17, 2023 – January 2, 2024. He stated in reviewing the Report that he was pleased to see that Mr. Samalot has been

successful in engaging with property owners, noting that they have been responsive and that the identified issues were being corrected, noting that the Ordinance was effective .

Councilor St. Vil continued by noting that the Open Issues listed on the Report were new to the fourth quarter of 2023 and that they appear to be progressing toward compliance.

Councilor St. Vil concluded by stating that he would like to see the LUPPW Committee continue to monitor the blighted properties in town.

RESULT: NO ACTION

Next Meeting:02/05/2024 6:00 p.m.

2. Process to designate the Spicer Homestead Ruins, within the Clark Farm property, as a Registered Historical Site.

Councilor St. Vil stated the Land Use/Planning/Public Works Committee (LUPPW) discussed the Spicer Homestead Ruins at their December 11, 2023 meeting with Historic District Commission Member Mr. Earl (Ty) Lamb. He noted the LUPPW Committee asked Mr. Lamb to discuss the initiative with the Historic District Commission to solicit their interest in taking on the Project. He stated that Mr. Lamb provided the draft Minutes from the Historic Commission’s December 18, 2023 meeting, which were attached to the Agenda Packet on the meeting portal for tonight’s meeting.

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic Commission Member, stated at their December 18, 2023 meeting the Historic Commission took the following actions:

- **Road Map** - Authorized the Research and Preservation Committee to pursue the development of a “Roadmap” in conjunction with the Town Council Land Use/Planning/Public Works Committee, to establish the “Spicer Historic District” and to place the Site under the Administrative Control of the Historic District Commission.

Mr. Lamb asked if the LUPPW Committee would like to have a Joint Meeting with the Historic District Commission’s Research and Preservation Committee to kick-off their work on drafting a Road Map; or whether they would prefer the Research and Preservation Committee draft a Milestone Road Map to present to the LUPPW Committee for discussion.

- **Donation Account specific to Preservation & Research.** Mr. Lamb explained that because the Tri-Town Trail Association and many others would like to make donations toward the Spicer Homestead Ruins Historic Designation Project that the Historic District Commission discussed setting up a separate account to accept the funds. He stated Historic District Commission Chairman Vincent Godino would be talking with Finance Director Matthew Bonin about setting up the Account.

Councilor St. Vil stated he appreciated Mr. Lamb presenting the LUPPW Committee's requests to the Historic District Commission. He also noted that he appreciated the Historic District Commission - Research and Preservation Committee taking on the responsibility to develop a *Milestone Road Map* to obtain a Historic Designation for the Spicer Homestead Ruins.

Councilor St. Vil recommended the following:

- Both the LUPPW Committee and the Historic District Commission each develop a document outlining their *Roles and Responsibilities*. He stated the two groups could then collaborate on the *Roles and Responsibilities Document*.
- The Historic District Commission would take the lead to develop the *Milestone Road Map* to outline the process for the town to obtain a Historic Designation for the Spicer Homestead Ruins.
- The LUPPW Committee would support the Historic District Commission as required, advocating as necessary, noting that the involvement of the Town Council and its Subcommittees would only be *as necessary*.

Councilor St. Vil continued by stating that he would work with the Historic District Commission to draft the *Roles and Responsibilities Document* for the two Groups. He explained that the document would be presented to the LUPPW Committee and to the Historic District Commission with the objective for both Groups to agree on *Roles and Responsibilities Document*. He stated from there it would be the Historic District Commission's responsibility to develop the *Milestone Road Map* to obtain a Historic Designation for the Spicer Homestead Ruins.

Mr. Lamb stated that he believed the Historic District Commission was in a good position to draft the *Milestone Road Map*, and that he would prepare a PowerPoint presentation for the LUPPW Committee to review. He stated the Plan Councilor St. Vil laid out this evening was a great path forward.

Mr. Lamb concluded by noting at the December 11, 2023 LUPPW Committee that some Committee Members stated that because they have not had the opportunity to walk the Tri-Town Trail that they would be interested in taking a hike to see the Trail and to see the Spicer Homestead Ruins area. He stated that he would be available to take folks on a hike when the weather warmed up.

RESULT: CONTINUE

Next Meeting: 02/05/2024 6:00 p.m.

3. Any other Old Business proper to come before the Committee. – None.

IX. ADJOURNMENT-

VOTE: Councilor Buhle moved the meeting be adjourned, seconded by Councilor St. Vil.
2 - 0 Approved and so declared, the meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Gary St. Vil
Committee Chairman
Land Use/Planning/Public Works Committee



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-1953

Agenda Date: 2/5/2024

Agenda #: 1.

LAND USE

Subject/Application:

Continued discussion regarding the progress of enforcing regulations to address blight issues.

Background:

The purpose for the LUPPW Committee to review the status of Blight issues was to monitor how effective Ordinance #300-012 (rev 1) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was and to see if the Ordinance needed to be adjusted.

Ledyard was one of the first towns in the area to adopt an Ordinance to address blighted properties. Since the Ordinance was initially adopted in 2013, it was revised in 2019 to include some language that Groton had in their Ordinance. Groton's Ordinance has been tested in court and held up.

The intent of Ordinance #300-012 (rev 1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was to have property owners comply, and not necessarily impose punitive fines or take them to court. To-date they have had success with getting most properties owners to comply.

The Town Council only had authority to change the Ordinance, the enforcement authority lied with the Blight Officer.



TOWN OF LEDYARD

Land Use Department

Alex Samalot

Assistant Zoning Official/Blight Enforcement Officer

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

BLIGHT REPORT FOR LUPPW COMMITTEE 7/17/23-1/2/24

1. NEW COMPLAINTS :

V=VERIFIED

R=Remedied

NV=No Violation

- 986 Long Cove Road (V) (R)
- 44 North Glenwood Road (V) (R)
- 159 Whalehead Road (V) (R)
- 99 Meetinghouse Lane (V) (R)
- 27 Highland Drive (V)
- 396 Pumpkin Hill Road (V) (R)
- 550 Lantern Hill Road (V)
- 9 Pinelock Drive (V)
- 101 Lambtown Road (V) (R)
- 16 Crestview (NV)

2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

27 Highland Drive—Complaint and inspection for garbage (and other Blight) on yard 9/20/23. RVC sent 9/21/23, and significant decrease in garbage during 10/17/23 inspection. Letter for full compliance sent 10/30/23. Garbage from 10/17/23 inspection removed, but new pile observed during 11/21/23 inspection. Letter for full compliance sent 11/27/23. Significantly less garbage observed during 12/20/23 inspection (close to compliance), will continue to monitor.

550 Lantern Hill Road—October 16th complaint of Blighted Trailer. Observed a dilapidated structure during 10/17/23 inspection. Spoke to owner latter that month, and the ownership of the structure is in probate. Will be pursued as a zoning violation when clear ownership established.

9 Pinelock Drive—November 20th complaint of a Blighted Commercial Vehicle on Pinelock Drive. Vehicle observed between 7 and 9 Pinelock Drive during 11/21/23 inspection. RVC for Blighted commercial motor vehicle (MV) parking sent to 9 Pinelock 12/4/23, returned to sender, then posted on property 12/13/23. Will reinspect within a month.

16 Crestview Drive—Complaint of Junk/Blighted MV 12/26/23. No violation at time of inspection (12/27/23). Close to a violation, and property has had a similar complaint/inspection in February 2023, will reinspect periodically.

3. OPEN BLIGHT CASES: OLD/ONGOING

23 Devonshire— Review of file indicated 2022 violation for vegetation greater than 9 inches and missing siding. Inspected 7/31/23 (confirmed violation) and RVC sent 8/3/23. Performed reinspection 8/16/23, and the lawn was mowed. Had various correspondence with owner and following inspections. Confirmed lawn consistently mowed and owner working to collect materials and contract out labor. Most recent correspondence 12/5/23, will continue to monitor.

7 River Drive— Complaint 6/15/23 for damaged/blighted structures. Various inspections and Request for Voluntary Compliance sent 6/20/23. Letter returned to sender, then readdressed to executor at 11 Allyn Lane 7/3/23. Phone call 7/12/23 and various subsequent correspondence from Leonard Slater (related to owner and in contact with power of attorney). Property was landscaped and revealed further Blight. Instructed Leonard to remove garbage (and other Blight) beneath the vegetation during follow up phone call 8/16/23. In 8/18/23 email and various following correspondence with Elizabeth (Beth) Sabilia (family attorney and current power of attorney), Asst. ZEO was informed of various issues with ownership with the probate estate. Various correspondence and inspections with some progress. Additional correspondence in November with Listing Agent for 7 River Drive related to information on potential uses of the property and the need for continued progress of the Blight violation. During recent correspondence (12/20/23) was assured by Mr. Slater the property would be ready for reinspection by the end of the month.

1711 Route 12—Complaint 3/6/23 for an abandoned/blighted house and overgrown yard. Various inspections and Request for Voluntary Compliance sent 6/8/23. Returned to sender 6/26/23, sent to attorney in charge of the estate 6/26/23 and sent to address from most recent tax payment records 7/3/23. Phone Call Leonard Slater 7/12/23, (related to owner and in contact with power of attorney) and various correspondence led to the landscaping of the property. Further garbage (and other Blight) observed beneath vegetation. Instructed Mr. Slater to also remove the garbage below the vegetation in phone call 8/16/23 and various correspondence. In the email correspondence beginning in August, Elizabeth (Beth) Sabilia (family attorney and current power of attorney) was informed of various issues with ownership with the probate estate. Various correspondence with some progress, including recent correspondence (12/20/23) which Mr. Slater stated the property would be ready for reinspection by the end of the month.

528 Colonel Ledyard Highway—Ongoing Blighted MV case: no decrease in Blighted vehicles observed during 9/14/23 inspection from outside the no trespassing signs (related to Right to Hearing sent 6/26/23 and various correspondence). On 9/21/23, through phone correspondence with Mr. Dechesser, Blight Enforcement Officer and Town Planner informed Mr. Dechesser he is not granted an extension due to consistent lack of progress. Mr. Dechesser claimed he would come to Land Use Office to come up with new plan for full compliance at an unspecified date (and never followed up). Mr. Dechesser was informed inspections on the property are necessary to prove compliance when achieved. Sent *Notice of Assessment For Violation Of Blight Ordinance* (9/28/23) with an assessed penalty of \$28,100.00. According to most recent correspondence from Town Attorney 1/2/24, court has entered judgement and Attorney working on Property Lien.

18 Crestview Dr.— Ongoing Blighted MV case: Additional complaints 10/20/23 and 11/13/23 for Blighted vehicles on the property. Sent *Notice of Assessment For Violation Of Blight Ordinance* (10/17/23) by certified and first class mail with assessed penalty of \$30,700. Certified mail return to sender received by Asst ZEO 11/27/23. According to most recent correspondence from Town Attorney 1/2/24, court has entered judgement and Attorney working on Property Lien.

22 Anderson Drive—Periodic inspections and various correspondence with respect to Notice of Continued Blight sent 5/15/23 for Blighted residence and overgrown vegetation. House was listed for sale by 9/30/23, incremental progress up to 12/27/23 inspection, where all issues were addressed (except the garage door). The property has been regularly landscaped; will continue to monitor.

7 Sleepy Hollow Pentway—Periodic inspections and various correspondence with respect to Notice of Violation Blight sent 6/8/23 for discarded furniture (& other Blight) as well as an unregistered vehicle. Bill (owner) has been agreeing to clean property and has had several having significant surgeries. Significant progress during various inspections including the most recent 12/20/23 inspection. Gave instructions for full compliance via phone 12/21/23; will continue to monitor.

1644 Route 12— Periodic inspections and various correspondence with respect to a letter requesting the plan for bringing Blighted/dilapidated structures to compliance (sent 7/3/23). Various conversations with contractor, Karen (an Owner), Town Planner, and Mayor. During the most recent correspondence 12/22/23, Karen sent name of Commercial Real Estate agent and that she is going to be working to sell the property; will continue to monitor.

8 Robin Lane—Periodic inspections and various correspondence with National Field Representatives (NFR) with respect to the 12/07/22 NOV Blight for unregistered vehicles. NFR, the company responsible for the foreclosure replied via voicemail they are no longer responsible for the property (which was in court for collections). Regularly checked assessment records and reached out to NFR for signs the property had gone through collections. Letter sent to new owner on Property Card 10/12/23. Follow-up letter with instructions for full compliance (and a copy of the NOV Blight sent 11/27/23). The new owner contacted Land Use Department 12/4/23, and stated the remaining vehicle does not have title (which is why it has not been moved yet), owner working on it, granted 4-week extension.

4. CLOSED BLIGHT CASES THIS QUARTER:

Old:

5 Bluff Road West—Review of file indicated 2022 violation for storing unregistered boats. RVC sent 8/22/23 following 7/31/23 inspection. After various correspondence with the owner, boat registrations were received by land use office 10/16/23, no remaining violation.

17 & 20 Bluff Road West—Review of file indicated 2022 violation for overgrown lawn and storing unregistered boats. RVC sent 8/2/23, and no violation during 8/14/23 inspection. No remaining violation.

10 Ledgewood Drive —Site visit 7/10/23 to confirm complaint of garbage (and other Blight on the same day). RVC Sent 7/19/23. Owner came in 7/25/23, to request a two-week extension (granted). Significant progress 8/9/23 inspection and no violation observed during 8/30/23 inspection.

12 Ledgewood Drive —Site visit 7/10/23 to confirm complaint of garbage (and other Blight on the same day). RVC sent 7/18/23, and no violation 8/30/23 inspection.

14 Meetinghouse Lane—Inspection 7/17/23 to confirm Blighted lawn, trash/dumping, and dilapidated shed (following 7/11/23 complaint). Renovation work occurring on-site. No violation by 8/9/23 reinspection.

130 Vinegar Hill Road– Periodic inspections and various correspondence with respect to Request for Voluntary Compliance sent 5/16/23 for improper storage of garbage (and other Blight). Some improvement during 6/6/23 reinspection. Sent a letter stating general compliance if the dumpster removed 6/15/23 & 7/19/23. No violation observed during 8/16/23 inspection.

New:

986 Long Cove Road—RVC sent 8/2/23 and NOV Blight sent 8/30/23 for vegetation significantly greater than 9 inches (observed during drive by 7/13/23 and 8/30/23). Owner called 9/5/23, stated they cleared front yard, scheduled reinspection for the same week. No Violation during 9/7/23 inspection.

44 North Glenwood Road—RVC sent 7/20/23 for improper storage of garbage (and other Blight) and vegetation greater than 9 inches (complaint 7/19/23). No Violation during 8/30/23 inspection.

159 Whalehead Road—Many garbage bags observed along curb during 7/31/23 inspection (following complaint the same day). The owner was on the property filling the garbage bags during the inspection. She stated she was getting rid of mothers horded items and bulk trash was scheduled. Granted three-week extension to finish cleaning house and remove garbage bags. No violation observed during 8/16/23 inspection.

99 Meetinghouse Lane—Complaint 9/7/23 for overgrown vegetation and blighted marine vessel and motor vehicles. Various inspections, RVC sent 9/11/23, and NOV Blight mailed and posted on property by 11/16/23 for Blighted lawn and motor vehicles. Owner called 11/20/23, requesting an extension and follow up inspection (granted). No violation observed during 12/4/23 inspection.

396 Pumpkin Hill Road—Observed vegetation greater than 9 inches during 10/4/23 inspection (after complaint the same day). RVC sent 10/10/23, and no violation observed on 10/31/23 inspection.

101 Lambtown Road—Observed improper storage of garbage (and other Blight) 11/29/23 following complaint 11/27/23. RVC sent 11/30/23, and no violation during 12/13/23 inspection.



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

BLIGHT REPORT FOR LUPW COMMITTEE

1. NEW COMPLAINTS :

V=VERIFIED

- 4 Coachman Pike—Blight/debris pile with rodent sightings **(V) (R)**
- 47 Laurel Leaf—Junk/Blight **(V) (R)**
- 87 Stone Court—Blight pile **(V) (R)**
- 55 Eagle Ridge Drive—Blight pile **(V) (R)**
- 16 Coachman Pike—Trash/dumping **(V) (R)**
- Ledgewood Drive —Junk multiple properties **(V)**
- 14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed **(V)**
- 33 Stonybrook Rd. – Excessive Garbage **(V) (R)**
- 7 River Dr. Blighted buildings - **(V)**
- 7 Summit Dr. – Junk **(V) (R)**

2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

7 River Drive—Request for Voluntary Compliance sent 6/20/23 for damaged/blighted structures; letter returned to sender; letter readdressed to executor at 11 Allyn Lane 7/3/23; will continue to monitor.

10 Ledgewood Drive —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/19. No response

12 Ledgewood Drive —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/18. No response

14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed. – Inspection 7/17/23 to confirm. Possible renovation work. Will reinspect.

3. OPEN BLIGHT CASES: OLD/ONGOING

528 Colonel Ledyard Highway - Notice of Citation Assessment sent 5/9/23 in the amount of \$14,600; conducted an additional inspection on 6/26/23 (no improvement), sent Right to Hearing same date; after phone calls (6/20/26 & 6/26/23) and Planning and Zoning Office visit (6/22/23), Mr. DeChesser (owner) assured that there would be improvement by 7/3/23; 7/6/23 inspection showed minimal improvement from the front yard; according to Mr. DeChesser, the vehicles that were removed are not coming back, and the new vehicles were from the back (some are to run his business), will continue to monitor.

18 Crestview Dr.—Notice of Citation Assessment sent 5/9/23 in the amount of \$15,300; no response and Certified mail NOT returned; re-inspection 6/6/23 (minimal improvement) only; hand delivered 6/12/23. Right to Hearing sent 6/20/23 and posted on property 6/21/23; will continue to monitor.

130 Vinegar Hill Road– Request for Voluntary Compliance 5/16/23; reinspection 6/6/23, some improvement; sent a letter stating general compliance if the dumpster removed 6/15/23; will continue to monitor.

26 Lake St.- Not at the point that it is considered fully blighted. Monitoring monthly.

411 Colonel Ledyard Highway– Citation sent 5/22/23 in the amount of \$69,900. Received FOIA request for all documents relating to the enforcement. Spoke to Bill Spicer on 5/31; Mr. Spicer agreed to clean the property. 6/27/23 inspection revealed continued violation, sent instructions for full compliance 7/3/23; will continue to monitor.

40 Blacksmith Drive– Notice of Violation and Intent to Cite sent 5/15/23; Certified letter sent, then returned to sender (hand delivered 6/14/23); reinspection 7/6/23, letter no longer on mailbox, no vehicles in driveway, junk still in front yard; will continue to monitor.

103 Inchcliffe Drive– Notice of Violation and Intent to Cite sent 5/15/23; Owner (Mr. Caldwell) came in on 5/31/23 to discuss; requested additional time to clean-up (granted an additional 30 days); 6/27/23 drive by inspection, removed vehicles, blight in front of garage remains; letter requesting additional compliance sent 7/3/23, will continue to monitor.

22 Anderson Drive– Notice of Continued Blight sent 5/15/23; Holding Company for property called; will address blight issues; stated that the garage may be demolished within 60 days; inspected 6/29/23, continued violation; will continue to monitor.

1711 Route 12 – Request for Voluntary Compliance sent 6/8/23 for the abandoned/blighted house. Returned to sender 6/26/23; sent to attorney in charge of the estate 6/26/23, and sent to address from most recent tax payment records 7/3/23; will continue to monitor.

7 Sleepy Hollow Pentway— Notice of Violation Blight sent 6/8/23; Bill (owner) agreed to clean property for a reinspection before July 17th (having surgery); site visit 7/6/23, confirmed significant ongoing progress; will continue to monitor.

1644 Route 12—Letter requesting plan for bringing Blighted/dilapidated structures to compliance sent 7/3/23; Phone conversation with Karen Majalian, going to hire contractors to remedy blighted structures, lawn mowed monthly as well as additional landscaping; will continue to monitor.

8 Robin Lane—Kathy Hodge reached out 5/30/23 representing National Field Representatives (NFR), the company responsible for the foreclosure (in response to the 12/07/22 NOV Blight); NFR going to contract out removing the cars and landscaping concerns from complaint; at least one unregistered MV on the property for the 6/14/23 and 7/6/23 inspections. Emailed NFR 7/6/23 about bringing property into compliance, NFR replied via voicemail they are no longer responsible for the property; will reach out to the owner.

58 Avery Hill—No communication from owners; re-inspected 6/6/23 (no change). Notice of Violation and Intent to Cite sent 6/7/23, certified mail receipt received; reinspected 7/6/23, no improvement, Citation sent 7/11/23 in the amount of \$600.00; Spoke with new owner, MV issue being addressed. Will continue to monitor.

4. CLOSED BLIGHT CASES THIS QUARTER:

Old:

7 Chestnut Lane – House in disrepair/rodents/Gen. Blight: Inspected 5/30/23. Contractors on site cleaning up.

949 Long Cove Rd. – Junk pile. New owner purchased property. Junk removed. Inspected 6/14/23.

New:

4 Coachman Pike— Request for Voluntary Compliance 6/14/23 for trash/dumping; 7/6/23 reinspection confirmed pile of trash removed.

47 Laurel Leaf Drive—Request for Voluntary Compliance sent 7/3/23 for trash/Blight complaint; inspection 7/10/23 No violation observed.

87 Stone Court: Blight Pile/Rodents – Inspected 6/28/23. Violation not visible from Stone Court.

55 Eagle Ridge Drive— Request for Voluntary Compliance sent 6/28/23 for a trash/Blight pile; reinspection 7/10/23 No violation observed.

16 Coachman Pike – Trash/dumping - Not enough for a violation; inspected 6/13/23, could not see behind house.

33 Stonybrook Road—Unable to view the property due to the long driveway for first inspection of a garbage complaint 6/27/23; Letter requesting an inspection sent 6/14/23; reinspected the property 6/27/23 and no trash was on the property.

27 Long Cove Rd. – Junk outside: Couch removed as of 7/13/23.

7 Summit Dr. - Complaint trash/dumping—Site visit to confirm 7/10/23 – No violation observed.

AN ORDINANCE
CONCERNING BLIGHT AND PUBLIC NUISANCE
FOR THE TOWN OF LEDYARD

Section 1. Purpose/Declaration

It is hereby found and declared that there exist in the Town of Ledyard a number of blighted properties and that continued existence of blighted properties constitutes a continuing nuisance and contributes to the decline of our neighborhoods. Existence of blighted properties adversely affects the economic well-being of the Town of Ledyard.

Section 2. Authority

This Ordinance is enacted pursuant to the Connecticut General Statutes (C.G.S.), Section 7-148(c)(7) and Section 14-150a. This Ordinance is to be enforced as a blight ordinance, pursuant to Section 7-148(c)(7)(H)(xv), and as a nuisance ordinance, pursuant to C.G.S. Section 7-148(c)(7)(E).

Section 3. Scope of Provisions

Many of the blighted properties may be rehabilitated, reconstructed, demolished, cleaned up, groomed, maintained, returned to satisfactory condition or reused to provide decent, safe, sanitary housing or commercial facilities. Such rehabilitation, reconstruction, demolition, cleanup or reuse of the blighted and nuisance properties would eliminate, remedy and prevent adverse conditions.

This Ordinance shall apply to the maintenance of all properties now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes, land preserved in its natural state through conservation easements, or areas designated as inland wetlands and watercourses.

Section 4. Definitions

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings, unless the context indicates otherwise:

- A. Legal Occupancy - Occupancy in accordance with state building, state fire, local zoning, or all other pertinent codes and Connecticut General Statutes.
- B. New Owner Or New Occupant - Per PA 12-146(3)(b) , "new owner" means any person or entity who has taken title to a property, and "new occupant" means any person who has taken occupancy of a property, within thirty days of the notice, of violation and reasonable opportunity to remediate required by C.G.S. 7-148 (c) (7)(h)(xv).
- C. Dilapidated - Any building or structure or part thereof that would not qualify for a Certificate of Occupancy or which is deemed an unsafe structure as defined in the Connecticut State Building Code, or any dwelling or unit which is designated as unfit or unsafe for human habitation as defined by the Connecticut Health Code.
- D. Abandoned Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel which has the appearance that the owner has relinquished control without the intent of reclaiming it including but not limited to, a vehicle or marine vessel with no marker plates, or one

E. Abandoned Property - Any real property on which there is a vacant structure and on which (1) real property taxes have been delinquent for one year or more and orders have been issued by the Fire Marshal, Building and Zoning Official or Health District and there has been no compliance with these orders within the prescribed time given by such official or within 90 days, whichever is longer, (2) the owner has declared in writing to the Building and Zoning Official that the property is abandoned or (3) there has been a determination by the Zoning Official, in accordance with this Ordinance, that the vacant structure contributes to blight.

F. Blighted Property -Any building, structure or parcel of land in or on which at least one of the following conditions exists:

1. It is dilapidated as documented by the Building and Zoning Official.
2. It is being used for or used as storage or harbor for illegal activity as documented by the Police Department, including criminal activities per investigations, arrest warrant applications and actual arrest convictions.
3. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department.
4. The condition of the building, structure or parcel of land constitutes an unsafe structure as defined by the Connecticut Building Code and poses a serious or immediate danger to the safety, health or general welfare of the community as documented by the Building and Zoning Official or by the Health District.
5. It is not being adequately maintained, as determined by the following factors:
 - a. missing or boarded windows or doors, collapsing or missing walls, roof or floors,
 - b. seriously damaged or missing siding, or the building is otherwise dilapidated,
 - c. a structurally faulty foundation, fire damage, or physical hazards,
 - d. rodent harborage and infestation, improper storage of garbage, trash, rubbish, discarded household appliance or furniture, tires, discarded motor vehicle parts,
 - e. an overgrown plot of grass, customarily tended or mowed, adjacent to and/or part of a residence, business, commercial entity, or estate, wherein the grass has not been mowed and has grown to at least nine inches in length,
 - f. peeling or chipping paint exceeding thirty-three percent (33%) of the structure's total exposed surface area.
6. Any unregistered, abandoned or inoperable motor vehicle or marine vessel located on a parcel of land for a period exceeding 30 days.

Exceptions:

- a. Vehicles or marine vessels under cover. One unregistered motor vehicle or marine vessel being offered for sale by the owner or tenant provided said motor vehicle or vessel does not remain on the same property for a period exceeding 60 days.
- b. Motor vehicles located on a property of a business enterprise lawfully licensed by the Town of Ledyard and Connecticut Department of Motor Vehicles.
- c. Any motor vehicle, which is in operable condition specifically adapted or

- i. Only two such vehicles or vessels shall be allowed at one time on the property in question.
 - ii. Parts used in the restoration must be stored in the vehicle or marine vessel or in a structure.
 - iii. Such motor vehicles or marine vessels shall be covered and secured with a cover or tarp, provided the tarp is securely attached whenever work is not being done on them.
 - iv. The brush and growth under and around the motor vehicle(s) or marine vessel(s) shall be controlled and mowed.
- 7. It creates substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the neighborhood as documented by neighborhood complaints, which complaints have been independently substantiated.
 - 8. Its inadequate maintenance or dilapidated condition has led to the cancellation of insurance on proximate properties.
 - 9. Its inadequate maintenance or dilapidated condition has materially contributed to a decline or diminution in property values on proximate properties.
 - 10. It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible for maintaining safe conditions for the use of the public pursuant to ordinances and regulations of the Town of Ledyard, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash, which would in any way impede or imperil public travel upon said sidewalk or render it unsafe.
 - 11. It attracts or harbors rodents, insects, vermin or disease-carrying animals.
- G. Building and Zoning Official - Building Official as defined in C.G.S., Section 29-260.
 - H. Citation Hearing Committee - The Mayor shall appoint one or more Citation Hearing Officer(s), as defined in and pursuant to C.G.S., Section 7-152c to serve on the Citation Hearing Committee.
 - I. Enforcement Officer - The Enforcement Officer(s) are those authorized by the Mayor to take such enforcement actions and to issue citations as specified in this Ordinance.
 - J. Exempt Property - Any property acquired by the Town of Ledyard through foreclosure, eminent domain, or by a deed in lieu of foreclosure would be exempt from the provisions of this Ordinance only during the first six (6) months following the date of the foreclosure, and any building or structure undergoing remodeling being diligently conducted and pursued under an active building permit would only be exempt during such remodeling period.
 - K. Inoperable Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.
 - L. Marine Vessel - A ship, boat or other craft used in water navigation
 - M. Motor Vehicle - Any device propelled by any power other than human power that is or was

- N. Neighborhood - An area of the Town of Ledyard comprised of premises or parcels of land any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town of Ledyard.
- O. Public View - Visible from any public right of way or neighboring property.
- P. Sidewalk. Any public way adjacent to streets, highways and those public rights of ways used for vehicular traffic that are used for pedestrian traffic.
- Q. Under Cover Completely enclosed in a garage or other building serving the same purpose of a garage.
- R. Unregistered Motor Vehicle or Marine Vessel Any motor vehicle or marine vessel that in its present condition is able to be registered but does not have a valid registration.
- S. Vacant - A period of sixty (60) days or longer during which a building subject to this Ordinance is not legally occupied. Vacant status in and of itself does not constitute a blighted building.

Section 5. Designation of Blighted Property

- A. The Enforcement Officer(s) shall be responsible for determining whether a property which comes to the attention of the Town, whether through written complaint or through the normal operations of the Town, is blighted according to the definitions in this Ordinance.
- B. The Enforcement Officer(s) shall investigate and document conditions of blight, if any, and file a written report with the Mayor or his/her designee. The Enforcement Officer's report shall state whether or not the property is a blighted property within the meaning of this Ordinance. Such report shall be kept by the Town and may be available to the property owner upon request.

Section 6. Property Owner Notification

- 1. Whenever the Town of Ledyard identifies a blighted premises, written notice of the violation shall be given to the owner and/or the occupant of the property, by posting a notice of the violation in a conspicuous location at the blighted premises, and delivering a copy of the notice of the violation to an owner, either by hand delivery or by mail. Said notice shall specify that the owner or occupant has seven days, from the date notice was posted and mailed, to remediate the blighted conditions, or the Town will take enforcement action. In the case of an unidentified owner or one whose address is unknown, the Enforcement Officer shall publish a notice in a local newspaper stating the property is cited for blight and, if applicable, whether the property has been determined to be abandoned.

The notice shall contain the following information:

- a. The address of the affected property.
- b. The exact nature of the violation.
- c. The time allowed for corrective action shall be in accordance with CGS 7-148.
- d. The penalty for continued violation of this Ordinance.
- e. The availability of a hearing procedure before the Blight Appeals Committee pursuant to CGS 7-152c; and
- f. The penalty for violation of this ordinance shall be \$100 for each day that a violation continues.

3. After the expiration of the seven-day period specified in subsection (A) of this section and without the alternate timetable specified in subsection (B) above, the Town of Ledyard, through its designated agents, may enter blighted premises during reasonable hours for the purposes of remediating blighted conditions, provided neither the Town of Ledyard, nor its designated agents, enter any dwelling house or structure on such property. Costs associated with the remediation of blight may be recovered by the Town in accordance with C.G.S. Section 49-73(b).

Section 7. Creation or Continuation of Blighted Property Prohibited

No person, firm or corporation, no owner, agent, tenant, operator, possessor of real property, and no other person responsible for the care, maintenance and/or condition of real property, shall cause or allow any blighted property, as defined in Section II of this Ordinance, to be created or continued.

Section 8. Enforcement: Criminal Violations And Civil Penalties

- A. Criminal Violations: Pursuant to C.G.S. 7-148 (c) (7) (H) (xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section 6(A) of this Ordinance, willfully violates Section 4 of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section 6 (A). This section is designated as a violation pursuant to C.G.S. 53a-27.
 1. No person or entity shall be found guilty of a violation pursuant to Section 7 (A) and a civil penalty pursuant to Section 7 (B) of this Ordinance for the same occurrence.
 2. Any person who is a new owner or occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate, provided pursuant to Section 6(A), prior to imposition of a fine; if the blight is remediated during said extension, the case shall be dismissed.
- B. Civil Penalties: Any person or entity who fails to comply with Section 4 of this ordinance, and, thereafter, fails to remediate the blighted conditions within five days of the notice provided pursuant to Section 6 (A) may be assessed a civil penalty for each building, structure or parcel of land in violation of this Ordinance. The amount of the civil penalty shall be one hundred dollars (\$100.00) per day. Each day a building, structure or parcel of land remains in violation of this Ordinance shall constitute grounds for the assessment of a separate civil penalty. The issuing officer shall deliver written notice of the civil penalty, either by hand delivery or by mail, to the owner or occupant responsible for the blighted premises. Said notice will include the nature of the violation and the penalty being assessed.
 1. Penalties assessed pursuant to subsection (B) of this section shall be enforceable by citation pursuant to C.G.S. Section 7-152c.
 2. Persons or entities assessed a penalty pursuant to subsection (B) of this section shall remit fines for said violation within ten (10) days of the mailing of notice thereof. The fine imposed shall be payable to the Town of Ledyard. Uncontested payments received pursuant to this subsection shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the person or entity making the payment.

Section 9. Civil Penalty Citation Hearing Procedure

- A. Notification of right to hearing. At the time that the civil penalty is assessed, the person

1. that the owner may request a hearing to contest the determination of blight and/or the assessed penalty,
2. that the owner must provide a written request for such a hearing within ten days of the date of notification,
3. that if the property owner does not demand such a hearing, an assessment and judgment shall be entered against the property owner
4. that the judgment may be issued without further notice.

B. Rights of the Respondent

1. Admission of Liability. If the property owner who is sent notice pursuant to subsection (A) above wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail in accordance with Section 7 (A) (2) above and remediate the blighted property. Payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the property owner making the payment.
 2. Constructive Admission of Liability. Any person or entity who fails to deliver or mail written demand for a hearing within ten days of the date of the first notice provided for in subsection A above shall be deemed to have admitted liability, and the Citation Hearing Board shall certify the property owner's failure to respond to the Citation Hearing Board. The Citation Hearing Board shall thereupon enter and assess the fines, penalties, costs or fees provided for in this ordinance including per diem penalties retroactive to the original date of expected remediation as specified in Section 6(A) and shall follow the procedures set forth in Section 8 (C) of this ordinance.
 3. Right to Hearing. Any person or entity who requests a hearing shall be given written notice of the date, time and place for the hearing. The hearing shall be held not less than fifteen days, nor more than thirty days, from the date of the mailing of notice, provided, the Citation Hearing Board may grant, upon good cause shown, any reasonable request by any interested party for continuance.
- C. Formal Hearing Procedure. The Citation Hearing Officer shall preside over a hearing which shall be held in the manner outlined in Connecticut General Statutes, Section 7-152c. The Citation Hearing Officer shall render the decision in writing and file it within five days with the Enforcement Officer, the Mayor, and send it by certified mail, return receipt requested, to the property owner or other responsible person and to all parties in the proceedings. The Citation Hearing Officer may decide one of the following:
1. Dismissal. If the Citation Hearing Officer determines that the respondent is not liable, the Citation Hearing Officer shall dismiss the matter, and enter the determination in writing.
 2. Finding of Liability: Assessment. If the Citation Hearing Officer determines that the respondent is liable for the violation, the Citation Hearing Officer shall enter and assess the fines, penalties, costs or fees against the respondent, as provided by the Section 7 (A) including per diem penalties retroactive to the expected date of remediation as set forth in Section 5 (A).

D. Notice of Assessment; Effect.

1. Assessments must be paid to the Town of Ledyard within 10 days of receipt of the Citation Hearing Officer's determination.

judicial district civil courthouse), together with the appropriate entry fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within the twelve-month period, assessments against the same person may be accrued and filed as one record of assessment.

- a. Entry of judgment. The court clerk shall enter judgment in the amount of the record of assessment, and court costs, allowed by the General Statutes, in favor of the Town pursuant to C.G.S. 7152(c).
 - b. Effect of judgment; levy of execution permitted. Notwithstanding any provision of the General Statutes, the Citation Hearing Officer's assessment, when so entered as a judgment, shall have effect of a civil monetary judgment, and a levy of execution on the judgment may issue without further notice, to the respondent.
- E. A decision of the Citation Hearing Officer may be appealed to Superior Court in accordance with the provisions of C.G.S., Section 7-152c(g).

Section 10. Failure to Respond to Citation

- A. If the property owner, agent, tenant or responsible person fails to respond to the citation of blight or is unwilling or unable to rehabilitate, demolish, groom, or maintain the blighted property according to the provisions of this Ordinance, the Town may:
1. Take the necessary steps to acquire blighted properties, which have been certified by the Building and Zoning Official to be abandoned pursuant to the Urban Homestead Act of the Connecticut General Statutes.
 2. Take the necessary steps to acquire and rehabilitate the blighted premises in accordance with the Town of Ledyard Plan of Conservation and Development.
 3. Take the necessary steps to acquire blighted properties using other state or federal means as they may be available.

Section 11. Removal of Abandoned, Inoperable or Unregistered Motor Vehicles

For all properties declared blighted properties within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which blighted condition has remained in effect for thirty (30) days or which motor vehicle has remained abandoned, inoperable or unregistered on site for thirty (30) days after:

1. Notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle; and
2. Notice in a newspaper having a general circulation in the Town of Ledyard.

The Chief of Police may provide for the removal and storage of said motor vehicle or parts thereof. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

If the costs of the removal and storage of the motor vehicle remain unpaid for a period of thirty (30) days, the Chief of Police may and shall remove the vehicle.

Ledyard at least ten (10) days prior to said auction date. The proceeds of such sale will be used by the Chief of Police to defray the costs of removal, storage and notice. If there should be any money left over after the payment of said costs, the excess proceeds shall be turned over to the owner of the property involved, or if the owner of the property is different from the owner of the abandoned motor vehicle, or if neither property is known, said funds shall be deposited in the General Fund of the municipality.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within 15 days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in the C.G.S., Section 7152c.

Section 12. Collection of Fines Imposed and Costs Incurred

- A. All fines imposed for violation of this Ordinance shall be payable to the Town of Ledyard and deposited in the General Fund.
- B. Upon petition of the property owner, the Town Council may waive and release the penalties and liens (excluding motor vehicle violations) if:
 - 1. The Town of Ledyard acquires the property; or
 - 2. At the time of the sale of the blighted property, in the Town Council's opinion, the buyer has the financial ability and intention and has indicated in writing to the Town Council his, her, or its intent to immediately rehabilitate the blighted property. Failure to rehabilitate the blighted property, within the agreed upon timeframe will result in reinstatement of the previous penalties and liens as well as accrual of additional penalties and liens from the date of the waiver.
- C. Pursuant to C.G.S., Section 7-148aa, any unpaid fine imposed pursuant to this Ordinance shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. In addition, pursuant to C.G.S. 49-73, any expenses incurred by the Town pursuant to this Ordinance shall be subject to a lien. Said lien may be foreclosed upon and enforced in the same manner as property tax liens. The Town of Ledyard Tax Collector is hereby empowered to place a lien on the land records in the manner as specified by Connecticut General Statutes provided a copy of said lien is mailed by first class mail to the owner as set forth on the most recent tax assessment list.

Section 13. Municipal Abatement

In any action to enforce this Ordinance or to enforce any violation hereof, including the failure to pay a fine or penalty, the Town of Ledyard may recover its costs, any and all fines provided for herein, equitable and legal relief, along with any reasonable attorney fees and its witness fees and such other relief as permitted by law.

Section 14. Administrative Responsibility

The Enforcement Officer(s) may prescribe administrative procedures necessary for the purpose of effectuating this Ordinance, which procedure shall be approved by the Town Council.

Section 15. Severability

If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

Section 16. Violation

Section 17. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and by the Ledyard Town Council on: October 23, 2019

Linda C. Davis
Linda C. Davis, Chairman

Fred Allyn, III
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

Patricia A. Riley
Patricia A. Riley, Town Clerk

Revision: Ordinance #130 "*Town of Ledyard Blight Ordinance*" Adopted March 12, 2013.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #130 "*Town of Ledyard Blight Ordinance*" to Ordinance #300-012. No changes were made to the Ordinance (Town Council September 25, 2019 meeting).

2013: Ordinance #130 "*Town of Ledyard Blight Ordinance*" was adopted after several years of work and debate. The intent of the Ordinance is to protect property values by providing the town with another tool to deal with problem properties in town, such as foreclosed properties/bank owned properties that have not been maintained for years. The Ordinance provides the town with a tool to request the bank mow the grass, trim the hedges, etc., because the neighbors are affected by the unmaintained property. The Ordinance also enabled the Town to request certain commercial and industrial properties be cleaned up and be maintained. The intent of the Ordinance is not intended to cause conflict between neighbors.

2019: The "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was a complete rewrite of the Town of "*Ledyard Blight Ordinance*", to more clearly define the intent.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2143

Agenda Date: 2/5/2024

Agenda #: 2.

AGENDA REQUEST
INFORMATIONAL ITEM

Subject:

Spicer Homestead Ruins - Historical Research and Photos.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Sarah Holmes, PhD
Archaeology Consultant
860 501-1446 slh@att.net

Tri Town Trail Association
Karen Parkinson, President
860 464-1559
karen@thepaddockinc.com

November 21, 2022

Annotated Report on Land Deed Research for the Spicer Homestead in Ledyard, CT.

The earliest 17th century land deeds granted to Peter Spicer from New London only provide a vague description of the actual metes and bounds and in many instances are incomplete.

Initially, Peter Spicer's lands were bounded with a swamp on the west and south. Other early land records identify a brook on the northern bound. Although it was not definitively proven through title search where Peter Spicer's first dwelling was located, the landscape in the vicinity of the "Spicer Rock" contains extensive field systems enclosed within stonewalls, along with a well and cellar holes that suggest great time depth.

Peter Spicer's descendants, Edward (2) and John (3) Spicer lived in separate residences in 1723

John Spicer's (4) farm included the land recently purchased by John Spicer (4) from Daniel Whipple of approximately 16 acres 11 rods.

The Whipple purchase became the north line of the Spicer farm measuring 115 rods in width (east to west) and provided the location of the northeast corner bound at the brook and highway (located near to the newly installed footbridge on the northwestern side of the large field at 1025 Colonel Ledyard Highway).

John Spicer's (4) last will and testament, dated May 6, 1769, stated he left his two sons, John Spicer (5) and Cyrus Spicer (5), his farm. The estate was equally divided, although John (4) left Cyrus the house.

The division of John Spicer's (4) in 1772 describes a 146 acre farm.

John Spicer (5) also receives one half of the orchard lying east of the dwelling house on the eastern side of the 146 acres.

Survey of division agreement/line:

- to begin the division line at a heap of stones in the north line of said farm 55 (52?)¹ rods westerly from northeast corner
- running south from said heap of stones 11 degrees east 150 rods to a **heap of stones south of the barn**
- south 7 degrees east 95 ½ (15 ½?) rods to an heap of stones
- south 5 degrees west 22 rods to an heap of stones
- south 7 degrees east 14-1/2 rods to heap of stones on **north line of Capt. Robert Geer land**

Survey of John's orchard:

- **one half of orchard lying east of dwelling house**
- beginning at southwest corner of George Geer land
- running south 13 degrees east across said orchard to heap of stones by a wall
- east 22 degrees north 11 ½ rods to George Geer's land
- with said George Geer's land to the first mentioned bound
- containing 1 acre 20 rods

The title search indicated the abutters on the Spicer property remain constant over time in regard to Cyrus Spicer's inheritance from his father John Spicer (4) in 1769. Benjamin Geer and George Geer's property abutted the Spicer land on the east, often with a brook as a boundary.

To review, the clearest survey regarding the location of any appurtenances including the Spicer dwelling is from the last will and testament of John Spicer's (4) in 1769 and the division of his estate totaling 146 acres inherited by his sons Cyrus and John Spicer in 1772.

Suggestions:

If the Town is interested, a request for an archaeological site number and an archaeological site form could be filed with the Office of State Archaeology. The site form would describe, at a minimum, the immediate area to the south of the bridge near "Spicer Rock", the possible cellar holes and the stone-well. The archaeological site description could also include the field system in this area.

¹ The ink is faded on this page and difficult to decipher, the dimension could be 52 rods, although 55 rods is the more likely candidate

Maps related to Spicer landholdings.

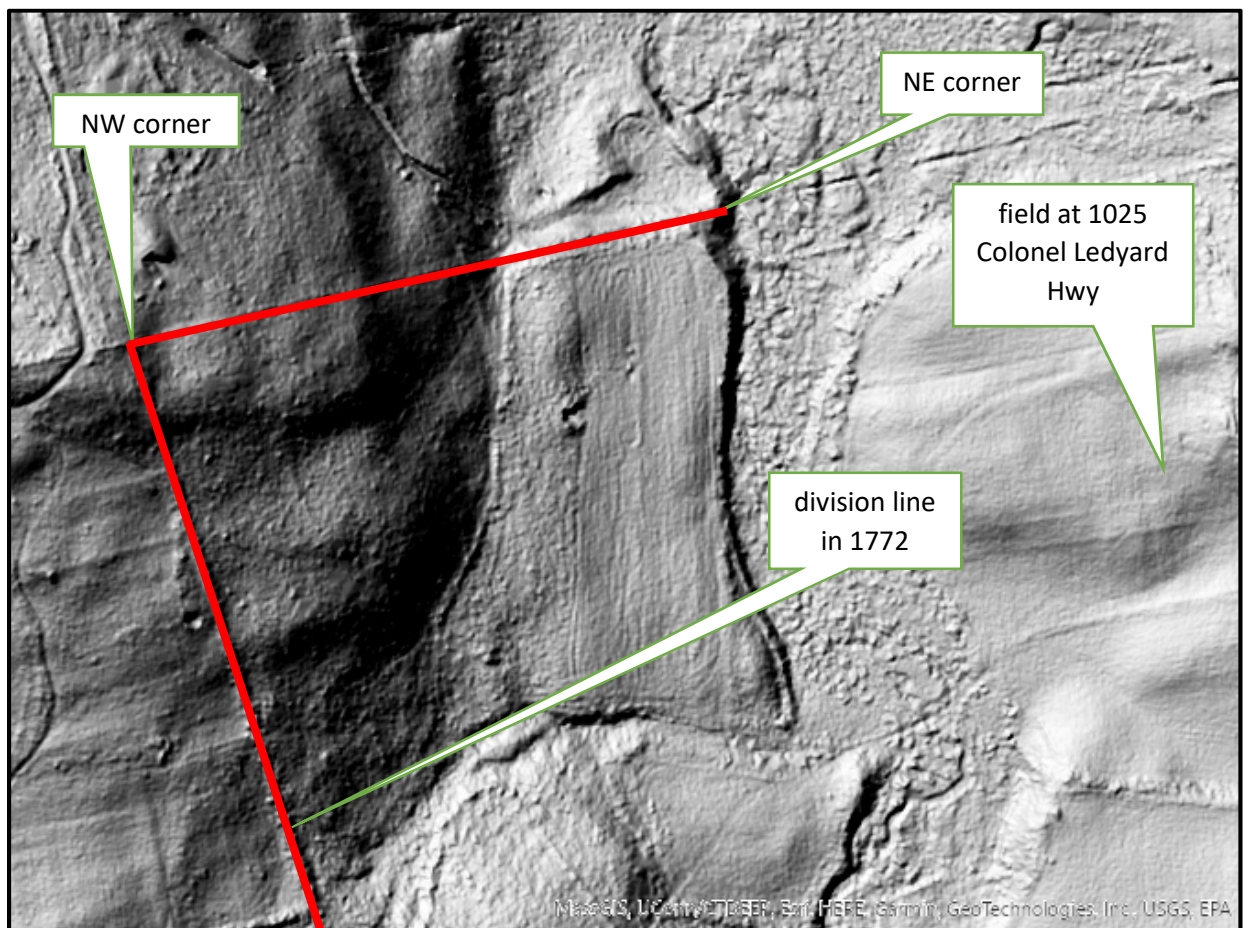


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle of the field. (<https://cteco.maps.arcgis.com/>)

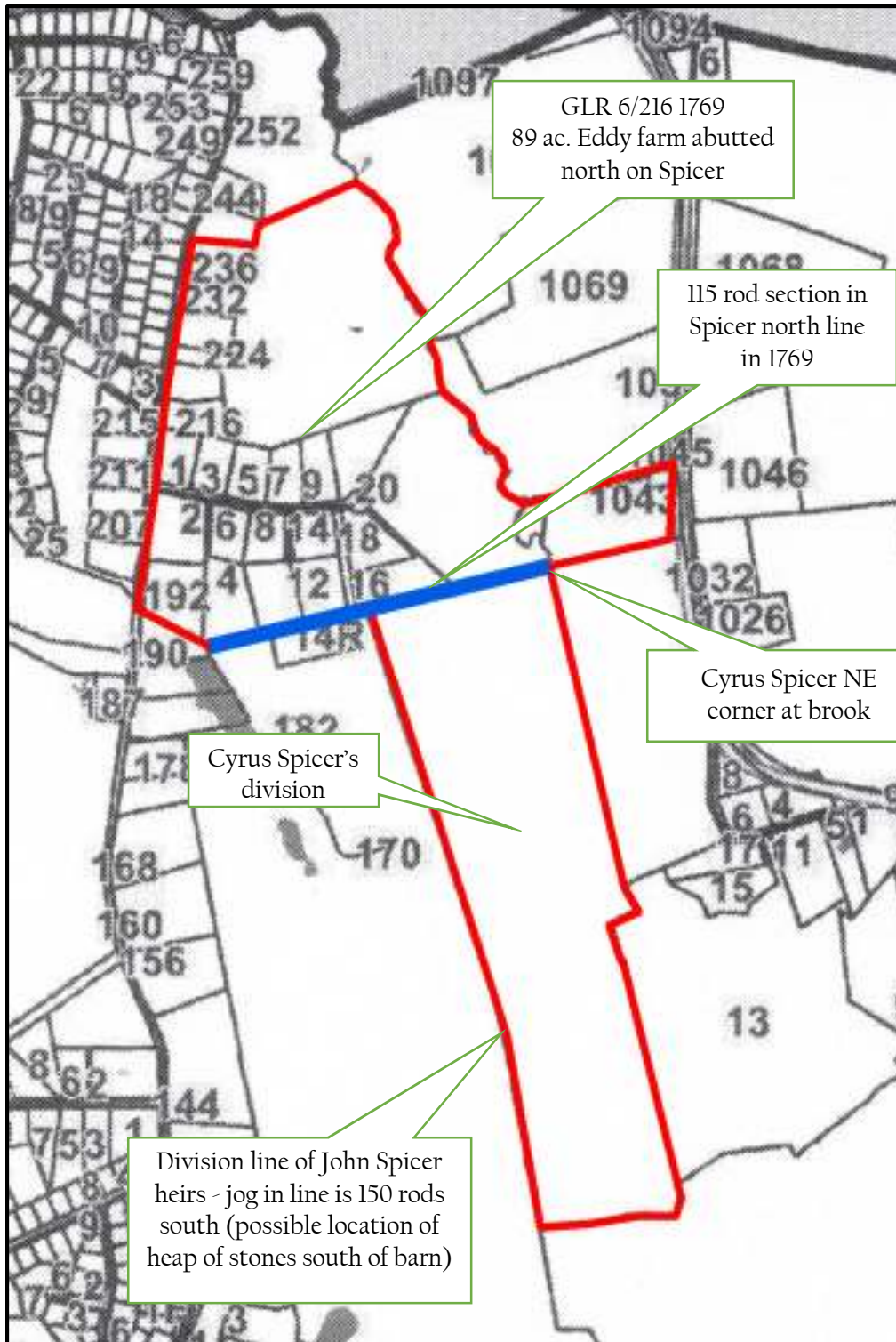


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)

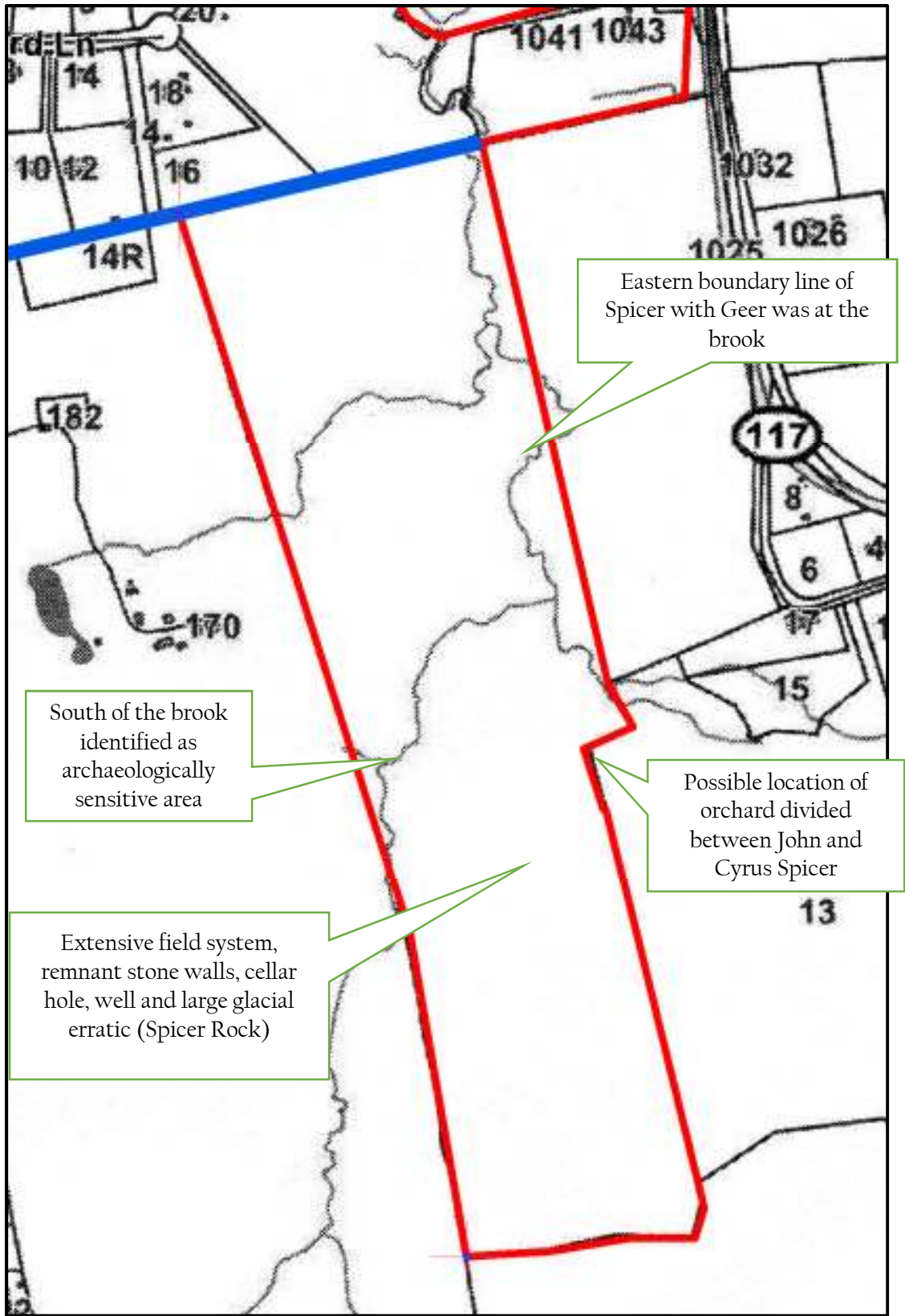


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



Fig. 4 TTT map marks location of “Spicer Rock”. Note wall east of the rock that zigs and zags with approximately a 10 rod sections of wall, possibly the location of John Spicer’s orchard.

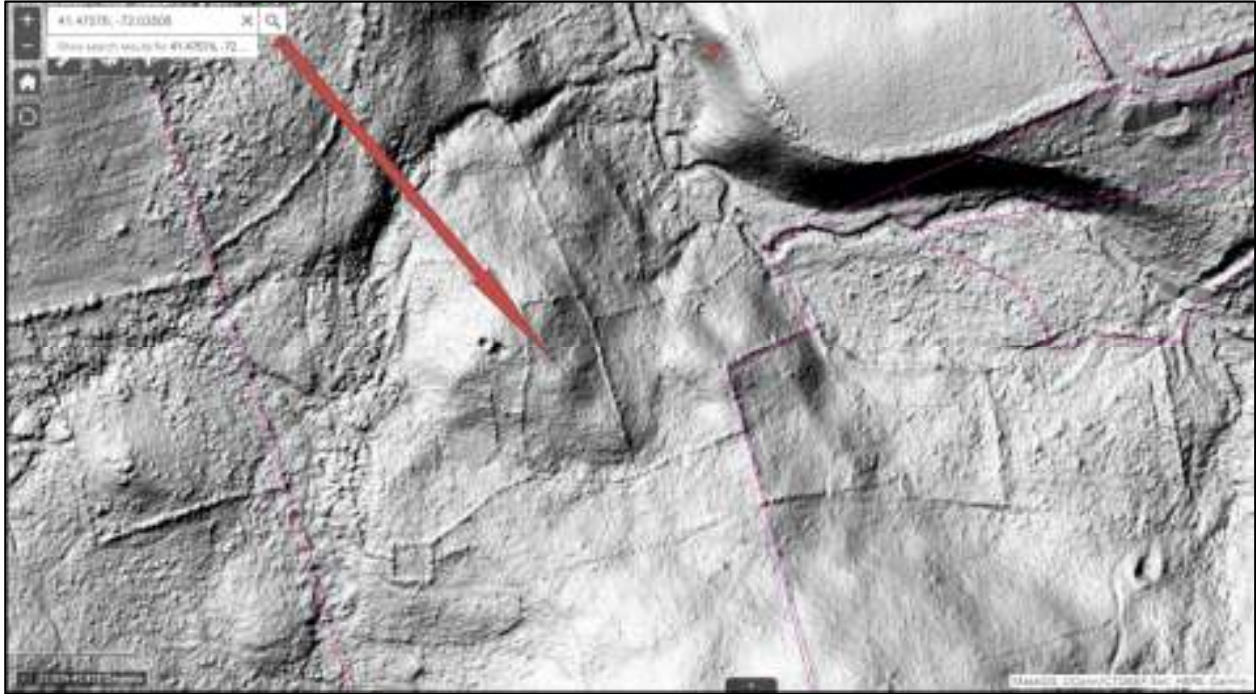
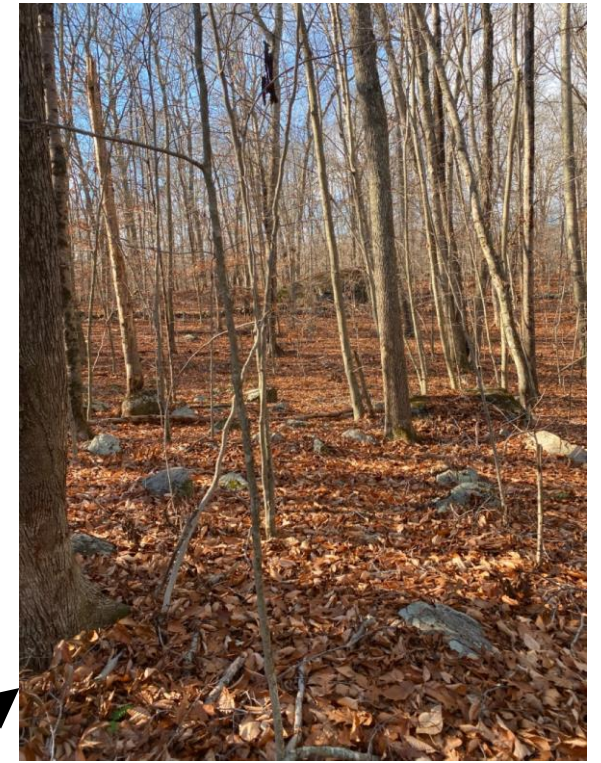


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.

"SPICER BRIDGE" 2021

built by volunteers, funded by
THE COMMUNITY FOUNDATION OF EASTERN CONNECTICUT



Spicer Ruins
Site Access Bridge
Actual Photos of:
Existing Foundations

Rock Wall Pens

Old Orchard



Spicer Ruins

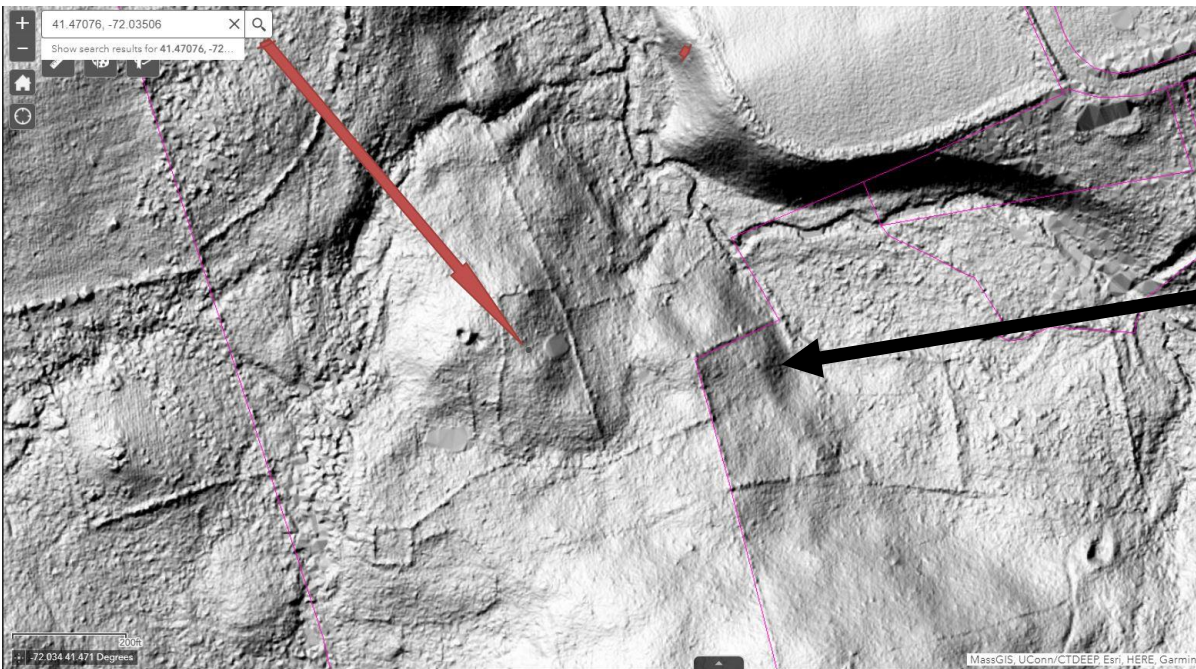
Lidar showing Rock Wall Pens, Foundations and well

Actual Photos of:

Existing walls

Spicer Rock

Spicer Well



Town of Ledyard Historic District Commission Meeting Minutes

12/18/23

Present:

Chairman Vincent Godino, Commissioners-Ty Lamb, William Barnes. Alternate Member Kelly Lamb.

Also in Attendance: Town Council Liasson: Tim Ryan

Members not in attendance: Commissioners: Douglas Kelley & Alternate Kenneth Geer.

Commissioner Melissa Dyson commission has expired and will not be coming back.

Review and approval of minutes Mover William Barnes and 2nd approver Ty Lamb. AYE all present

Fiscal Reports:

Saw Mill: \$1,180 spent, \$447 remaining

Nathan Lester House: \$2,740 spent, \$6960 remaining

Capital Account: \$36,036

ARPA Funds: \$125,800 includes recent contract/cut PO

Donations:

Saw Mill: \$7,424

Nathan Lester House: \$11,337

Misc Center School/Preservation & Research: \$1,500

Status of ARPA Funds:

Town has time limits for funds to be contracted by end of 2024 and spent by end of 2026

Vincent Godino sent out a Status of Historic ARPA funds estimates to Sheila Godino on 12/18/23

With Tim Ryan present conversations regarding the Saw Mill's projects-

William Barnes and Vin Godino: That the Line Penstock is a priority. He is looking for 3-5 qualified quotes. There is a need for expert advise to help write and evaluate the bids. There is a possibility of a company Stan Tech who has written similar RFP's. Bill referred to the town's ordinance purchasing guidelines.

Tim Ryan suggested reaching out to the Finance manager Matt Bonin or Steve Masalin from public works.

Continuing to discuss the projects for the Saw Mill that pose difficulty to quote out: The concrete pipes and pipes leading inside may need two approaches to repair estimate of 40-50k.

The Saw Mill is basically 3 parts for repair work: Mechanical, Water Flow and Intake pipes. The structure of the material needs to be water tight and last. Pipes go from Concrete to Steel. They are basically showing leakage at the connections between the two. They do not want to dig up the concrete. Plus, we need to be mindful of continuing to be Historically accurate.

Old Sturbridge Village has a similar mill and a member from the Village visits on occasion to discuss the mills.

Discussion to send the ARPA estimates to Matt tomorrow the ARPA estimates.

Committee Reports:

Sawmill:

Supplemental Assessments being done. Utilizing the CT website of Vendors, we can use or can be submitted.

Discussed the Penstock Tyier. Alan was watching the water levels with all the rain we had recently. Very happy to report water levels did not affect the mill.

This month the Saw Mill has shut down for the season.

There was a brief discussion on the Black Smith house and Chris who is a volunteer.

Nathan Lester House:

Vin presented tonight as Doug was absent from our meeting and Melissa's commission has expired and was also not in attendance.

Renovation on the East Side's RFP will be ready in Jan for submission. We are trying to find a contractor who is knowledgeable and dependable. The scope of this renovation is siding and trim replacement due to rot. Window also need attention. All repairs are mindful of being historically accurate.

There was a brief discussion of the Movie release. To date there is no update.

Preservation & Research:

Ty Lamb presented need for vote on the authorization of the Research and Preservation Group to pursue the development of a roadmap in conjunction with LU to establish the Spicer Sites as Historic sites and gain admin control of this new site. This was put off till we were discussing new business.

Land use: Ty has been working with others (Karen, Victoria, Alyssa & Amiee) on site walks, goals on mapping out areas to be included with the Spicer location.

Signs: Working on 3 more signs presently- Latham House, 9-mile Spicer, and Watson House.

Park & Pollination Garden: Missed a meeting due to illness with the GOSHA to get authorization. Continued work is being done with the help of Victoria (walk thru, developing a mapping of the area, Sign)

Donation Account specific to Preservation & Research: This was brought up due to people asking Ty to donate. Vin to talk to Matt about opening a separate account.

Gales Ferry Sign: Vin-completion of the replacement approx. \$750.

Center School: Ken was absent

Social Media: Kelly Lamb has taken on the social media. Missy is working with her with the face book and Instagram pages.

Old Business none

New Business

Annual Review of Rules of Procedure: the Procedure was emails to all the commissioners on 11/27/23 to be reviewed by the commission. Vin discussed if there are any changes, we need a month before a vote. In the past the financial position was eliminated that we may possibly want to re-establish this.

Next month is the election of Officers. Vin has let us all know he will not be seeking the chair position again. He would like to possibly stay on as an alternative and help the new Chair settle into the new position.

Decatur Letter: Doug sent a letter to Director of land Use and Planning regarding the proposed destruction of Mt Decatur. Discussion of its significance: 5 revolutionary war veterans within the cemetery that resides there.

Roadmap vote for Research/Preservation: Motion to Authorize the research and Preservation group to pursue the development of a "Roadmap" in conjunction with the Land use committee of the town, to establish the "Spicer Historic District" and to place under administrative control of the Historic District Commission.

Motion made by Ty Lamb; it was seconded by Bill Barnes. Result: 4-0, Motion to authorize was approved.

Adjournment: motion and unanimous agreement to adjourn.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-095

Agenda Date: 2/5/2024

Agenda #: 3.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Any other Old Business proper to come before the Committee.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0093

Agenda Date: 2/5/2024

Agenda #: 1.

ORDINANCE

Motion/Request:

MOTION to acknowledge proposed revisions to Appendix pertaining to Ordinance #300-003 “*An Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operation in the Town of Ledyard*” as presented in the draft dated January 23, 2024.

Background:

The proposed Permit Fee Schedule would raise the current Fee of \$10.26 per \$1,000 of construction value to \$15 per \$1,000 of construction value. The \$15 would include the State fee of .26 per \$1,000.

Land Use Director Juliet Hodge and Building Official Seumas Quinn conducted a review, comparison, and analysis of the Building Permit Fee Schedules of area towns. Their research (see attached) found that Ledyard’s current Permit Fees no longer accurately reflect today’s prices and were significantly below the average of neighboring towns. By increasing these Permit Fees, the Town would generate adequate revenue to maintain the quality of services provided.

The proposed Permit Fee Schedule takes into consideration today’s economic realities and would bring Ledyard in-line with the average Permit Fees of adjacent towns.

Ordinance #300-003 “*An Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operation in the Town of Ledyard*” prescribes for the Establishment of Permit Fees.

In accordance with Section 3.1 of the Building Code the Building Official is authorized to establish by approved rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Articles 1, 3 and 4 of the Building Code.

Although the Town Council is not required to approve the Building Permit Fees, that it has been their practice to “*Acknowledge*” the Fee Schedule (Appendix)

Because the Fee Schedule is an Appendix to the Ordinance a Public Hearing is not required.

Land Use Director’s Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

Body:

(type text here)

APPENDIX

TOWN OF LEDYARD
PERMIT FEE AND INSPECTION FEE SCHEDULE
NEW CONSTRUCTION, ALTERATION, REMOVAL, DEMOLITION OR OTHER
BUILDING OPERATIONS

BUILDING PERMITS & TRADE PERMITS **FEES**, WHICH INCLUDE ELECTRICAL
PLUMBING AND MECHANICAL

~~Ten~~ **Fifteen Dollars (\$15.00)** (~~\$10.00~~) per Thousand Dollars (\$1,000), or part thereof, of estimated value based on the present cost of material and labor. **Fee includes the State Education fee of .26 per \$1,000 of construction value.**

CERTIFICATE OF OCCUPANCY:

Ten Dollars (\$10.00) (For Additions/New Homes/New Bathrooms or Bedrooms/Detached Garages/Sheds > 200sf - Added to the initial Building Permit Fee at time of submission.)

DEMOLITION PERMITS:

For Residential structures, Two Percent (2%) ~~Ten Dollars (\$10.00) per Thousand Dollars (\$1,000.00), or any part thereof,~~ of value computed on the Assessor's fair market value of the structure to be demolished.

For Commercial or Industrial structures Five Percent (5%) of value computed on the Assessor's fair market value of the structure to be demolished.

APPLICATION FEES WILL NOT BE REFUNDED REGARDLESS OF PERMIT STATUS OR OUTCOME

Acknowledged by the Ledyard Town Council on: _____

Naomi Rodriguez, Chairman

Revision: Appendix Acknowledged May 23, 1990; Acknowledged on October 28, 2020

History:

2024:

Paragraph 1: Increased Fee ~~\$10.00~~ to \$15.00

Added: “*Fee includes the State Education fee of .26 per \$1,000 of construction value.*”

Added New Paragraph: “*Certificate Of Occupancy*”

Demolition Permits Paragraph: Added the following language: “*For Residential structures, Two Percent (2%)*” “*For Commercial or Industrial structures Five Percent (5%) of value computed on the Assessor's fair market value of the structure to be demolished.*”; “*Application fees will not be refunded regardless of permit status or outcome.*”

Proposal to Adjust Building Permit Fees for the Town of Ledyard

Introduction:

The purpose of this proposal is to address the current state of building permit fees in the Town of Ledyard. It has become evident that our current permit fees no longer accurately reflect today's prices and are significantly below the average of neighboring towns. By increasing these fees, the Town of Ledyard can generate additional revenue, which will benefit both the town itself and the building department, assisting in covering necessary expenses for maintaining the quality of services provided. We are proposing that we implement a revised building permit fee structure that considers today's economic realities and brings us in line with the average permit fees of adjacent towns. Specifically, we recommend raising the current fee of \$10.26 per \$1,000 of construction value to \$15 per \$1,000 of construction value. The \$15 would include the State fee of .26 per \$1,000.

Comparison with Neighboring Towns:

Here is a comparison of the proposed permit fee structure with those of neighboring towns for the first \$1,000 of construction value (and the fee for every additional \$1,000 for towns that charge a different amount for the first \$1,000 or \$3,000):

- **Town of Preston: \$8.00 per \$1,000 (Lowest)**
- **Town of Ledyard: \$10.26 per \$1,000**
- Town of Montville: \$12.00 per \$1,000
- Town of Voluntown: \$16.26 per \$1,000
- Town of New London: \$18.00 per \$1,000
- **Town of Colchester \$20.26 per \$1,000 (Highest)**
- Town of Norwich: \$35 first \$1,000 / \$17 per \$1,000 thereafter
- Town of North Stonington: \$20.00 first \$3,000 / \$10.00 per \$1,000 thereafter
- Town of Waterford: \$20.00 first \$1,000 / \$10.00 per \$1,000 thereafter
- Town of Groton: \$25.00 first \$1,000 / \$15.00 per \$1,000 thereafter
- City of Groton: \$20.00 first \$1,000 / \$10.00 per \$1,000 thereafter
- Town of Stonington \$25.00 first \$1,000 / \$12.00 per \$1,000 thereafter

In addition to the proposed adjustment of building permit fees, we recommend the implementation of a fee calculator for internal office use. This will provide a clear and standardized method for our office to calculate building permit fees for various construction projects. Many applicants undervalue the construction cost, resulting in a much lower fee and loss of revenue for the Town. The "fee calculator" is a chart of reasonable construction values – based on the International Code Council's Building Valuation Data which is updated every 6 months (See attached) and the following Item Cost per Structure Component (for Residential only).

Fee Calculator by Structure Component:

- | | |
|----------------------------|-------------------------|
| • Basement finished: \$110 | • Garage finished: \$80 |
| • Living space: \$110 | • Shed: \$40 |
| • Garage unfinished: \$70 | • Deck: \$40 |

New Single Family or Duplex cost of construction: Per ICC Chart (Currently ~165/sf)

Item Cost (per square foot) Non-residential: Per ICC Chart and Type of Construction (current range ~\$85 – 260/sf).

Ultimately it is up to the Building Official to determine whether the value provided is reasonable, but the chart will allow staff to flag certain applications with potentially low construction values provided.

Step 1: Determine Project Type and Area: Calculate the total square footage of the project area. For example, if the project includes a finished basement, living space, and a deck, sum the square footage of each component.

Step 2: Calculate Fee: For each type of construction (e.g., basement finished, living space, deck), multiply the square footage by the respective cost per square foot as listed in the fee calculator.

Step 3: Sum Total Fees: Sum the fees for each component to calculate the total building permit fee.

By considering the specific characteristics of each project, the fee calculator will ensure that the Building Department assesses permit fees fairly and consistently for all applicants, reducing the potential for errors or discrepancies. The new fee structure also ensures that those undertaking larger construction projects contribute their fair share, promoting equity among builders and developers. The increased permit cost is borne by those receiving the service.

In addition to the proposed changes above, we would also propose a change to the current fee for the demolition of structures. The Town should encourage the removal of blighted or dilapidated structures. The Town currently charges \$10.00 per assessed value of the structure which can result in a potentially high fee (especially for non-residential properties) and may be a barrier to removal. Some Towns also charge a flat fee and others charge a percentage of the assessed value. We are proposing to switch to a percentage-based fee of 2% of assessed value for residential structures and 5% for Commercial and Industrial structures as the demolition process.

Why the proposed changes?

We are planning to switch to a different permit tracking/processing software that will allow on-line permit submission and payment. This will increase the overall efficiency of permit processing and allow applicants to track the progress of their permits without having to call the office. We are one of only a few towns that do not offer the ability to submit and pay for applications on line. The increased fees will offset the annual cost of the software somewhat. We also have a full-time Building Official and fully staffed Land Use Department of which the Building Department is part of. Permit Fees are intended to cover the cost of processing the permits (labor, equipment, software etc.), inspections (vehicle to do so), and time spent assisting applicants. With a combined Building and Land Use and all staff assisting applicants and processing permits, the overhead is high. We certainly do not fully cover the costs currently. This small adjustment in the fees will help close the gap a little.

In conclusion, the incorporation of a fee calculator for internal office use, alongside the adjustment of permit fees, is a valuable step towards promoting honesty, fairness, and accuracy in our permit fee structure. This change aligns with our goal of modernizing our policies and practices to better serve the community while generating additional revenue for the town to cover the rising personnel costs/cost of providing the service as well as enable us to move to an on-line permitting system which will greatly increase efficiency.

Your support and action on this matter will greatly contribute to the continued growth and prosperity of the Town of Ledyard.

Respectfully submitted,

Juliet Hodge, Director of Planning & Development

Seumus Quinn, Building Official

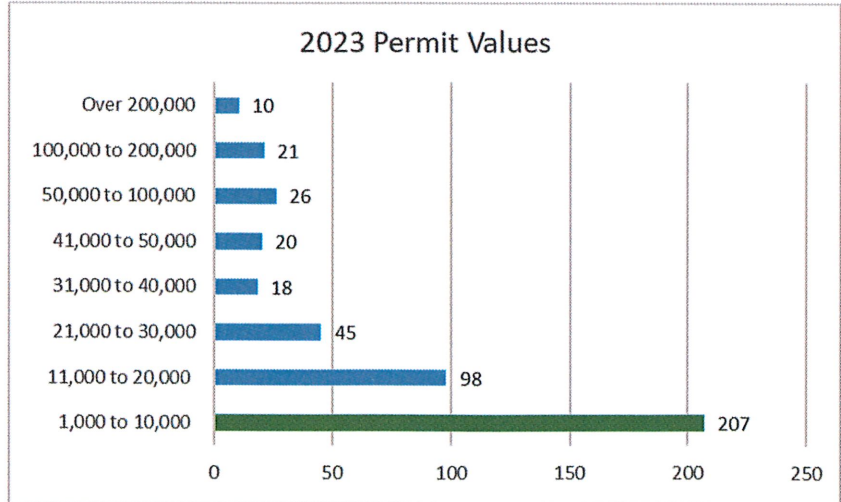
The following data show the potential financial impact of the proposed changes (Note: amounts do not include C.O. Fees as they do not apply to all applications.)

Construction Value	Current	Proposed	Difference to Applicant	Minus State Fee .26	
	\$ 10.26	\$ 15.00		\$ 14.74	Difference to Town
\$ 1,000.00	\$ 10.26	\$ 15.00	\$ 4.74	\$ 14.74	\$ 4.48
\$ 2,000.00	\$ 20.52	\$ 30.00	\$ 9.48	\$ 29.48	\$ 8.96
\$ 3,000.00	\$ 30.78	\$ 45.00	\$ 14.22	\$ 44.22	\$ 13.44
\$ 5,000.00	\$ 51.30	\$ 75.00	\$ 23.70	\$ 73.70	\$ 22.40
\$ 10,000.00	\$ 102.60	\$ 150.00	\$ 47.40	\$ 147.40	\$ 44.80
\$ 20,000.00	\$ 205.20	\$ 300.00	\$ 94.80	\$ 294.80	\$ 89.60
\$ 50,000.00	\$ 513.00	\$ 750.00	\$ 237.00	\$ 737.00	\$ 224.00
\$ 100,000.00	\$ 1,026.00	\$ 1,500.00	\$ 474.00	\$ 1,474.00	\$ 448.00
\$ 200,000.00	\$ 2,052.00	\$ 3,000.00	\$ 948.00	\$ 2,948.00	\$ 896.00
\$ 300,000.00	\$ 3,078.00	\$ 4,500.00	\$ 1,422.00	\$ 4,422.00	\$ 1,344.00
\$ 500,000.00	\$ 5,130.00	\$ 7,500.00	\$ 2,370.00	\$ 7,370.00	\$ 2,240.00

2023 Construction Values

Average	Current Fee	Proposed	Difference
\$30,251.72	\$318.06	\$465.00	\$146.94
Mean	Current Fee	Proposed	Difference
\$13,986.52	\$143.64	\$210.00	\$ 66.36
Total	Current Fee	Proposed	Difference
\$13,220,000.00	\$135,637.20	\$198,300.00	\$62,662.80

Had the new fees been implemented last year, the town would have received an additional \$62,663 in fees – enough to cover the cost of the vehicle for the Building Official and transition to the new proposed permitting software.



Most permits are for projects costing under \$10,000. The impact would be a potential increase between \$4.48 and \$44.80 per permit.

APPENDIX
TOWN OF LEDYARD
PERMIT FEE AND INSPECTION FEE SCHEDULE
NEW CONSTRUCTION, ALTERATION, REMOVAL, DEMOLITION OR OTHER
BUILDING OPERATIONS

BUILDING PERMITS & TRADE PERMITS FEES, WHICH INCLUDE ELECTRICAL PLUMBING AND MECHANICAL

Fifteen Dollars (\$15.00) ~~Ten Dollars (\$10.00)~~ per Thousand Dollars (\$1,000), or part thereof, of estimated value based on the present cost of material and labor. Fee includes the State Education fee of .26 per \$1,000 of construction value.

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For Commercial or Industrial structures ~~Five Percent (5%) of value computed on the Assessor's fair market value of the structure to be demolished.~~

APPLICATION FEES WILL NOT BE REFUNDED REGARDLESS OF PERMIT STATUS OR OUTCOME

Acknowledged by the Ledyard Town Council on: _____

Naomi Rodriguez, Chairman

AN ORDINANCE
ESTABLISHING PERMIT FEES
FOR NEW CONSTRUCTION, ALTERATION, REMOVAL,
DEMOLITION OR OTHER BUILDING OPERATION IN THE
TOWN OF LEDYARD

Be it ordained by the Town Council of the Town of Ledyard

Section 1. Authorization

A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until the fees prescribed in this ordinance and in the fee schedule adopted pursuant to this Ordinance, shall have been paid to the Building Official or other authorized municipal agency, nor shall an amendment to a permit necessitating an additional fee because of an increase in the estimated cost of the work involved, be approved until the additional fee shall have been paid.

Section 2. Other Fees Required

The payment of the fees for the construction, alteration, removal or demolition and for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law or Ordinance for water taps, sewer connections, marquees or other appurtenant structures, or fees or inspection, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Building Official.

Section 3. Schedule of Unit Rates

The fees for plan examination, building permit and inspections shall be as prescribed in Section 3.1 and the Building Official is authorized to establish by approved rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Articles 1, 3 and 4 of the Building Code.

Section 3.1. Establishment of Fee Schedule

The Building Official is hereby authorized to, and shall, establish a schedule of fees for each plan review, building permit, and certificate of occupancy. Such fee schedule, as the same may be amended from time to time, is hereby incorporated in this Ordinance by reference, and made a part of this Ordinance as though fully set forth herein. Plan examination and building permit fees may be a percentage of the construction permit. The fee schedule shall be calculated to reasonably defray the municipal costs of administering the Building Code and shall be reviewed annually by the Building official and amended if deemed necessary or desirable by the Building Official.

Section 3.2. Fee Schedule

A copy of the fee schedule shall be filed with the State Building Inspector and the Town Clerk when established or amended.

Section 3.3. Exemptions

No fee shall be charged:

1. For permits for buildings being erected, constructed, altered or being repaired by or for the Town of Ledyard;

2. For permits for owner-occupied single-family residential buildings being erected, constructed, or repaired to replace or repair an owner-occupied single-family residential building which had been destroyed or damaged by fire, storm or other casualty. The term casualty, as herein used, means the complete or partial destruction of such building resulting from an identifiable event of a sudden, unexpected and unusual nature.

Section 4. Recording and Deposit of Fees

The Building Official shall keep an accurate account of all the fees collected; and such collected fees shall be deposited with the treasurer of the Town of Ledyard.

Section 5. Severability

If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

Section 6. Effective Date

Adopted by the Town Council on: May 23, 1990

Effective Date: June 1990

Renumbered by the Town Council on: September 25, 2019

Linda C. Davis, Chairman

Fred B. Allyn, III., Mayor

Patricia A. Riley, Town Clerk

Revision: Ordinance #48 “*Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operations in the Town of Ledyard*” Adopted: May 23, 1990; Effective: June 1990.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered 48 “*Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operations in the Town of Ledyard*” to Ordinance #300-003.

2019: Added titles to each section; Added Section 5 “*Severability*” to be consistent with town ordinances; Added Section 6 “*Effective Date*” to be consistent with town ordinances. No substantive changes were made to the ordinance.

TOWN OF LEDYARD
 PERMIT FEE AND INSPECTION FEE SCHEDULE FOR
 BUILDING AND SANITATION

BUILDING PERMIT FEE

Three Dollars (\$3.00) for the first Five-Hundred Dollars (\$500.00) of value based on the present cost of material and labor and One-Dollar (\$1.00) for each additional Five-Hundred Dollars (\$500.00) of value or part thereof.

FEE SCHEDULE FOR ELECTRICAL, PLUMBING, HEATING, AIR
 CONDITIONING, SPRINKLER SYSTEMS, STORAGE TANKS (ABOVE AND
 BELOW GROUND)

Three Dollars (\$3.00) for the first Five-Hundred Dollars (\$500.00) of value based on the present cost of material and labor and Two-Dollar (\$2.00) for each additional Five-Hundred Dollars (\$500.00) of value or part thereof.

FEE SCHEDULE FOR DEMOLITION PERMITS

Ten Dollars (\$10.00) for the First Thousand Dollars (\$1,000.00) of value computed on the Assessor's fair market value of the structure to be demolished, and Two Dollars (\$2.00) for each additional Thousand Dollars of value or part thereof

PERMIT, AFFIDAVIT AND INSPECTION FEE SCHEDULE FOR THE STATE
 HEALTH CODE (SANITATION):

Permit for SUB-SURFACE SEWAGE DISPOSAL INSTALLATION consisting of one septic tank and required leaching	
Permit for REPLACEMENT of each SUB-SURFACE SEPTIC TANK	
Permit for REPLACEMENT (REPAIR) of each SUB-SURFACE LEACHING AREA	\$25.00
Permit for INSPECTION OF SEWER CONNECTIONS	\$15.00
	\$25.00
	each
Permit for WELL and LOCATION APPROVAL to drill or dig a well	\$15.00
Affidavit for a SUB-SURFACE SEWAGE DISPOSAL SYSTEM	\$15.00
FOOD SERVICE inspections required for preparation and dispensing of food to the public, i.e. restaurants, homes, etc.	\$25.00
Inspections of DAY CARE CENTERS, NURSERY SCHOOLS, GROUP HOMES.	\$25.00
Witnessing PERCOLATION TESTS and TEST HOLES for evaluation of lots for the installation of sub-surface disposal systems, (two deep test holes and a perk test)	\$30.00
(a perk test may be done by an engineer and credited lot ten dollars (\$10.00) per lot).	
Additional Test holes Extra per hole	\$10.00

An Ordinance Establishing Permit Fees for New Construction, Alternation,
 Removal, Demolition or Other Building Operation in the Town of Ledyard



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-096

Agenda Date: 2/5/2024

Agenda #: 2.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Any other New Business proper to come before the Committee.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)