



Chairman S. Naomi
Rodriguez

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works

Committee

~ AGENDA ~

Regular Meeting

Monday, June 2, 2025

6:00 PM

Town Hall Annex - Hybrid Format

In -Person Location goes here

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

<https://us06web.zoom.us/j/86855142443?pwd=MeEbnaVbQAqSj0V9VfbIdeNdf8SbKf.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 868 5514 2443; Passcode: 052224

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 Minutes of May 5, 2025

Attachments: [LUPPW-MIN-2025-05-05](#)

VI. OLD BUSINESS

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

Attachments: [Blight Activity Report-2025-06-01](#)

[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

[ORD-#300-027 \(rev-2\)- PARKING-2023-01-11](#)

2. Spicer Homestead Ruins - Historical Research and Photos.

Attachments: [Spicer Homestead Ruins Timmeline- Parkson-2024-Parkinson](#)
[Spicer Homestead - 4.4 acres](#)
[Spicer Runis Screenshot \(2\)](#)
[Spicer Runis Screenshot \(1\)](#)
[Spicer Homestead Ruins- Next Steps for Historic Designation-Dombrowski email-2024-06-03.pdf](#)
[Spicer Homestead Report -Hiistoric Research Sarah Holmes 2022.pdf](#)
[Spicerr Ruins- Photos.pdf](#)
[Historic District Commission Minutes-2023-12-18.docx](#)

3. Discussion to consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Attachments: [LUPPW Cmt Ltr - Johnsoth Noise Ordinance-2024-04-24](#)
[Police Chief - Noise & Illegal Dumping email-2024-10-30](#)
[MAP-LINDON LANE](#)
[Noise Ordinance - Johnston email-2024-08-13-R](#)
[Noise Ordinance - Johnston email-2024-08-13](#)
[Noise Ordinance--Police Recommendation-2018-11-29](#)
[Department of Agriculture Sec 1-1q](#)
[Sec 22a-73 Noise Regulation](#)
[CGS 78-5 Operations of Construcitaon Equipment](#)
[CHAPTER 442-Section 22a-67 - 22a-73- Noise Pollution Control](#)
[CGS-Sec-53a & Sec 14-80a](#)
[Noise Ordinance-Draft 2018-07-05-Council-Admin-PC](#)
[Saybrook Noise Ordinance](#)
[Schroeder- Noise Ordiance-2025-04-07](#)

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

VII. NEW BUSINESS

1. 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 #: 25-1895

Agenda Date: 6/2/2025

Agenda #:

MINUTES

Minutes:

MOTION to approve the Land Use/Planning /Public Works Minutes of May 5, 2025



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, May 5, 2025

6:00 PM

Annex Meeting Room, Town Hall Annex

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor St. Vil at 6:04 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting noting 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
Kevin Dombrowski	Town Councilor	Present	In-Person	6:00 pm	6:47 pm
Carmen Garcia-Irizarry	Town Councilor	Present	Remote	6:00 pm	6:47 pm
Gary St. Vil	Committee Chairman	Present	In-Person	6:00 pm	6:47 pm
Elizabeth Burdick	Land Use Director/Town Planner	Present	In-Person	6:00pm	6:47 pm
Karen Parkinson	Historic District Commission Member	Present	In-Person	6:00 pm	6:34 pm
Doug Kelley	Historic District Commission Member	Present	In-Person	6:00 pm	6:34 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:47 pm

- III. CITIZENS' PETITIONS -None.

- IV. PRESENTATIONS/INFORMATIONAL ITEMS - None.

- V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of March 3, 2025
Moved by Councilor Dombrowski, seconded by Councilor Garcia-Irizarry

VOTE: 3 - 0 Approved and so declared

- IV. OLD BUSINESS

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

Councilor St. Vil noted that a Blight Report was provided for tonight's meeting; and thanked Zoning Enforcement Officer Hannah Gienau noted that he appreciated her work.

Land Use Director/Town Planner Elizabeth Burdick stated Blight Enforcement Officer Hannah Gienau has been doing a good job with inspections, telephone calls, letters, and following up.

Ms. Burdick continued by reporting that today the Land Use Department began to prepare a Citation for the property located across the street from Holdridge's on Route 117, Colonel Ledyard Highway. She explained that the person who was renting the property had submitted an Application to Planning and Zoning Commission, however, she stated before the Commission reviewed the Application and before the renter obtained the Plot Plan that was being prepared by Dieter and Gardner Surveyors the individual brought in materials and started doing site work. She went on to explain that the Planning & Zoning Commission *Denied the Application Without Prejudice* because it did not represent the existing conditions. Therefore, she stated that the Land Use Department was moving forward with the Enforcement Action, explaining that in the event the Applicant decided not to resubmit their Application, they would have the Citation on file. She stated that should the Applicant not respond to the Citation that they would follow the Enforcement Sequence that Mr. Eric Treaster discussed at the October 7, 2024 LUPPW Committee meeting, noting that using that process would be their last resort. She stated that this property was the only urgent issue.

Ms. Burdick stated the Land Use Department has been receiving a good response in working to bring most of the Blighted Properties into compliance with telephone calls, and knocking on doors to try to help residents. She noted that she would be happy to answer questions regarding any of the properties listed on the Blight Report.

Councilor St. Vil stated although this was not related to Blight Issues that he has been seeing Commercial Vehicles parked on the roads. He commented on the safety hazards because these were large trucks and vehicles noting that it impedes sight lines and that they cannot see the kids getting on or off the school bus. He noted that a Recreation Vehicle (RV) has been parked in a cul-de-sac on a curve stating that other vehicles cannot see around the RV and that there has also been a Food Vender Truck parked on the street. He stated the Food Truck was not selling food. He stated that he understands that these were our residents and our constituents, and that he respected them. However, he stated that he had concerns regarding safety, noting that they could park the vehicles in their driveway or on their lot.

Councilor Dombrowski stated in 2023 the Town Council amended Ordinance #300-027 (rev. 2) "*An Ordinance Regulating Parking and Other Activities in Town Roads and Town Rights of Way and Providing Penalties for Violation Thereof*" to address commercial vehicles that were being parked on town streets. He noted that Section 6; Paragraphs (c) & (d) were added as follows:

c. No vehicle shall be permitted to be parked on any street for a period of more than ten (10) consecutive days in any 365-day period. After such period, such vehicle will be considered a fixed obstruction according to Section 3 Paragraph (a).

*d. No person **shall park or store any commercial or industrial vehicle** on any public street or roadway within any residential district or in front of any property currently used residentially unless for the purpose of actively loading or unloading materials, or while actively engaged in providing*

commercial service at the premises; nor shall such vehicles be parked in a residential district or in front of an existing residence outside normal business hours unless on site for an emergency service call.

The LUPPW Committee members noted that they have seen large commercial vehicles parked on Meetinghouse Lane – Pennywise Lane, and Highland Drive.

Land Use Director/Town Planner Elizbeth Burdick stated that she recalled former Zoning Enforcement Officer Alex Samalot working on something similar; and that she would check the file, noting that she believed this was something the Land Use Department could address. She stated although their Zoning Regulations do provide for Home Occupation Permits; that it would not allow a Food Truck to be parked on the road. She stated that she would look into the matters that the LUPPW Committee noted this evening.

Councilor Dombrowski noted that Ordinance: #300-027 (rev. 2) “*An Ordinance Regulating Parking and Other Activities in Town Roads and Town Rights of Way and Providing Penalties for Violation Thereof*” included provisions for enforcement, noting that the parking of commercial vehicles and large vehicles on the roads may be something that should be referred to the Police Department.

Councilor St. Vil stated that he had concerns because he did not want to see anyone get hurt, noting that you cannot see a child because their view was being blocked by a big truck.

RESULT: DISCUSSED

Next Meeting:06/02/2025 6:00 p.m.

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

Mrs. Karen Parkinson, 55 Rose Hill Road, Ledyard, Historic District Commission, stated that she has been reading the process to preserve a property under the Historic Designation. She explained that in continuing her work that she realized that the LUPPW Committee was actually wearing the following two hats: (1) As the Town they were the owner of the Property; and (2) Legislative Body. She went on to note for the Historic District Commission to proceed that the Town Council, as the Legislative Body, needed to “*Appoint or authorize the Chief Elected Official of the municipality to appoint an Historic District Study Committee for the purpose of making an investigation of a proposed Historic District or Districts*” so that the Historic District Commission would not have to keep coming back to the LUPPW Committee during the process as they worked through the process to seek a Historic Designation of the Spicer Homestead Ruins.

Councilor Dombrowski noted his June 3, 2024 email outlining the Process to seek a Historic Designation and he explained that before the Town Council can provide authorization that the Historic District Commission would need to submit a formal request

to the Town Council that included the following information listed in Items #1 & 2 of the State Statute - Historic Designation Process; and he questioned whether any of the work has been completed:

1. The Legislative Body shall appoint or authorize the Chief Elected Official of the municipality to appoint an Historic District Study Committee for the purpose of making an investigation of a proposed Historic District or Districts.
2. The Historic District Study Committee shall:
 - a). Perform an analysis of the historic significance and architectural merit of the buildings, structures, places or surroundings to be included in the proposed historic district or districts and the significance of the district as a whole.
 - b). Provide a general description of the area to be included within the district or districts, including the total number of buildings in each such district or districts listed according to their known or estimated ages.
 - c). Create a map showing the exact boundaries of the area to be included within the district or districts. Councilor Dombrowski noted that this would require an A2 Survey.
 - d). Develop a proposed ordinance or proposed ordinances designed to create and provide for the operation of an Historic District or Districts.
 - e). Determine such other matters as the Committee may deem necessary or advisable.

Mrs. Parkinson stated although Dieter & Gardner Surveyors conducted the A2 Survey that the Survey was not done on the entire 4.4 acres that the Historic District Commission would like to preserve. She also noted in reviewing the State Statutes that it appears that more steps were added to the requirements. She stated that she has been talking with Connecticut Preservation Archaeologist Stefon Danczuk to obtain additional clarification regarding the process.

Councilor St. Vil stated that discussions to obtain a Historic Designation of the Spicer Homestead Ruins have been on-going for a long time, noting that it started before he began serving on the Town Council and on the Land Use/Planning/Public Works Committee. He noted in past meetings that they have laid out a Road Map to accomplish that goal. He expressed concern that when Mrs. Parkinson attends the LUPPW Committee Meetings that they continue to discuss the same Road Map; noting that they have not made any progress.

Mrs. Parkinson stated that she agreed with Councilor St. Vil's comments, and she stated per the State Statute that the Historic District Commission needed to be appointed by the Legislative Body to conduct the investigation and study. She questioned whether the Historic District Commission's Town Council Liaison Barnes would need to submit that request to the Town Council.

Councilor St. Vil stated that he has also read the State Statute text that Councilor Dombrowski previously provided. He explained that things were not always black and white, noting that sometimes they were a little grey. He stated in accordance with Ordinance #300-019 *“An Ordinance Establishing Historic District Boundaries And Establishing A Historic District Commission for the Town of Ledyard”* that the Historic District Commission already had the ability to take on tasks to investigate the feasibility of preserving historic properties such as the Spicer Homestead Ruins. He stated that Mrs. Parkinson has done a good job at gaining alignment of the Historic District Commission, the LUPPW Committee and the Mayor in that they would support efforts to seek a Historic Designation for the Spicer Homestead Ruins. Therefore, he questioned based on the assumption that the Historic District Commission would go off and do those things what was different from the original Road Map; and what was next on the list.

Councilor Dombrowski stated that there were a number of things that needed to be done under Item #2 which included the following:

- A2 Survey of the area;
- Legal Property Description;
- Planning & Zoning Commission Review;
- Public Hearing must be held;
- State Historic Commission;

Mr. Doug Kelley, 40 Pinelock Drive, Gales Ferry, Historic District Commission Member, noting that what he was hearing was that the Commission would need to present the A2 Survey and other documentation to the Town Council. However, he stated that they would first need to get the A2 Survey finalized.

Land Use Director/Town Planner Elizabeth Burdick questioned where Mrs. Parkinson obtained the 4.4 acre map that she provided to Mr. Gardner of Dieter & Gardner Surveyors. Mrs. Parkinson stated in working with Chad Frost of Kent + Frost Landscape Architecture on the Tri-Town Trail; that based on the footage from the stone walls the water and the easement the Mr. Frost provided her with the 4.4 acre map. Ms. Burdick stated that she would talk with Mayor Allyn, III, regarding the A2 Survey of the Spicer Homestead Ruins and would get back to Mrs. Parkinson.

Ms. Burdick went on to note that the Land Use Department recently received a new book that was published regarding *“What’s Legally Required”*. She stated there was a section in the book regarding Historic District Commissions and it laid out the steps that have to be taken to seek a Historic Designation; and how to go about getting those types of things done. She offered to meet with Mrs. Parkinson to go over those steps. She also offered to attend a Historic District Commission meeting to review the step-by-step process regarding the things that they would need to do to move their initiative forward.

Councilor St. Vil stated that he admired Mrs. Parkinson’s passion and dedication, and that he had a tremendous amount of respect for her and the work that she has been doing for the town, noting that he wanted her to be successful with this effort.

Councilor St. Vil stated that the LUPPW Committee would continue to keep this item their Agenda as the Historic District Commission continued their work to obtain the necessary documentation to begin the process to seek a Historic Designation for the Spicer Homestead Ruins.

RESULT: CONTINUE

Next Meeting: 05/05/2025 6:00 p.m.

3. Consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Councilor St. Vil provided an overview of the work that the LUPPW Committee has done in researching Ms. Johnston's request for the town to consider adopting a Noise Ordinance based on her concerns regarding the noise from the construction of greenhouses, the operation of equipment, loud music; and the hours of weekend operations coming from the business adjacent to her property. He stated in working with Police Chief John Rich, and Land Use Director/Town Planner Elizabeth Burdick the LUPPW Committee learned that in accordance with Connecticut General Statutes 22a-67 et seq; complaints regarding noise fall under the jurisdiction of law enforcement. He noted that Police Chief John Rich indicated that there was sufficient remedy in the existing state statutes to allow the Police Department to effectively deal with noise complaints; noting that an appeals process for any violation of state statute already existed within the courts. He also noted that Ms. Burdick has been working with Prides Corner Nursery Farm on compliance issues.

Councilor St. Vil stated based on these findings that LUPPW Committee agreed for him to write a letter to Ms. Johnston to inform her of their findings that a Noise Ordinance was not needed because the Connecticut General Statutes included provisions to address noise through the Police Department. He stated that his letter dated April 24, 2025 was attached to LF #2024-0778 on the Meeting Portal.

Councilor Garcia-Irizarry, attending remotely via Zoom, stated that based on a very loud noise residents heard in town last weekend that she was surprised that more residents did not attend tonight's meeting to express their support for a Noise Ordinance. Councilor Dombrowski stated the noise Councilor Garcia-Irizarry was referring to was from the Waterford Speed Bowl. He stated even if Ledyard had a Noise Ordinance which was complicated to implement and enforce, that it would not have addressed the loud noise that was coming from a neighboring town.

Land Use Director-Town Planner Eliazbeth Burdick provided an overview of the of the work that the Land Use Department Staff has been doing with the owners of Prides Corner Nursery Farm. She stated that she along with her staff have met with the owners of the business and that they were actively working with them to obtain compliance with the Building Codes and the Town's Zoning Regulations. Ms. Burdick reported the following actions were underway:

- Prides Corner Nursery Farm is in the process of obtaining the "*Existing Conditions Survey*" to find out where all of the Greenhouses were located.

- Prides Corner Nursery Farm is working to obtain permits for the about thirty new Hoop Houses; and the Town has requested Prides Corner meet the required setbacks for the Hoop Houses.
- Prides Corner Nursery Farm stated they would work to keep the noise level down; and has expressed their desire to be good neighbors.

Ms. Burdick questioned whether the LUPPW Committee has received any feedback from Ms. Johnston regarding their April 24, 2025 letter; or any other complaints since Ms. Johnston attended the LUPPW Committee's September 9, 2024 meeting. Councilor St. Vil stated that they have not received any other comments from Ms. Johnston. However, he stated in their April 24, 2025 letter the LUPPW Committee asked that should Ms. Johnston have any additional issues that she contact Police Chief John Rich or Land Use Director Elizabeth Burdick. Therefore, he stated if there were issues, that Ms. Burdick would know.

Councilor St. Vil went on to state that the LUPPW Committee would keep this item on their Agenda for one or two more meetings; and that they would follow up with Ms. Burdick and Chief Rich to see if they have any additional information. He stated if they do not hear any more with respect to the noise issue that the Committee would close this item out.

RESULT: CONTINUE

Next Meeting: 06/02/2025 6:00 p.m.

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

V. NEW BUSINESS

1. Any other New Business proper to come before the Committee. - None

IX. ADJOURNMENT-

Councilor Dombrowski moved the meeting be adjourned, seconded by Councilor Garcia-Irizarry.

VOTE: 3- 0 Approved and so declared, the meeting was adjourned at 6:47 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: 6/2/2025

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

Zoning & Wetlands Official's Office

Hannah Gienau, Zoning & Wetlands Official/ Blight Enforcement Officer

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

zoning.official@ledyardct.org

Blight Activity Report: 05/08/25-06/02/25

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY=Monitoring

BOLD= RECENT UPDATES

Blight Activity Report: 05/08/25-06/02/25

➤ **New Cases**

- **10 Reuven Dr.:** Complaint received on 05/21/25. Several unregistered motor vehicles parked in the driveway. Site inspection scheduled for 06/02/25.

➤ **Ongoing/ old cases**

- **370 Pumpkin Hill Rd:** Complaints received on 4-23-25 for discarded household items left in front of the property for several months. A drive by inspection was conducted on 4-23-25 and it was confirmed there was discarded furniture and junk on the curb of the property. **RVC sent on 05/07/25. NOV with intent to cite to be issued next, following standard Blight Ordinance procedures.**
- **51 Kings HWY:** Complaint received on 3-27-25. A site inspection was conducted with the Director of Land Use and Planning, Building Official, and ZEO on 4-7-25. The windows on the second floor were broken and boarded up as well as boarded windows on the first floor. Broken electrical boxes and two AC units were ripped open and stripped of parts. The rear and side of the building had discarded junk and trash of various items including, lawn mower, pool lining, detergent bottles, etc. Siding was observed to have been stripped on one side. The vegetation in the parking lot and around the building was greater than 9" in height. **RVC sent on 05/07/25 and will follow up in thirty (30) days. A follow up inspection will be conducted on or about 06/10/25.**
- **130 Christy Hill Rd:** Spoke with homeowner on 06/02/25 and asked to email the list of registered vehicles and will cross examine with tax assessor records. Drive by inspections have shown progress with cleaning up the rear yard and vehicles except for the one hobby vehicle appear to be registered. One unregistered vehicle is now registered and moved off the property.

- **33 Stony Brook Rd:** Complaint received on 3-31-25 for large bags of trash on the property and spilled over trash cans that are not cleaned up for months at a time. Site inspection conducted on 4-15-25 showed two garbage cans on their sides with a large bag of trash on the ground as well as several other pieces of trash. **RVC sent on 05-07-25. Made contact with the owner on 05/26/25. Conducted a site inspection on 05/29/25. Blight such as improper storage of trash was observed. Will make follow up call with the owner to discuss how to be in compliance.**
- **33 Fanning Rd:** Complaint received on 03/20/25. Inspection conducted on 03/20/25 and found improper storage of trash and or junk on the property. **RVC sent on 05/07/25. No contact has been made by the owner. Will be send out a NOV with intent to cite, following all blight ordinance enforcement procedures.**
- **10 Whalehead Rd:** Complaint received on 4-8-25. Unregistered motor vehicles. Inspection scheduled 4-14-25. Inspected property on 4-15-25: Chicken coop observed to be too close to the neighbor's abutting property and no permits are on file. As well as inoperable vehicles in the yard are in poor condition. Additional vehicles were observed however license plates could not be verified/ placed on the vehicles. Additionally, blighted junk and household items were observed. Drafted RVC to make contact with owner.
- **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. **RVC to be sent and make contact with owner.**
- **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". **Clean up at the property has begun after the fire. Will make contact with the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 06/05/25.**

- **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. **Phone call from the owner on 4-15-25 stated they will schedule a follow-up inspection however; they have agreed to keep the trash secured when they travel for work and will secure the cans on or before trash pick up day. It was explained that the trash if blown over needs to be picked up and maintained properly.**
- **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. Bulk trash picked up. Closed.
- **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.**

- **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 facia 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. **Drafted RVC.**
- **229 Avery Hill Rd:** Blight complaint has been ongoing for several years, 2021 was sent due to overgrown vegetation. An additional RVC was sent in August of 2024 for overgrown vegetation. **A drive by inspection was conducted on 4-23-25. The yard was in good condition and no blight violations were observed at the property. Closed.**
- **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. **The large amounts of grass and fence not being maintained is going to have to be determined by a survey to show the property lines. Therefore enforcement cannot be pursued if the blight is possibly on the complainant's property. Will further evaluate with Land Use Director.**
- **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.

- **1777 Rt 12:** Ongoing blight case for several years. The homeowner passed away and the property was put into an estate. Various amounts of junk, debris, and discarded items were visible from the roadway. In addition, the home and shed on the property were in poor condition. Recently the property was bought and clean up has begun on the property. **Closed.**

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 Christy 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.
- 4-15-25- 33 Stonybrook Rd- Blight
- 4-15-25- 14 Whalehead Rd- Rooster complaint and inoperable and junk vehicle
- 4-16-25- 9 Winfield Way- Chicken coop installed without permits as well as a rooster on the property
- 4-16-25: 124 Indian Town Rd- Pool demolished and will not be replaced- added to file
- 4-17-25 59 Kings HWY- weekly pre-construction meeting/ zoning compliance.
- 4-21-25- 401E Shewville Rd- Zoning Permit Site conditions/ inspection
- 4-21-25- 7 Quail Meadow Ln- Complaint of high fence going up.
- 4-23-25 3 Quakertown meadows- Cert. of Zoning compliance- shed. Close out permit.
- 4-23-25 437 Colonel Ledyard HWY- Hand delivered RVC for STR violation.
- 4-23-25 370 Pumpkin Hill Rd- Blight complaint.
- 4-30-25 59 Kings HWY
- 05-07-25 33 Fanning follow up complaint inspection. Still not in compliance.
- 05-20-25- 16 Nutmeg- no violation observed.
- 05-29-25 33 Stonybrook Rd – blight compliance inspection.

RECEIVED FOR RECORD

2019 OCT 28 AM 11:10

Ordinance #300-012 (rev-1)

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 or entity

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 order the motor vehicle to be sold at public auction.

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

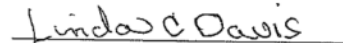
If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

Section 16. Violation

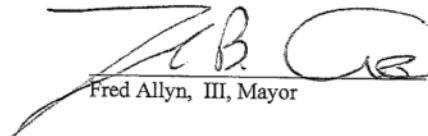
Section 17. Effective Date

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

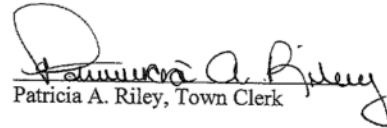

Linda C. Davis, Chairman

Approved/Disapproved on: 10/24/2019


Fred Allyn, III, Mayor

Published on: October 31, 2019

Effective Date: November 21, 2019


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.

AN ORDINANCE
REGULATING PARKING AND OTHER ACTIVITIES IN TOWN ROADS AND
RIGHTS-OF-WAY AND PROVIDING PENALTIES
FOR THE VIOLATION THEREOF

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

Section 1. Purpose

It is hereby declared to be in the best interests of the public safety, convenience and welfare of the Town to regulate and place restrictions on the parking of vehicles and other activities in Town rights-of-way within the control and limits of said Town, in general and during periods of snow emergencies, so as to preserve proper material condition of roads and rights-of-way and to not impede the transportation and movement of food, fuel, medical care, fire, health, police protection and other vital facilities of the Town.

Section 2. Definitions

For the purpose of this Ordinance, the following definitions shall apply:

- a. The words "vehicle" shall be defined as in Connecticut Statutes Section 14-1(102).
- b. The words "parked vehicle" shall be defined as in Connecticut General Statutes Section 14-1(66).
- c. The word "street" shall mean any public highway, road or street in the Town of Ledyard.
- d. The words "snow emergency" is hereby defined to be a period of time as forecast by a contracted weather service or the United States Weather Bureau, during which period vehicular and/or pedestrian traffic is expected to be hazardous or congested due to the elements, and during which period the parking of vehicles could hinder, delay or obstruct the safe flow of such traffic and/or the proper cleaning, clearing and making safe of the public highways of the Town.
- e. For the purpose of this Ordinance "commercial or industrial vehicle" means any vehicle the principal use of which is the transport of commodities, merchandise, produce, freight, and any vehicle used primarily in construction, industry, including but not limited to, bulldozers, backhoes, tractors, tow trucks, dump trucks, tractor trailers (cab and/or trailer), or trucks fitted with cranes, air compressors, welders, tanks or similar equipment. "Commercial or industrial vehicle" also includes nonmotorized dumpsters, storage units, open or utility trailers greater than six (6) feet in length or in height, and tool lockers; taxicabs, limousines, and/or any passenger vehicle that is greater than eight (8) feet in height marked with a sign, letters, or emblem advertising a commercial enterprise.

Section 3. General Restrictions

- a. No person, firm or corporation shall place any fixed obstruction, or object or drain any water or other substance, within, under, upon or over any Town road or right of way without the written permission of the Director of Public Works.
- b. In the case of clearing and handling leaves from and in proximity to private properties, no person, firm or corporation shall place or leave any leaves in the roadway or permanently place leaves on Town property. Residents who contract out leaf removal services at their property shall be liable also for violations of this provision of the party they hire.
- c. In the case of removing snow from private driveways and properties, no person, firm or corporation shall move snow across or leave any snow in the roadway. Residents who contract out snow removal at their property shall be liable also for violations of this provision of the party they hire.

- d. The Director of Public Works may remove or alter any such obstruction or drain, and the expense incurred by the Director in such removal or alteration shall be paid by the person, firm or corporation placing such obstruction or drain; provided, however, at the discretion of the Director of Public Works, any fixed obstruction or drain made or placed without a permit, or in violation of provisions of a permit shall be removed or altered by the person, firm or corporation making or placing the same within thirty (30) days from the date when said Director sends by registered or certified mail, postage prepaid, a notice to such person firm or corporation ordering such removal or alteration.

Section 4. Construction Regulations

- a. No person shall construct a new driveway or relocate an existing driveway leading from private property to a town street or conduct work (excepting lawn or grounds maintenance) in a town right-of-way (ROW) area, until a permit has been obtained from the Director of Public Works or his agent. Plans fully depicting the proposed driveway location and or work in town ROW area shall be submitted for review and approval prior to commencing work.
- b. In determining whether to issue a permit, the Director of Public Works shall give due consideration to the effect of the proposed approach upon public safety, sightline and drainage needs.
- c. For driveways, all paving, drainage pipes, culverts, headwalls, catch basins, or ditches deemed necessary by the Director of Public Works or his agent must be installed at the owner's expense. The construction shall meet the requirements of the Road Ordinance, unless varied with the written permission of the Director of Public Works. For other work in town ROW areas, construction shall be conducted in accordance with the approved plans. As applicable, work shall meet the specifications of the Road Ordinance.
- d. The work shall be completed before a Certificate of Occupancy (CO) and a Certificate of Use and Compliance (CC), when applicable, are issued. If extenuating circumstances prevail, as deemed by the Director of Public Works, that prevent completion of work by the time all other CO and/or CC conditions are met, and unless waived by the Director of Public Works, the applicant shall deposit with the Town Treasurer security in the form of cash, in such amount as may be required by the Director of Public Works sufficient to cover the satisfactory completion of all work, including work required to repair the town street or ROW area. The security shall not be less than \$1,000.
- e. For work not involving a CO or CC, the applicant shall deposit with the Town Treasurer security in the form of cash, in such amount as may be required by the Director of Public Works sufficient to cover the satisfactory completion of all work, including work required to repair the town street or ROW area.
- f. If work governed by this ordinance is not completed within twelve (12) months of approval, the Town may utilize all or any necessary portion of the posted security to effect satisfactory completion.
- g. The holder of this permit shall be responsible for any damage done to the town street or ROW area in the completion of said work.

Section 5. Declaration of "Snow Emergency"

A "snow emergency" shall be declared by the Mayor or his/her designee, either before, during or after a fall of snow, sleet or freezing rain, when in his/her sound judgement and discretion the circumstances warrant determination of such an emergency in the interest of safety upon the public roads of the Town.

The Mayor's Office shall cause public announcements of such determination of snow emergency prior to the time of becoming effective, after which time a snow emergency shall be in effect. The Mayor or his/her designee shall determine when such emergency no longer exists and shall make public announcement of the same.

Section 6. Parking Restrictions

- a. No vehicle shall be permitted to remain parked on any street within the Town between the hours of 1:00 a.m. through 6:00 a.m. daily, during the period of December 1st through March 31st of each winter.
- b. It shall be unlawful at any time during the period of any snow emergency under provisions of this Ordinance for the owner of a vehicle or person in whose name it is registered, to allow, permit or suffer said vehicle to remain parked on any street in the Town of Ledyard.
- c. No vehicle shall be permitted to be parked on any street for a period of more than ten (10) consecutive days in any 365-day period. After such period, such vehicle will be considered a fixed obstruction according to Section 3 Paragraph (a).
- d. No person shall park or store any commercial or industrial vehicle on any public street or roadway within any residential district or in front of any property currently used residentially unless for the purpose of actively loading or unloading materials, or while actively engaged in providing commercial service at the premises; nor shall such vehicles be parked in a residential district or in front of an existing residence outside normal business hours unless on site for an emergency service call.

Section 7. Owner

In any prosecution or proceeding hereunder, the registration plate displayed on the vehicle shall constitute prima facie evidence that the owner of such vehicle was the person who parked such vehicle at the place where such violation occurred.

Section 8. Towing

Whenever any motor vehicle is found to be parked in violation of Section 6 of this ordinance, the motor vehicle may be removed (towed) at the owner's expense and/or a State of Connecticut Complaint Ticket (a parking ticket) shall be issued by the Ledyard Police Department. Each day that a violation continues shall be deemed a separate offense.

Such removal shall be at the risk of the owner, and such owner is subject to the terms of the towing company in retrieving the vehicle.

Section 9. Penalties

- a. Any person, firm or corporation violation any provisions of Sections 3 or 4 of this ordinance shall be fined not more than Two Hundred (\$200.00).
- b. Any person found in violation of the provisions of Section 6 of this ordinance will be subject to the issuance of an infractions summons and be subject to a fine in accordance with a schedule, which may be amended from time to time with the approval of the Town Council. The fine schedule is hereby incorporated in this Ordinance as fully set forth herein. (Appendix A)
- c. Payment of the fine(s) associated with the issue of any Ticket shall be in accordance with current Connecticut State Statutes.

Section 10. 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 11. Effective Date

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

Amended and Adopted by the Ledyard Town Council on: January 11, 2023

Kevin J. Dombrowski, Chairman

Approved / Disapproved on: _____

Fred B. Allyn, III, Mayor

Published on:

Effective date:

Patricia A. Riley, Town Clerk

Revisions: Ordinance #38 “*Ordinance Prohibiting Parking on Town Roads During Winter Storms and Providing Penalties for the Violation Thereof*” adopted July 27, 1987; Ordinance #75 “*An Ordinance Amending An Ordinance Prohibiting The Placing of Obstructions or the Drainage of Water on Town Roads*” Adopted: June 9, 1999; Ordinance #100 “*An Ordinance Regulating Construction of Driveways to or Other Work Right-of-Way Areas of Any Street or Highway of the Town of Ledyard*” Adopted: February 8, 2006 .Ordinance #152 “*An Ordinance Regulating parking and Other Activities in town Roads and Rights-of-Way and Providing Penalties for the Violation Thereof*” Adopted August 8, 2018; Effective: September 4, 2018. Renumbered #300-027on September 25, 2019. Amended on February 26, 2022 #300-027 (rev1); Effective: March 24, 2020.

History:

The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #152 “*An Ordinance Regulating Parking and Other Activities in town Roads and Rights-of-Way and Providing Penalties for the Violation Thereof*” to Ordinance #300-027.

1999: Ordinance #38 “*An Ordinance Prohibiting the Placing of obstructions or the Drainage of Water on Town Roads*”. Section 1 added “*including portable or permanent basketball hoops*”

2018: Combined Ordinances #38, #75 & #100 because the subject matter of the three Ordinances dealt with the similar issue of the town right-of-way. Most of the language of the three ordinances did not change. Section 6 “*Parking Restrictions*”; added paragraph (c) *No vehicle shall be permitted to be parked on any street for a period of more than ten (10) consecutive days. After such period, such vehicle will be considered a fixed obstruction according to Section 3 Paragraph (a).* Updated State Statute numbers throughout the document. Section 3 “*General Restrictions*” paragraph (a) removed the following language “*including portable or permanent basketball hoops*”.

2019: Removed Section 11 “*Cancellation of Previous Ordinances*” - Per Town Attorney a “*Cancellation Section*” was not needed. The “*Revisions*” and “*History*” paragraphs indicate that the previous ordinance has been updated and replaced. Added new Section 11 “*Effective Date*” to be consistent with Town Ordinance format. No substantive changes were made to the ordinance.

2020 (rev.1): Section 3. General Restrictions: Inserted a new paragraph (b) as follows: “*In the case of clearing and handling leaves from and in proximity to private properties, no person, firm or corporation shall place or leave any leaves in the roadway or permanently place leaves on Town property. Residents who contract out leaf removal services at their property shall be liable also for violations of this provision of the party they hire*” and re-lettered the remaining paragraphs accordingly.

2023 (rev. 2): Updated in various places to incorporate prohibitions related to parking commercial and industrial vehicles in residential districts as follows:

Section 2 “Definitions” added subparagraph (e).

Section 6 “Parking Restrictions” added subparagraph (d).

Section 8 “Towing” Reworded paragraph as follows: ~~Whenever any motor vehicle shall be found parked on any Town road during a period when parking is prohibited as herein set forth, such vehicle may be removed or conveyed under the direction of the Town Police Department by means of towing the same~~ is found to be parked in violation of Section 6 of this ordinance, the motor vehicle may be removed (towed) at the owner's expense and/or a State of Connecticut Complaint Ticket (a parking ticket) shall be issued by the Ledyard Police Department. Each day that a violation continues shall be deemed a separate offense.

Section 9 “Penalties”

Subparagraph (b) added the following language: may be amended from time to time with the approval of the Town Council. The fine schedule is hereby incorporated in this Ordinance as fully set forth herein. (Appendix A). Removed the following language. And removed the following language: ~~“in accordance with the State of Connecticut Superior Court schedule”.~~

Added subparagraph (c)

Added Appendix – Fee Schedule

The 2023 changes noted above are further subject to the following background.

Sec. 7-148. Scope of Municipal Powers

Fine up to \$90 is considered an infraction. Fine above \$90.00 to \$250.00 is considered a “violation”. Both are enforceable on a state infraction ticket.

Sec. 51-164p. Violations of municipal ordinances, regulations and bylaws. (a) Notwithstanding any provision of any special act, local law or the general statutes to the contrary, any violation of any ordinance, regulation or bylaw of any town, city or borough, except violations of building codes and the health code, for which the penalty does not exceed ninety dollars shall be an infraction as provided for in sections 51-164m and 51-164n.

(b) Notwithstanding any provision of any special act, local law or the general statutes, any violation of any ordinance, regulation or bylaw of any town, city or borough, except violations of building codes and the health code, for which the penalty exceeds ninety dollars but does not exceed two hundred fifty dollars shall be a violation as provided for in sections 51-164m and 51-164n. (P.A. 75-577, S. 9, 126; P.A. 80-483, S. 133, 186; P.A. 06-185, S. 9.)

P.A. 80-483 specified that violations with penalties not exceeding \$90, rather than \$100, are infractions; P.A. 06-185 designated existing provisions as Subsec. (a) and added Subsec. (b) re violation of municipal ordinance, regulation or bylaw with penalty between \$90 and \$250. Cited. 9 CA 686.

Sec. 14-251. Parking vehicles. No vehicle shall be permitted to remain stationary within ten feet of any fire hydrant, or upon the traveled portion of any highway except upon the right-hand side of such highway in the direction in which such vehicle is headed; and, if such highway is curbed, such vehicle shall be so placed that its right-hand wheels, when stationary, shall, when safety will permit, be within a distance of twelve inches from the curb, except if a bikeway, as defined in section 13a-153f, or such bikeway's buffer area, as described in the federal Manual on Uniform Traffic Control Devices, is in place between the parking lane and the curb, such vehicle shall be so placed that its right-hand wheels, when stationary, shall, when safety will permit, be within a distance of twelve inches from the edge of such bikeway or buffer area.

No vehicle shall be permitted to remain parked within twenty-five feet of an intersection or a marked crosswalk at such intersection, except within ten feet of such intersection if such

intersection has a curb extension treatment with a width equal to or greater than the width of the parking lane and such intersection is located in and comprised entirely of highways under the jurisdiction of the city of New Haven, or within twenty-five feet of a stop sign caused to be erected by the traffic authority in accordance with the provisions of section 14-301, except where permitted by the traffic authority of the city of New Haven at the intersection of one-way streets located in and comprised entirely of highways under the jurisdiction of the city of New Haven.

No vehicle shall be permitted to remain stationary upon the traveled portion of any highway at any curve or turn or at the top of any grade where a clear view of such vehicle may not be had from a distance of at least one hundred fifty feet in either direction. The Commissioner of Transportation may post signs upon any highway at any place where the keeping of a vehicle stationary is dangerous to traffic, and the keeping of any vehicle stationary contrary to the directions of such signs shall be a violation of this section. No vehicle shall be permitted to remain stationary upon the traveled portion of any highway within fifty feet of the point where another vehicle, which had previously stopped, continues to remain stationary on the opposite side of the traveled portion of the same highway.

No vehicle shall be permitted to remain stationary within the limits of a public highway in such a manner as to constitute a traffic hazard or obstruct the free movement of traffic thereon, provided a vehicle which has become disabled to such an extent that it is impossible or impracticable to remove it may be permitted to so remain for a reasonable time for the purpose of making repairs thereto or of obtaining sufficient assistance to remove it. Nothing in this section shall be construed to apply to emergency vehicles and to maintenance vehicles displaying flashing lights or to prohibit a vehicle from stopping, or being held stationary by any officer, in an emergency to avoid accident or to give a right-of-way to any vehicle or pedestrian as provided in this chapter, or from stopping on any highway within the limits of an incorporated city, town or borough where the parking of vehicles is regulated by local ordinances. Violation of any provision of this section shall be an infraction.

Sec. 14-252. Parking so as to obstruct driveway. No person shall park or leave stationary on a public highway any vehicle in front of or so as to obstruct or interfere with the ingress to or egress from any private driveway or alleyway, except with the permission of the owner of such private driveway or alleyway. Such parking or stationary position of any vehicle with such permission shall be subject to existing parking regulations. Violation of any provision of this section shall be an infraction.

(1949 Rev., S. 2510; February, 1965, P.A. 448, S. 29; P.A. 75-577, S. 101, 126.)

History: 1965 act added provision requiring compliance with parking regulations when blocking drive or alley; P.A. 75-577 replaced provision for \$25 maximum fine with statement that violation of provisions is an infraction.

See Sec. 14-107 re liability of owner, operator or lessee of vehicle.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2143

Agenda Date: 6/2/2025

Agenda #: 2.

AGENDA REQUEST
INFORMATIONAL ITEM

Subject:

Spicer Homestead Ruins - Historical Research and Photos.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

TIMELINE OF SPICER RUINS “DISCOVERY” AND PURSUIT OF PRESERVATION, 4.4 ACRES WITHIN BOUNDARY OF 1025 COL. LEDYARD HWY, (CLARK FARM) UPPER SECTION, FORESTED.

Tri Town Trail conceptualized by David Holdridge prior to 2008

2008 Tri Town Trail Master Plan developed with SCCOG \$ 5,000 grant from Millstone

2016 first DEEP grant to Town of Ledyard

2019 permission given by Town of Ledyard to begin trail-blazing/trail building for Phase I, on Town owned property 1087 Col Ledyard Hwy (open space) and two easements

2020 permission given to trail blaze across town owned Clark Farm (by Mayor Allyn, adm control) The “Clark Farm” is 101 acres farmed by the Clark family for over 100 years. Became Town-owned property via exchange of property with Mashantucket Tribal Nation (2007)

2020 while blazing trail, “discovery” of remains of well and foundation (oldsters said may be Spicer)

2021 extensive research done by Karen Parkinson on Spicer family. Community Foundation grant written and granted for building bridges and archeology research of land records to verify ruins. Ruins are significantly “undisturbed” and stone walls/foundations undisturbed. Spicer Homestead dates to approximately 1670. Peter and Mary Spicer, first settlers, are the ancestors of many Mystic whaling captains (Spicer Marina), founders of Spicer oil, “Parke” Spicer (Preston’s long -serving selectman) and many Town of Ledyard and Preston early leaders. The Homestead was occupied for five generations and became over 200 acres. John and Cyrus each inherited half the farm in 1769; Cyrus sold east half to Isaac Geer in 1788; John and successors farmed west half for another hundred years. The original dwelling is referenced as “the mansion” in 1769 will of John (4). Its demise is not known and would need to be researched in land records.

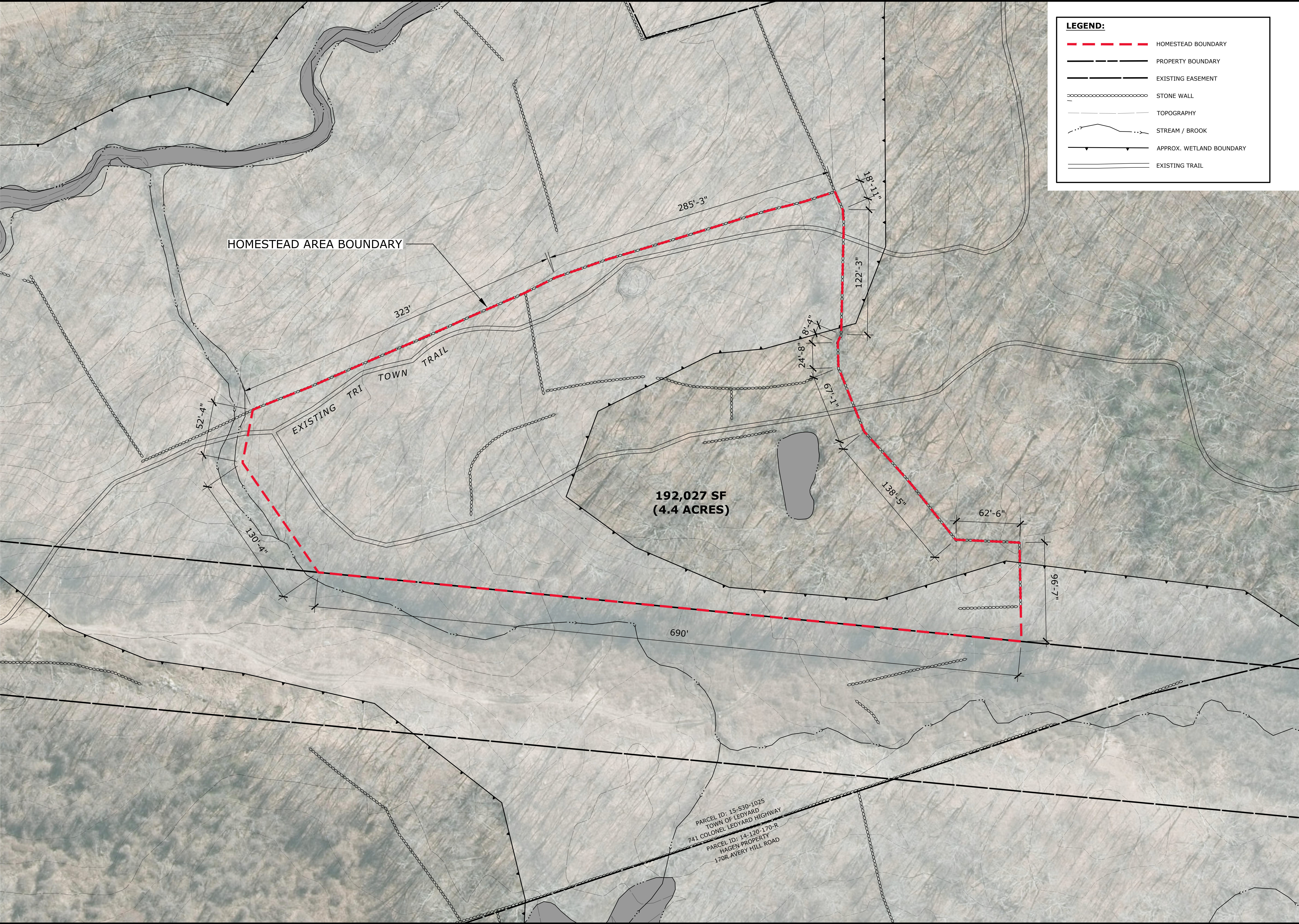
2022 Completion of contracted archeology research by Sara Holmes, PhD. Verifying that site is Spicer Homestead settled circa 1670. Study was funded by Community Foundation grant to Tri Town Trail Association. Report shared with Town officials and copies donated to Bill Library and Preston Library. Ledyard Rotary granted TTT \$ 1,000 for signage and fencing of Homestead.

2022 study shared with State of CT Archeology. “site number” obtained.

2023-present. Continued working relationship with Town officials to develop plan for preservation, suggesting the Historic District Commission be assigned administrative control. Two site walks conducted with Land Use Commission (2023, 2024), Historic District Commission agreed to accept administrative control of site

Map of proposed “Spicer Homestead Ruins” constructed with the assistance of Chad Frost. There are no existing buildings. There is evidence of a dug well, twin cellar pits, corner foundations of dwelling, extensive stone wall system, foundation of small barn, and large erratic boulder, known as “Spicer Rock” referenced in Spicer genealogy books. The proposed 4.4 acres is outlined by existing stone walls, the unnamed brook, and the Eversource easement boundary. There is a wooden crossing (no foundations) of the brook built by Tri Town Trail volunteers. The crossing is referenced as “Spicer Bridge” and the unnamed brook is referenced as “Mary Spicer Brook.”

Submitted to Land Use Committee, Sept 9, 2024 by Karen Parkinson, Historic District Comm.



LEGEND:

- HOMESTEAD BOUNDARY
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- STONE WALL
- TOPOGRAPHY
- STREAM / BROOK
- APPROX. WETLAND BOUNDARY
- EXISTING TRAIL

**TRI TOWN TRAIL
PHASE 2**

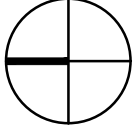
Ledyard, CT

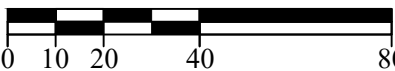
**LANDSCAPE
KENT+
FROST
ARCHITECTURE**

1 HIGH STREET
MYSTIC, CT 06355
860.572.0784
kentfrost.com

**PRELIMINARY
REVIEW**

Revisions	Date

 NORTH

 0 10 20 40 80

**HISTORIC
HOMESTEAD AREA**

Scale 1" = 40'

Date June 17, 2024

K+F Project No. 2023001

Drawing No.

L-1.0

PARCEL ID: 15-530-1025
TOWN OF LEDYARD
741 COLONEL LEDYARD HIGHWAY
PARCEL ID: 14-120-170-R
HAGEN PROPERTY
170R AVERY HILL ROAD

Pequot Trail - Hellgate Hiking

[trailforks.com/trails/pequot-trail-hellgate/](#)

United States > Connecticut > New London County > Preston

Pequot Trail - Hellgate BlueBlazes

[Overview](#)
[Photos \(3\)](#)
[Videos \(0\)](#)
[Reports \(0\)](#)
[Comments \(0\)](#)
[Ride Logs](#)
[Leaderboard](#)
[Stats](#)
[3D Tour](#)

3.6 miles
Distance

258 ft
Climb

-343 ft
Descent

281 ft
High Point

Status ✓

no votes yet

completed

check-in

save

Details

Activities: Hike Trail Running

Riding Area: Preston, Connecticut

Ref Number: BlueBlazes

Difficulty Rating: Blue easy

Hiking SAC Scale: T1 Hiking

Trail Type: Singletrack

Direction: Both Directions

Little-used blue trail. The northern section follows power lines and a helpful neighbor mows a section of the that otherwise would be choked with briars. The high point of the trail is on part of the parcel deeded to the Mohegan Sachem Uncas. The old road that passes through a rocky slot has been known as Hellgate since Colonial times. Please respect areas that are posted by staying on the trail.

Directions to pequot-trail-hellgate trailhead (N1 536400, -72 030390)

Pequot Trail -... Trail Reports

no reports have been added for Pequot Trail - Hellgate yet, add a trail report

72°F
Mostly cloudy

Search

11:16 AM
5/28/2024

Roxanne Maher

From: Kevin J. Dombrowski
Sent: Monday, June 03, 2024 8:26 AM
To: Gary St. Vil; Roxanne Maher
Subject: Spicer Ruins/next steps

Gary, looking at the statutes, I believe these would be the next steps to move forward.

Next Steps

IAW CGS Chapter 97, Sec. 7-147b

1. The legislative body shall appoint or authorize the chief elected official of the municipality to appoint an historic district study committee for the purpose of making an investigation of a proposed historic district or districts.
2. The historic district study committee shall:
 - a. Perform an analysis of the historic significance and architectural merit of the buildings, structures, places or surroundings to be included in the proposed historic district or districts and the significance of the district as a whole
 - b. Provide a general description of the area to be included within the district or districts, including the total number of buildings in each such district or districts listed according to their known or estimated ages
 - c. Create a map showing the exact boundaries of the area to be included within the district or districts
 - d. Develop a proposed ordinance or proposed ordinances designed to create and provide for the operation of an historic district or districts
 - e. Determine such other matters as the committee may deem necessary or advisable
3. The historic district study committee shall transmit copies of its report to the Department of Economic and Community Development, the planning commission and zoning commission, or the combined planning and zoning commission, of the municipality, if any, and, in the absence of such a planning commission, zoning commission or combined planning and zoning commission, to the chief elected official of the municipality for their comments and recommendations.
 - a. Each such commission, board or individual shall deliver comments and recommendations to the committee within sixty-five days of the date of transmission of such report.
4. The historic district study committee shall hold a public hearing on the establishment of a proposed historic district or districts not less than sixty-five nor more than one hundred thirty days after the transmission of the report to each party listed above
 - a. except that, if all such parties have delivered their comments and recommendations to the committee, such hearing may be held less than sixty-five days after the transmittal of the report.
 - b. The comments and recommendations received pursuant from the above listed, shall be read in full at the public hearing
5. The historic district study committee shall submit its report with any changes made following the public hearing, along with any comments or recommendations received, and such other materials as the committee may deem necessary or advisable to the legislative body and the clerk of the municipality within sixty-five days after the public hearing.
6. The clerk or his designee shall, not later than sixty-five days from receipt of such report, mail ballots to each owner of record of real property to be included in the proposed district or districts on the question of creation of an historic district or districts, as provided for in CGS sections 7-147a to 7-147k, inclusive.

7. The form of the ballot to be mailed to each owner shall be consistent with the model ballot prepared by the Historic Preservation Council of the Department of Economic and Community Development established pursuant to CGS section 10-409. The ballot shall be a secret ballot and shall set the date by which such ballots shall be received by the clerk of the municipality. The ballots shall be mailed by first class mail to each owner eligible to vote in such balloting at least fifteen days in advance of the day on which ballots must be returned.
8. If two-thirds of all property owners voting cast votes in the affirmative, the legislative body of the municipality shall by majority vote take one of the following steps:
 - a. Accept the report of the committee and enact an ordinance or ordinances to create and provide for the operation of an historic district or districts in accordance with the provisions of this part;
 - b. reject the report of the committee, stating its reasons for such rejection;
 - c. return the report to the historic district study committee with such amendments and revisions thereto as it may deem advisable, for consideration by the committee. The committee shall submit an amended report to the legislative body within sixty-five days of such return.
9. Any ordinance, or amendment thereof, enacted pursuant to this part, which creates or alters district boundaries, shall contain a legal description of the area to be included within the historic district. The legislative body, when it passes such an ordinance, or amendment thereof, shall transmit to the municipal clerk a copy of the ordinance or amendment thereof. Such ordinance, or amendment thereof, shall be recorded in the land records of the municipality in which such real property is located and indexed by the municipal clerk in the grantor index under the names of the owners of record of such property.

Thanks
Kevin

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.

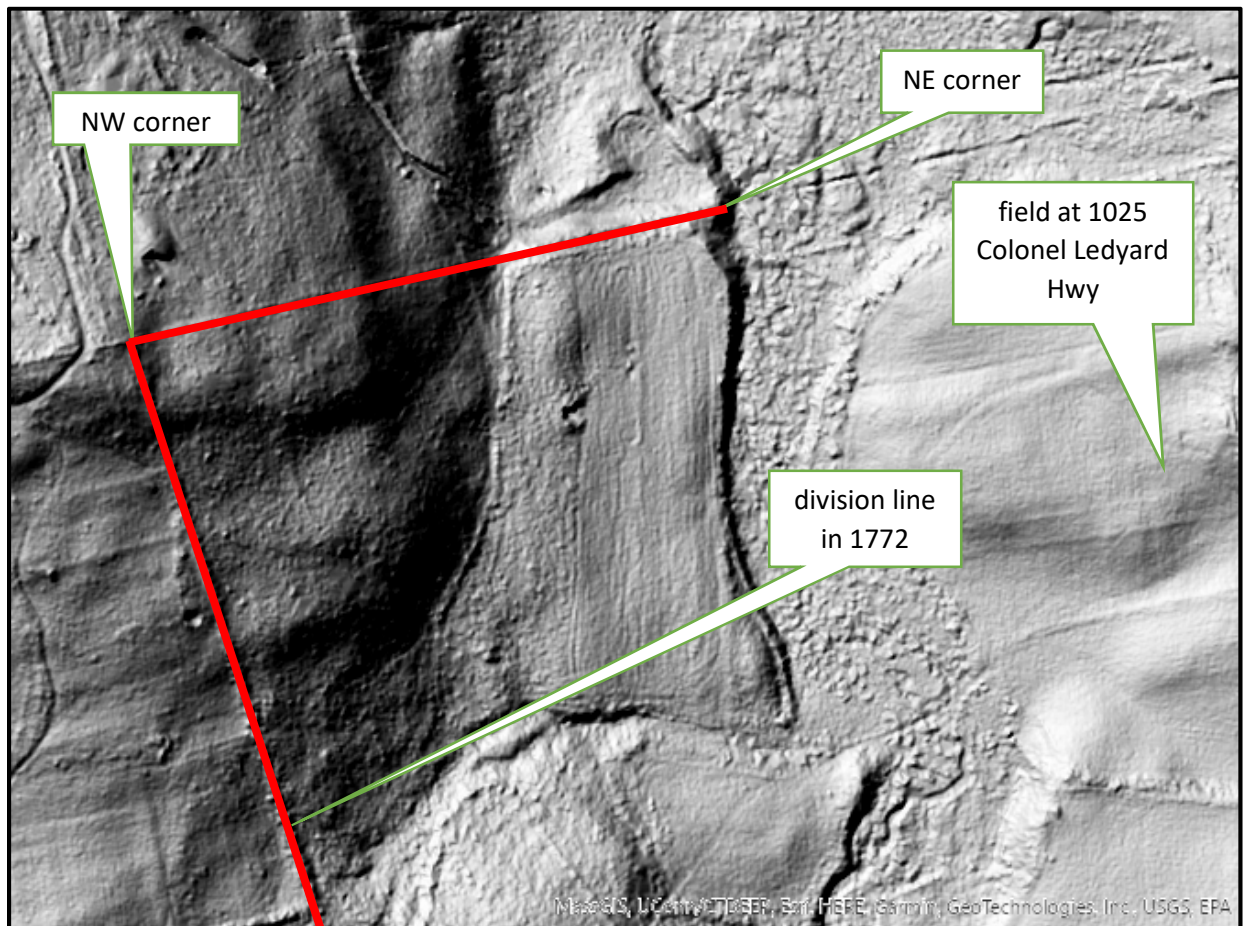


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle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

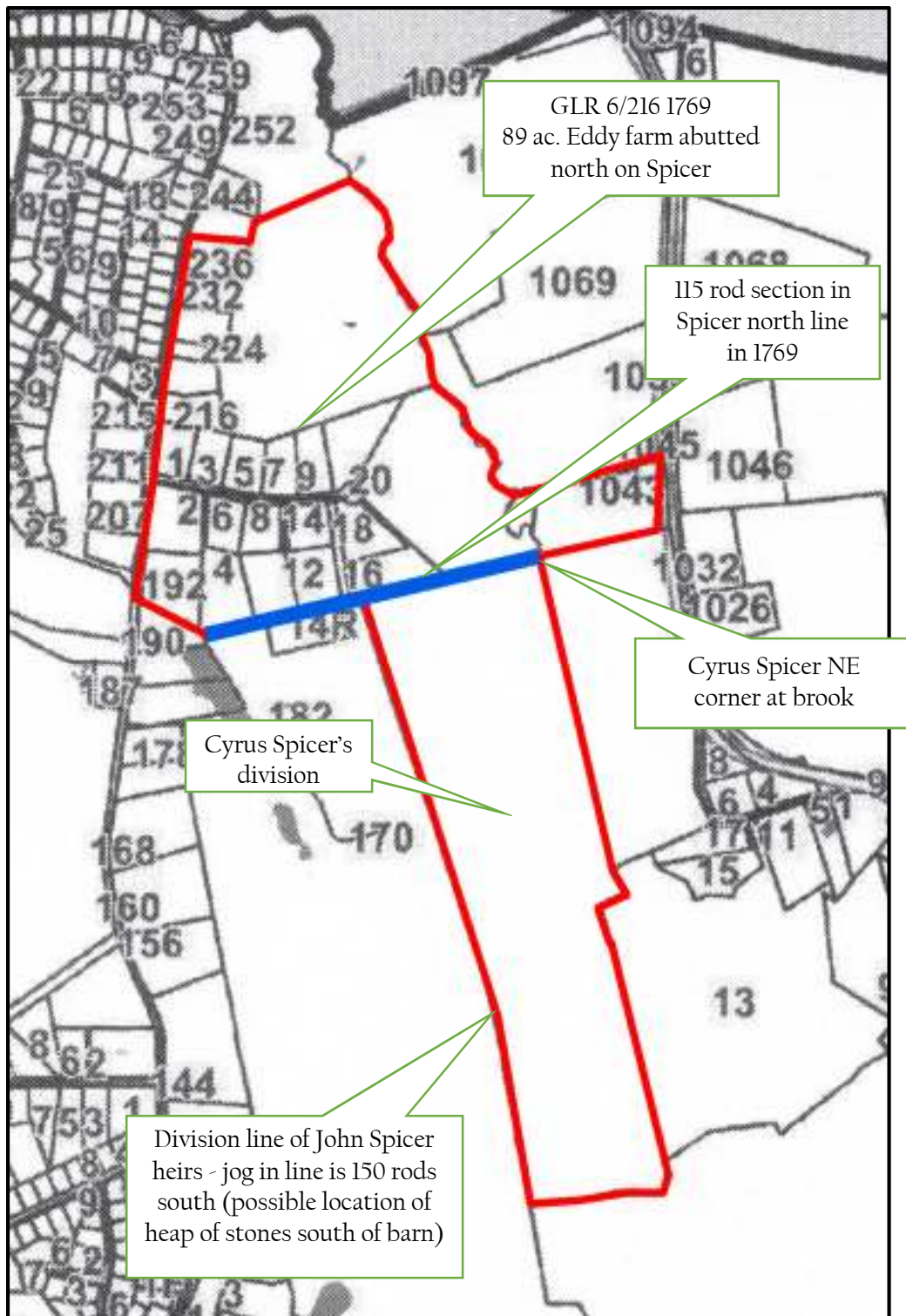


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)

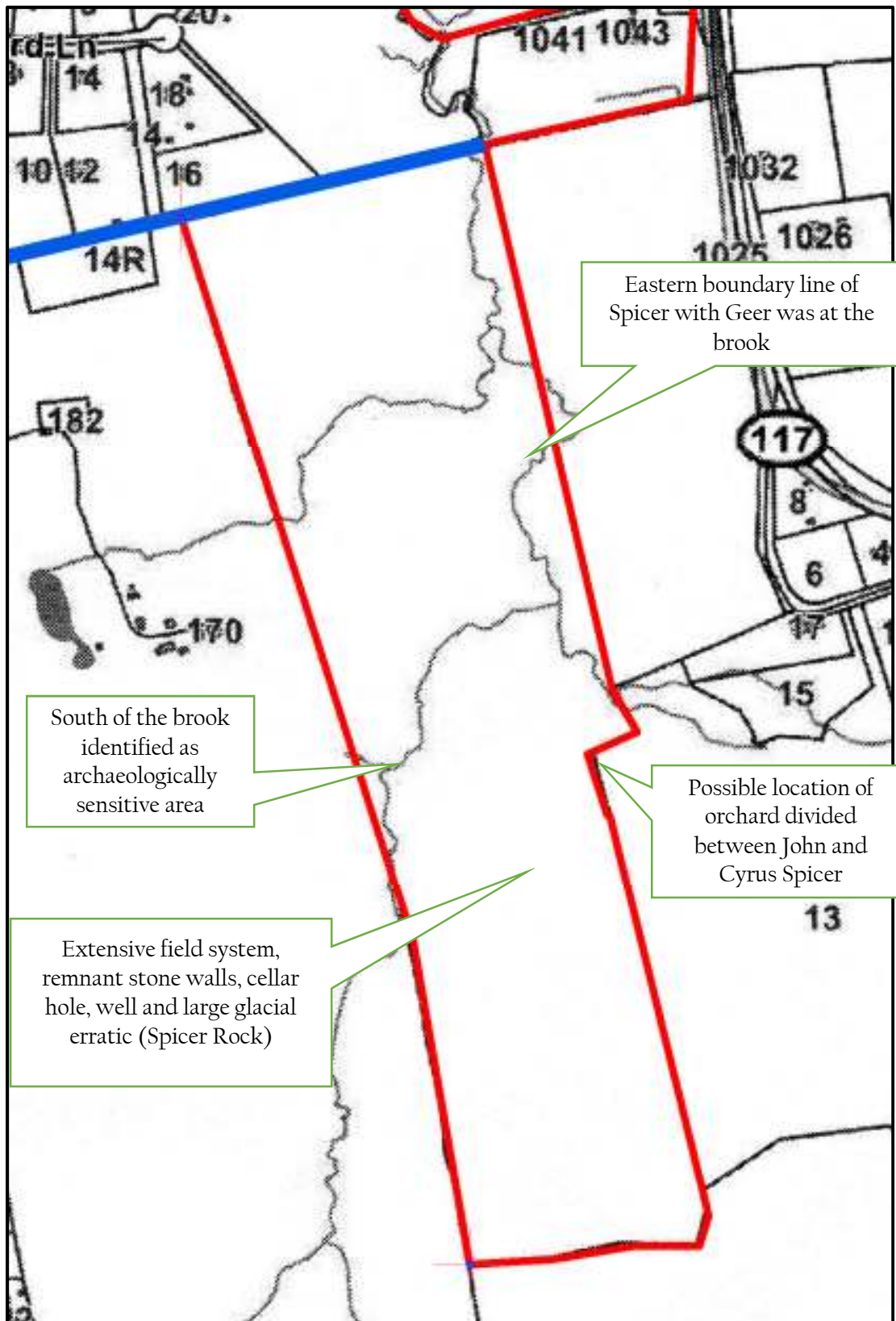


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



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.

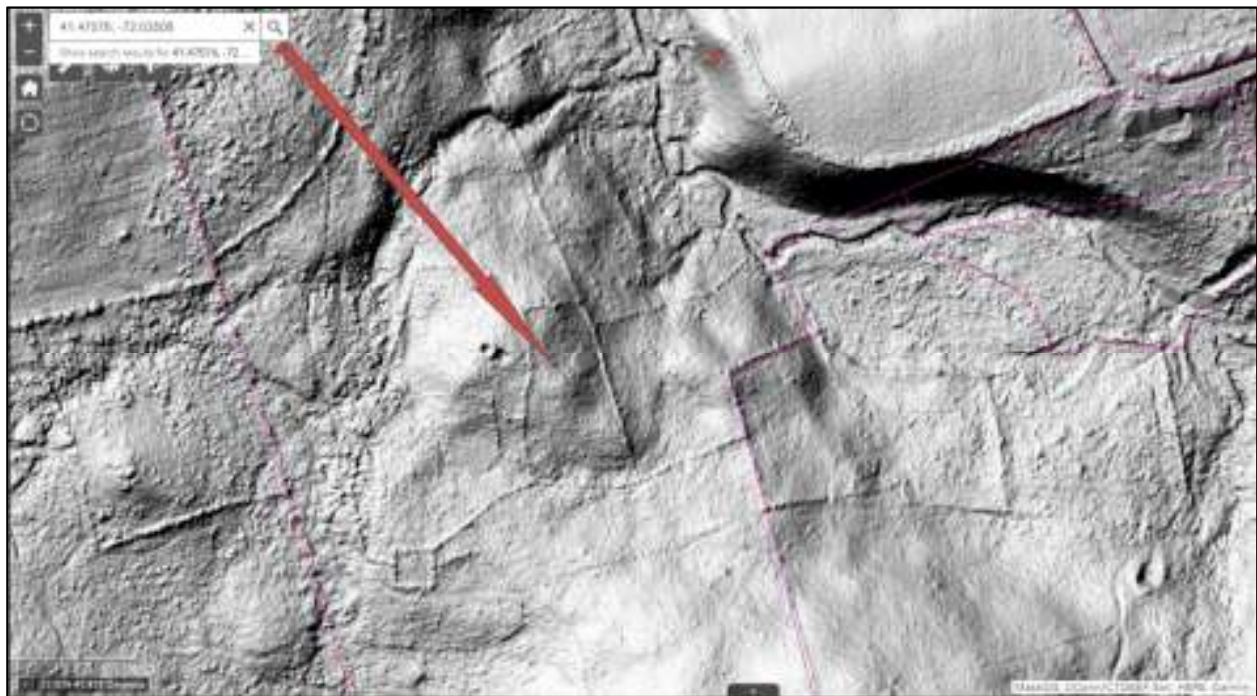
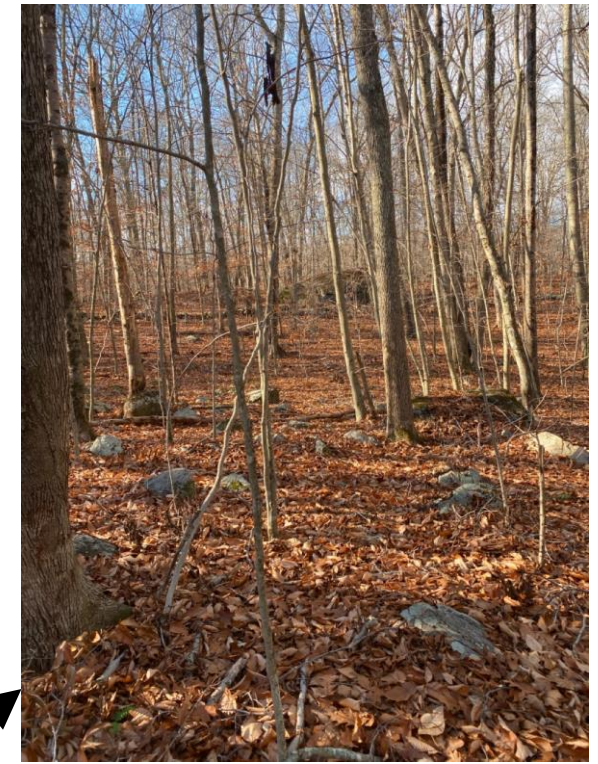


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.

"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 #: 24-0778

Agenda Date: 6/2/2025

Agenda #: 3.

ORDINANCE

Motion/Request:

Discussion to consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Background:

See attached.

Department Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

Body:

(type text here)



Chairman S. Naomi Rodriguez

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
towncouncil@ledyardct.org

April 24, 2025

Ms. Susan Johnston
10 Linden Lane
Ledyard, Connecticut 06339

Dear Ms. Johnston:

Thank you for your August 13, 2024 email and for attending the Land Use/Planning/Public Works Committee's September 9, 2024 meeting to discuss your concerns regarding the noise coming from Prides Corner Nursery Farm; and requesting the Town consider the adoption of a Noise Ordinance.

In researching your concerns regarding the noise from the construction of greenhouses, the operation of equipment, loud music; and the hours of weekend operations coming from the business adjacent to your property, the Land Use/Planning/Public Works Committee elevated your concerns to Police Chief John Rich, and to Land Use Director/Town Planner Elizabeth Burdick to discuss and consider the town's options to best address your situation.

In accordance with Connecticut General Statutes 22a-67 et seq; complaints regarding noise fall under the jurisdiction of law enforcement. Police Chief John Rich has indicated that there is sufficient remedy in the existing state statutes to allow the Police Department to effectively deal with noise complaints; noting that an appeals process for any violation of state statute already exists within the courts.

The Land Use Department Staff has met with the owners of Prides Corner Nursery Farm and are actively working with them to obtain compliance with the Building Codes and the Town's Zoning Regulations. Ms. Burdick reported the following actions were underway:

- Prides Corner is in the process of obtaining the "*Existing Conditions Survey*" to find out where all of the Greenhouses were located.
- Prides Corner is working to obtain permits for the about thirty new Hoop Houses; and the Town has requested Prides Corner meet the required setbacks for the Hoop Houses.
- Prides Corner stated it will work to keep the noise level down; and has expressed their desire to be good neighbors.

Based on state statute the Land Use/Planning/Public Works Committee encourages you to take the following steps if excessive noise from the neighboring business continues:

- 1) Contact Police Chief Rich by email at Chief.rich@ledyardct.org; to discuss the matter.
- 2) Contact Director of Land Use Elizabeth Burdick at planner@ledyardct.org. Ms. Burdick and the Land Use Department Staff are continuing to work with the property owner from a compliance position in an effort to help alleviate some of the noise.

Based on the provisions provided in Connecticut General State Statute 22a-67 et seq; we found that a remedy to address your situation currently exists; and therefore, a local town Ordinance to address Noise Issues was not needed.

Should you have any additional questions regarding this matter; or have any other concerns please, do not hesitate to contact me at (860) 980-0656 or GSVil@ledyardct.org.

Sincerely,



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

Attachment

cc: Police Chief John Rich
Town Planning Elizabeth Burdick

Roxanne Maher

From: John Rich
Sent: Wednesday, October 30, 2024 1:12 PM
To: Roxanne Maher
Cc: Alan Muench; Kenneth R. Creutz
Subject: RE: LUPPW Cmt - Noise Issues & Illegal Dumping

Roxanne,

Regarding the issue of illegal dumping, I'll do my best to chronicle the situation at 26 Lake Street, with an eye toward mitigation of the issue that's impacting the neighbors. I've noted that you included the state statute for littering and illegal dumping. Here's the definition of "litter" from a 2002 Office of Legislative Research Report:

CONNECTICUT LITTERING LAW

The law prohibits people from throwing, scattering, spilling, placing or causing to be blown, scattered, spilled, thrown or placed, litter upon any public property, private property belonging to another, or any state waters (CGS § 22a-250).

Litter is any discarded, used, or unconsumed substance or waste material, including bottles, cans, jars, and their detachable tops; unlit cigarettes, cigars, and matches; any flaming or glowing material or any garbage, trash, refuse, debris, rubbish, grass clippings, lawn or garden waste, newspapers, magazines, or glass, metal, plastic or paper containers, or other packaging or construction material (CGS §22a-248(4)).

Littering does not occur if a person is authorized to dispose of waste on property the state or a municipality has designated for such use, or if someone properly deposits waste in a receptacle.

It should be noted that the standard for illegal dumping includes a unit of measurement of one cubic foot. Therefore, it's my opinion that a trash bag of leaves, grass clippings, etc, placed on someone's property without permission would constitute littering/illegal dumping under the statute.

State of Connecticut DEEP offers the following on their website with regard to illegal dumping:

There are penalties for illegal dumping:

- *State law imposes a fine of \$219 for dumping anything bigger than one cubic foot.*
- *If you are caught dumping with your vehicle it will be confiscated, you will pay a fine and you are also subject to arrest.*
- *You can also be sued for clean-up costs and the collection of bigger fines – up to \$25,000 per day.*
- *Dumping can be punishable under federal law.*

Report illegal dumping to:

- ***Your Local Police Department:*** *If the dumping is ongoing and/or you know who did the dumping, call the local police. If a vehicle is involved, get the license plate number and a description of the vehicle doing the dumping --- vehicles can be seized.*

- **DEEP's Emergency Response Unit:** Only if the dumping poses an immediate threat to public health or the environment. [Reporting Environmental Emergencies](#)
- **Your Town/City Hall:** If the dumping has already taken place, call your Town or City Hall to report the incident. Usually, the contact at the Town Hall is your [local Health Department](#) or Public Works Department.

Recent Ledyard Police Call History regarding 26 Lake Street and 19 Marla Ave.

April 22, 2023—Walk-in complaint at LPD from resident of 19 Marla regarding neighbor throwing tree branches over a fence onto her property. Complainant advised she put the branches back onto the neighbor's property but did not confront them. Officer Buechel spoke to the reporting party, who states she would call back if there were further issues. There is no additional report in our systems regarding the issue.

October 5, 2023—Resident of 26 Lake Street called LPD for advice on a camera pointed toward her property from Marla Ave, Call number 23-31074

May 24, 2023 and August 13, 2023—Medical calls regarding elderly resident at 26 Lake Street

October 8, 2024—Untimely Death of the same elderly resident at 26 Lake Street

Suggestions for mitigation:

- 1) Determine the location of the property lines between the affected properties.
- 2) If littering or dumping occurs, contact the Ledyard Police Department. In this particular case, I'd encourage the complainant (s) to contact me by email at Chief.rich@ledyardct.org so I can assign and brief an officer on the history of the situation.
- 3) Depending on the officer's results in working with the parties, enforcement of the state statute is an option.
- 4) I do not believe there is sufficient cause for the town to enact an ordinance for a situation with a remedy that exists in state statute.

Issue #2—Noise from Prides Corner Farms at 691 Shewville Road

Summary:

This property appears to be an off-site growing location for Prides Corner Farms of 122 Waterman Road in Lebanon, CT, Phone (860) 437-5168.

From the minutes, it appears a resident is concerned with noise from construction of greenhouses and structures, as well as workers playing music on the property. It also appears the resident has spoken with workers about the music, and they have been cooperative in lowering the volume when asked.

Assuming the farming business is conforming with regulations and the hours of operation on their permit, it may be helpful to contact the main office in Lebanon to determine how much additional construction, if any, is planned, and the timeline for the construction. If this is communicated to the resident, at least they have some information.

Recent Ledyard Police Responses to 691 Shewville Road include routine patrol checks, traffic enforcement, and a report of low hanging wires.

Recent responses to 10 Linden Lane include a fire department call for smoke in the house due to an oven fire in 2022.

There is no record of any noise complaints to LPD regarding these properties.

As noted in other interactions with Land Use pertaining to noise complaints, there are many variables in play that make these situations somewhat complicated at times. It is my hope that this situation is temporary and can be mitigated with effective communication with the involved parties. If there is any way I can further support the committee's efforts, or if my presence at a meeting is desired, please let me know.

Sincerely,

Chief John Rich

From: Roxanne Maher <council@ledyardct.org>
Sent: Tuesday, October 29, 2024 3:12 PM
To: John Rich <chief.rich@ledyardct.org>
Cc: Roxanne Maher <council@ledyardct.org>; Gary St. Vil <GSVil@ledyardct.org>
Subject: LUPPW Cmt - Noise Issues & Illegal Dumping

Good Afternoon Chief Rich:

As a follow-up to my voice message, the LUPPW Committee has been discussing resident's concerns regarding the following issues:

- Noise Issue – 10 Linden Lane – a Business has been operating loud equipment in the early morning hours.
- Illegal Dumping – Resident on Lake Street has a neighbor who continues to dump debris over the fence onto their property.

The LUPPW Committee is looking for guidance as to the best approach for the Town to help these residents with their concerns (i.e. rely on state statute or draft an Ordinance).

I have attached the LUPPW Cmt Minutes as follows:
August 5, 2024 – Residents Comments

September 9, 2024 – New Business Item #1

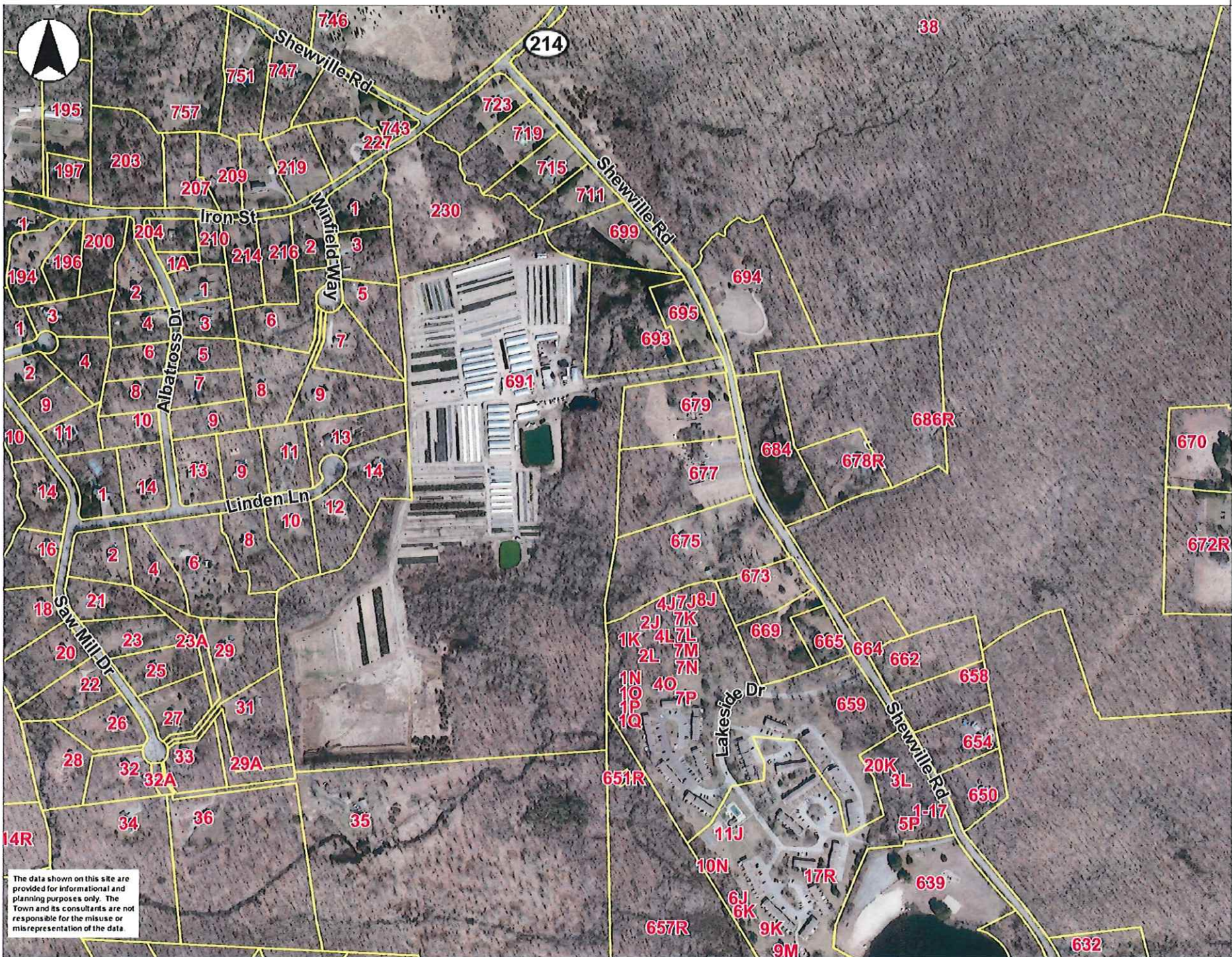
Please contact me if you have any questions regarding this request.

Thank you for your help,
Roxanne

Roxanne M. Maher
Administrative Assistant to
The Ledyard Town Council
(860) 464-3203
council@ledyardct.org

Town Hall Hours:
Monday – Thursday 7:45 a.m. – 4:45 p.m.
Closed on Friday







Parcels w/Orthos

Leader Line

CT Highways

- Interstate
- US Highway
- State Highway

Town Boundary

Roxanne Maher

From: SUSAN JOHNSTON <sailrsu@aol.com>
Sent: Tuesday, August 13, 2024 9:25 AM
To: Roxanne Maher
Subject: Prides corner farms

[You don't often get email from sailrsu@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I live on 10 Linden Lane in Ledyard and prides corner farms is located in my neighborhood. I have gone over to the farm office a few times and called the business several times complaining about the noise that is being made in the farm.

My biggest issue is that they make a lot of noise early in the day, for example running a chainsaw on a Saturday at 7:00 am. There is frequently a lot of noise and work going on from 7 AM on Saturday and Sunday and of course on weekdays. I do not think they should be able to start their workday until at least 8 AM and I would like to know why I have to listen to noise on the weekend, especially when it wakes me up, one of the things that is done over at the farm is that they play very loud music and a lot of times the workers are hooting and hollering especially on Fridays. On the other end of things, a lot of times there's noise much after 5 o'clock, even on the weekends. It is obvious that this is not just a small farm or nursery. It is an industrialized zone. I'm wondering what this business is zoned for, especially since it is in a neighborhood.

Another noise issue is that there are so many greenhouses and the fans are really loud and a constant source of noise.

Another issue from this business is that they have huge 18 wheelers coming to their address and very frequently we get 18 wheelers driving through our neighborhood, right on Linden lane. This has been a problem for years and you would think by now they could've let the people know how to get to their farm or made sure that the GPS system understood how to get to the farm. Because it's obvious the GPS directs them through Linden Lane.

I have always loved living here, I moved here in 1999, I am very frustrated with having my home that I bought to spend the rest of my life in being thrown into the middle of an industrial zone. I choose to live here and pay high taxes because of the rural setting and the peace and quiet. My home is no longer a peaceful quiet place when I can relax due to the noise from this business.

I was informed that the state has noise ordinances, but that the town does not, I think this is something that needs to be remedied. Please reply to me with what this business is zoned for and let me know if you are willing to help by getting a noise ordinance in town.

Sincerely,

Sue Johnston

10 Linden lane
Ledyard CT
860-287-7444
Sailrsu@aol.com
Sent from my iPhone

Roxanne Maher

From: SUSAN JOHNSTON <sailrsu@aol.com>
Sent: Friday, August 16, 2024 9:38 AM
To: Naomi Rodriguez
Cc: Roxanne Maher
Subject: Re: Letter - Noise Ordinance

You don't often get email from sailrsu@aol.com. [Learn why this is important](#)

Hello, I will be able to come to your meeting from 6 to 6:30. I am a musician and I have a rehearsal at 7 o'clock that I cannot miss. Is it possible to put this in the beginning of the agenda so that I can be there when it's talked about and contribute if necessary.

Thank you very much,
Susan Johnston
Sent from my iPhone

On Aug 13, 2024, at 12:03 PM, Naomi Rodriguez <NaomiR@ledyardct.org> wrote:

Hello Ms. Johnston,

I have read your letter and I thank you for writing to the Town Council. We truly appreciate to hear from town residents. Regarding your letter referencing a Noise Ordinance, I have forwarded your letter to the Land Use/Planning/Public Works Committee so they can discuss this matter. It will be on their agenda for the September 9, 2024 meeting at 6:00 pm in the Town Hall Annex Council Chambers. I do hope you would attend, if you so choose. Please do not hesitate to contact me if you have any questions. Again, thank you for your letter and your time on this matter.

Respectfully,

Naomi Rodriguez, Chairman
Ledyard Town Council



John J. Rich
Chief of Police

Ledyard Police Department



LT. Ken Creutz
Executive Officer

November 29, 2018

Chairman Kevin Dombrowski
Town of Ledyard
Land Use/Planning/Public Works Committee
741 Colonel Ledyard Highway
Ledyard, CT 06339

Re: Proposed Noise Ordinance

Dear Chairman Dombrowski,

I am in receipt of your letter dated November 15, 2018 in which you requested my recommendations on noise control for our community.

For purpose of historical perspective, Ledyard Police Department has investigated 65 noise complaints in 2018. Noise complaints can take several forms, including suspicious gunfire, fireworks, loud parties, loud music, and in cases of apartment complexes, sometimes loud televisions or conversations can generate complaints.

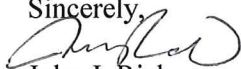
As you are aware, the current discussion which led to the proposed ordinance involves a single residence in Ledyard to which the department has responded 15 times since January 1, 2017. Nine of these responses were for incidents involving animals, and five were noise complaints.

I am on record and continue to hold the opinion that there is sufficient remedy in existing state statutes to allow the police department to effectively deal with the types of complaints we historically receive. Further, that in order to prove a violation of the proposed ordinance, specialized measuring equipment may be needed which further complicates the process and will require some training. I am also concerned about the mechanism for due process to contest a violation of the proposed ordinance. An appeals process for any violation of state statute already exists within the courts.

I believe the type of service in these matters currently provided by the Ledyard Police Department is consistent with the values of the department and the character of our community. Our officers generally make contact at the source of the noise, investigate, and attempt to resolve the situation with courtesy and diplomacy. If the person making the noise is not compliant, enforcement action may be taken at the responding officer's discretion.

Finally, I do not believe that the creation of an ordinance will be an effective deterrent in the situation which created this entire discussion. Please let me know if I can be of additional assistance in this matter.

Sincerely,


John J. Rich
Chief of Police

1 Attachment

Sec. 53a-181a. Creating a public disturbance: Infraction. (a) A person is guilty of creating a public disturbance when, with intent to cause inconvenience, annoyance or alarm, or recklessly creating a risk thereof, he (1) engages in fighting or in violent, tumultuous or threatening behavior; or (2) annoys or interferes with another person by offensive conduct; or (3) makes unreasonable noise.

(b) Creating a public disturbance is an infraction.

Sec. 14-80a. Maximum noise levels. (a) No person shall operate a vehicle or combination of vehicles, nor shall the owner of any vehicle allow the vehicle to be operated, at any time or under any condition of grade, surface, speed, load, acceleration, deceleration or weather condition in such a manner as to exceed the decibel levels established under subsection (c) of this section. This subsection applies to the total noise generated by a vehicle and shall not be construed as limiting or precluding the enforcement of any other motor vehicle noise provisions of this title.

(b) No person shall sell or offer for sale a new vehicle which produces a maximum decibel level which exceeds the decibel levels established under subsection (c) of this section.

(c) The Commissioner of Motor Vehicles shall, with the advice of the Commissioner of Energy and Environmental Protection, adopt regulations in accordance with the provisions of chapter 54 establishing the maximum decibel levels permissible for motor vehicles, which shall not exceed the maximum decibel levels established for motor vehicles by federal law or regulation. The Commissioner of Motor Vehicles shall establish the procedure for checking maximum decibel levels. The decibel level shall be measured fifty feet from the centerline of the vehicle. The Commissioner of Motor Vehicles may provide for measuring at distances closer than fifty feet from the centerline of the vehicle. In such a case, the measuring devices shall be calibrated to provide for measurements equivalent to the noise limit established by this section measured at fifty feet.

(d) Violation of the provisions of this section shall be an infraction

Connecticut

Department of Agriculture

Connecticut General Statutes, Sec. 1-1 (g)

Except as otherwise specifically defined, the words “agriculture” and “farming” shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, the production of honey, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoopouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term “aquaculture” means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

Sec. 22a-73. Municipal noise regulation programs; ordinances subject to commissioner's approval. (a) To carry out and effectuate the purposes and policies of this chapter it is the public policy of the state to encourage municipal participation by means of regulation of activities causing noise pollution within the territorial limits of the various municipalities. To that end, any municipality may develop and establish a comprehensive program of noise regulation. Such program may include a study of the noise problems resulting from uses and activities within its jurisdiction and its development and adoption of a noise control ordinance.

(b) Any municipality may adopt, amend and enforce a noise control ordinance which may include the following: (1) Noise levels which will not be exceeded in specified zones or other designated areas; (2) designation of a noise control officer and the designation of an existing board or commission, or the establishment of a new board or commission to direct such program; (3) implementation procedures of such program and the relation of such program to other plans within the jurisdiction of the municipality; (4) procedures for assuring compliance with state and federal noise regulations; (5) noise level restrictions applicable to construction activities, including limitation on on-site hours of operation.

(c) No ordinance shall be effective until such ordinance has been approved by the commissioner. No ordinance shall be approved unless it is in conformity with any state noise control plan, including ambient noise standards, adopted pursuant to section 22a-69 or any standards or regulations adopted by the administrator of the United States Environmental Protection Agency pursuant to the Noise Control Act of 1972 (P.L. 92-574) or any amendment thereto. Notwithstanding the provisions of this subsection, any municipality may adopt more stringent noise standards than those adopted by the commissioner, provided such standards are approved by the commissioner.

(P.A. 74-328, S. 7, 12.)

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Showing results for [State of **Connecticut** hours to Operate Construction Equipment](#)

Search instead for [State of Connecticut hours to Operate Construction Equipment](#)

Construction equipment shall mean any equipment or device operated by fuel or electric power, used in construction or demolition work. Day shall mean the hours **between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours 9:00 a.m. through 10:00 p.m. on Sundays.**



Municode Library

<https://library.municode.com/hartford/codes/code...>

[Chapter 23 - NOISE | Code of Ordinances | Hartford, CT](#)

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People also ask

How early can construction start in CT?

Construction, demolition, power tools and home maintenance tools operated between the hours of **7:00 a.m. and 7:00 p.m. on weekdays, and between 9:00 a.m. and 5:00 p.m. on weekends or state/federal holidays.** At all other times, these activities shall be subject to the nighttime noise level standards specified in § 78-5.



Fairfield Police Department

https://fpdct.com/noise_ordinance

[Noise Ordinance Information - Fairfield Police Department](#)

Search for: [How early can construction start in CT?](#)

What time is the noise ordinance in Connecticut?

What is Section 22a 73 of the CT General statutes?

What time can construction start in Stamford, CT?

What is the earliest time construction can start?

What is the earliest time builders can start work?

[Feedback](#)



CT.GOV-Connecticut's Official State Website (.gov)

<https://portal.ct.gov/StamfordNoiseOrdinancepdf> [PDF](#)

[CHAPTER 164. - NOISE\[1\] Footnotes - CT.gov](#)

Jun 1, 2015 — of this provision to prohibit the use of **construction equipment** and machinery before the **hour** of: 7:00 a.m. on Monday through Friday, 8:00 ...

8 pages

General Conditions - Town of West Hartford

Construction activity shall be limited to Monday through Friday, and to the hours of **7:00AM to one hour after sunset**. The Town has the right to restrict work ...



workzonesafety.org

<https://workzonesafety.org> › Practices

Time frame allowed for lane closure setup (e.g., 9:00am to 3 ...

In Connecticut, lane closure times are typically set based on traffic volumes. For daytime operations, the allowable hours on most roadways are **9 am to 3 pm**.



ecode360.com

<https://ecode360.com> › ...

Town of Ridgefield, CT Noise - eCode360

Construction equipment while engaged in premises construction, **between 7:00 a.m. and 6:00 p.m. from Monday through Friday** and between 9:00 a.m. and 5:00 p.m. on ...



Rocky Hill, CT (.gov)

<https://www.rockyhillct.gov> › View › Noise-Ordin... PDF

Noise Ordinance (PDF)

10Noise from **equipment** ofthe Town or **State** constructing or ... or regulations ofthe **State** ofConnecticut or to **use** or **operate** said noise source after such.



Coventry, CT (.gov)

<https://www.coventry-ct.gov> › ViewFile › Item PDF

Avon Code of Ordinance

CONSTRUCTION EQUIPMENT. Any equipment or device operated by any fuel or electric power used in construction or demolition work. **DAYTIME HOURS**. The hours between ...



Town of Tolland CT (.gov)

<https://www.tollandct.gov> › planning-zoning › pages › n...

Noise & Permitted Hours

Permitted Day Time Noise GenerationMonday - Saturday, 7:00 a.m.to 10:00 p.m. Sunday 9:00 a.m. to 10 p.m.Exclusions & Exemptions apply, see below.



North Stonington CT (.gov)

<https://www.northstoningtonct.gov> › home › pages › hea...

Heavy Equipment Operator Position | North Stonington CT

North Stonington, CT 06359. Hours of Operation **Mon - Fri 8AM - 4PM**, (except holidays). Phone: (860) 535-2877. Fax: (860) 535-4554. Website Disclaimer



Town of Windsor Locks

<https://windsorlocksct.org> › uploads › 2021/01 PDF

TOWN OF WINDSOR LOCKS Noise Control Ordinance

(1) noise generated by any **construction equipment** which is **operated** between the **hours** of 7:00. a.m. and 9:00 p.m. on Mondays through Saturdays, and 9:00 a.m. ...

11 pages

People also ask

What time can construction start in Greenwich CT?




What are quiet hours in Norwich CT?

What are the quiet hours in New Haven?

What is the earliest construction can start in NYC?











×





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|--------------------------------|---|----------------------------------|---|
| CT noise ordinance times |  | Noise ordinance New Haven, ct |  |
| Stamford noise ordinance hours |  | East Haven noise ordinance times |  |
| Noise complaint CT number |  | Norwich ct noise ordinance |  |
| Noise complaint Stamford, CT |  | Noise ordinance Shelton, ct |  |

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06335, Ledyard, CT - [From your IP address](#) - [Update location](#)

CHAPTER 442

NOISE POLLUTION CONTROL

Sec. 22a-67. State policy regarding noise. (a) The legislature finds and declares that: (1) Excessive noise is a serious hazard to the health, welfare and quality of life of the citizens of the state of Connecticut; (2) exposure to certain levels of noise can result in physiological, psychological and economic damage; (3) a substantial body of science and technology exists by which excessive noise may be substantially abated; (4) the primary responsibility for control of noise rests with the state and the political subdivisions thereof; (5) each person has a right to an environment free from noise that may jeopardize his health, safety or welfare.

(b) The policy of the state is to promote an environment free from noise that jeopardizes the health and welfare of the citizens of the state of Connecticut. To that end, the purpose of this chapter is to establish a means for effective coordination of research and activities in noise control, to authorize the establishment of state noise emission standards and the enforcement of such standards, and to provide information to the public respecting noise pollution.

(P.A. 74-328, S. 1, 12.)

Legislature has undertaken to preempt field of legislation re noise pollution control in Sec. 22a-67 et seq. and to require that local efforts aimed at noise pollution control comply with requirements it has enumerated by statute. 76 CA 199.

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Sec. 22a-68. Definitions. As used in this chapter:

(a) “Commissioner” means the Commissioner of Energy and Environmental Protection or his designated agent as defined in subsection (a) of section 22a-2.

(b) “Department” means the Department of Energy and Environmental Protection.

(c) “Local government” means any metropolitan district, town, consolidated town and borough, city, borough, village or any subdivision thereof.

(d) “Person” means “person” as defined in subsection (b) of section 22a-2.

(e) “Noise” means the intensity, frequency, duration and character of sounds from a source or number of sources, and includes vibrations of subaudible or superaudible frequency.

(f) “Ambient noise” or “environmental noise” means noise from all stationary sources.

(g) “Stationary noise source” means any building, structure, facility or installation which emits or may emit noise, beyond the property line on which such source is located, except any on-site recreational or sporting activity which is sanctioned by the state or local government or farming equipment or farming activity. A recreational or sporting activity shall be deemed sanctioned by a local government if (1) the activity has received all approvals or permits required by the local zoning authority, (2) a resolution sanctioning the activity has been adopted by the legislative body of the local government, or (3) the activity is owned or operated by the local government.

(P.A. 74-328, S. 2, 12; P.A. 89-277, S. 3, 4; P.A. 11-80, S. 1; P.A. 14-122, S. 133.)

History: P.A. 89-277 redefined “stationary noise source” to specify the circumstances when a recreational or sporting activity shall be deemed to be sanctioned by a local government; pursuant to P.A. 11-80, “Commissioner of Environmental Protection” and “Department of Environmental Protection” were changed editorially by the Revisors to “Commissioner of Energy and Environmental Protection” and “Department of Energy and Environmental Protection”, respectively, effective July 1, 2011; P.A. 14-122 made technical changes in Subdivs. (e) and (f).

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Sec. 22a-69. State-wide program of noise regulation. (a) The commissioner may develop, adopt, maintain and enforce a comprehensive state-wide program of noise regulation which may include, but need not be limited to the following: (1) Controls on environmental noise through the regulation and restriction of the use and operation of any stationary noise source; (2) ambient noise standards for stationary noise sources which in the commissioner's judgment are major sources of noise when measured from beyond the property line of such source and such standards shall be feasible and requisite to protect the public health, safety and welfare; such standards may include, but need not be limited to, adoption by reference of standards or regulations adopted by the administrator of the United States Environmental Protection Agency pursuant to the Noise Control Act of 1972 (P.L. 92-574) or any amendment thereto; (3) consultation with state and local governmental agencies when such agencies adopt and enforce codes, standards and regulations dealing with noise insulation and abatement for any occupancy or class of occupancy; (4) controls on airport and aircraft noise to the extent not preempted by federal law; nor shall the state preempt power of local governments, in their capacity as proprietors of airports or under police powers.

(b) (1) Any regulation promulgated pursuant to this chapter shall be adopted pursuant to chapter 54 and shall be one which, in the judgment of the commissioner, is requisite to protect the public health, safety and welfare, taking into account the magnitude and conditions of use or operation of the stationary noise source involved, alone or in combination with other such sources, the degree of noise reduction achievable through the application of the best available and practical technology, taking into consideration technology which may be available at the time the regulation becomes effective.

(2) Regulations promulgated pursuant to the authority of this chapter may be applicable throughout the state or to such parts or regions thereof specifically designated in such regulations.

(3) The commissioner shall adopt regulations providing for the granting of individual variances from the provisions of this chapter, whenever it is found, upon presentation by the petitioner of adequate proof, that compliance with any provision of this chapter, any regulation promulgated under it or an order of the commissioner would impose an arbitrary or unreasonable hardship.

(P.A. 74-328, S. 4, 12; June Sp. Sess. P.A. 91-10, S. 13, 20.)

History: June Sp. Sess. P.A. 91-10 amended Subsec. (a) to make the commissioner's powers and duties under this section discretionary.

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Sec. 22a-70. Duties and powers of the commissioner. In order to carry out the purposes of this chapter, the commissioner may:

- (a) Exercise all powers granted to him under section 22a-6;
- (b) Provide technical assistance to other state agencies and to political subdivisions of this state;
- (c) Conduct programs of public education regarding the causes and effects of noise and means for its abatement and control and encourage the participation of professional, scientific, conservation and other public interest groups in related public information efforts;
- (d) Cooperate with all federal, interstate, state and local governments relating to the control, prevention and abatement of noise;
- (e) Receive and disburse all appropriate funds pertaining to the state's noise control program from private and public sources;
- (f) Appoint such advisory groups and committees as may be necessary to assist in carrying out the state noise control program;
- (g) Investigate complaints, institute and conduct surveys and testing programs, conduct general ambient noise sampling programs, make observations of conditions which may or do cause or affect noise pollution and make tests or other determinations of noise sources and assess the degree of abatement required.

(P.A. 74-328, S. 5, 12.)

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Sec. 22a-71. Commissioner's report to Governor and General Assembly. The commissioner shall report to the Governor and the General Assembly not later than February 15, 1975, his

recommendations for further executive and legislative action. Such recommendations shall include:

(a) The feasibility of adopting a program of state certification of products determined to be low noise emission products, including products certified by the administrator of the United States Environmental Protection Agency pursuant to Section 15 of the Noise Control Act of 1972 (P.L. 92-574) or any amendment thereto;

(b) The feasibility of adopting a program establishing labeling requirements which prohibit the sale or offer to sell or the lease or offer to lease of any product, machine or equipment, or class thereof, without notice to the prospective purchaser, lessee or user of the noise levels and characteristics emitted by such product, machine, vehicle or equipment, or its effectiveness in reducing noise, as the case may be. Labeling requirements may be in conformity with federal labeling requirements where applicable;

(c) Other recommendations for executive and legislative action needed to carry out a state-wide program of noise abatement.

(P.A. 74-328, S. 6, 12.)

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Sec. 22a-72. Cooperation of state agencies, review of regulations. (a) State agencies shall, to the fullest extent consistent with their authorities under state law administered by them, carry out the programs within their control in such a manner as to further the policy stated in section 22a-67.

(b) State agencies shall cooperate with the commissioner in a state program of noise regulation developed and maintained under this chapter.

(c) Each department, agency or instrumentality of the executive, legislative and judicial branches of the government of this state, (1) having jurisdiction over any property or facility, or (2) engaged in any activity resulting, or which may result in the emission of noise, shall comply with federal and state requirements respecting control and abatement of environmental noise.

(d) Each state agency shall consult with the commissioner in prescribing standards or regulations respecting noise. If at any time the commissioner has reason to believe that a standard or regulation or any proposed standard or regulation, of any agency respecting noise does not protect the public health and welfare to the extent he believes to be required and feasible, he may request such agency to review and report to him on the advisability of revising such standard or regulation to provide such protection. Such agency shall complete the requested review and report to the commissioner within such time as the commissioner specifies, but such time specified may not be less than forty-five days from the date the request was made.

Sec. 22a-73. Municipal noise regulation programs; ordinances subject to commissioner's approval.

(a) To carry out and effectuate the purposes and policies of this chapter it is the public policy of

the state to encourage municipal participation by means of regulation of activities causing noise pollution within the territorial limits of the various municipalities. To that end, any municipality may develop and establish a comprehensive program of noise regulation. Such program may include a study of the noise problems resulting from uses and activities within its jurisdiction and its development and adoption of a noise control ordinance.

(b) Any municipality may adopt, amend and enforce a noise control ordinance which may include the following: (1) Noise levels which will not be exceeded in specified zones or other designated areas; (2) designation of a noise control officer and the designation of an existing board or commission, or the establishment of a new board or commission to direct such program; (3) implementation procedures of such program and the relation of such program to other plans within the jurisdiction of the municipality; (4) procedures for assuring compliance with state and federal noise regulations; (5) noise level restrictions applicable to construction activities, including limitation on on-site hours of operation.

(c) No ordinance shall be effective until such ordinance has been approved by the commissioner. No ordinance shall be approved unless it is in conformity with any state noise control plan, including ambient noise standards, adopted pursuant to section 22a-69 or any standards or regulations adopted by the administrator of the United States Environmental Protection Agency pursuant to the Noise Control Act of 1972 (P.L. 92-574) or any amendment thereto. Notwithstanding the provisions of this subsection, any municipality may adopt more stringent noise standards than those adopted by the commissioner, provided such standards are approved by the commissioner.

(P.A. 74-328, S. 7, 12.)

Sec. 53a-181a. Creating a public disturbance: Infraction. (a) A person is guilty of creating a public disturbance when, with intent to cause inconvenience, annoyance or alarm, or recklessly creating a risk thereof, he (1) engages in fighting or in violent, tumultuous or threatening behavior; or (2) annoys or interferes with another person by offensive conduct; or (3) makes unreasonable noise.

(b) Creating a public disturbance is an infraction.

Sec. 14-80a. Maximum noise levels. (a) No person shall operate a vehicle or combination of vehicles, nor shall the owner of any vehicle allow the vehicle to be operated, at any time or under any condition of grade, surface, speed, load, acceleration, deceleration or weather condition in such a manner as to exceed the decibel levels established under subsection (c) of this section. This subsection applies to the total noise generated by a vehicle and shall not be construed as limiting or precluding the enforcement of any other motor vehicle noise provisions of this title.

(b) No person shall sell or offer for sale a new vehicle which produces a maximum decibel level which exceeds the decibel levels established under subsection (c) of this section.

(c) The Commissioner of Motor Vehicles shall, with the advice of the Commissioner of Energy and Environmental Protection, adopt regulations in accordance with the provisions of chapter 54 establishing the maximum decibel levels permissible for motor vehicles, which shall not exceed the maximum decibel levels established for motor vehicles by federal law or regulation. The Commissioner of Motor Vehicles shall establish the procedure for checking maximum decibel levels. The decibel level shall be measured fifty feet from the centerline of the vehicle. The Commissioner of Motor Vehicles may provide for measuring at distances closer than fifty feet from the centerline of the vehicle. In such a case, the measuring devices shall be calibrated to provide for measurements equivalent to the noise limit established by this section measured at fifty feet.

(d) Violation of the provisions of this section shall be an infraction

AN ORDINANCE REGARDING
NOISE CONTROL
FOR THE TOWN OF LEDYARD

Be it Ordinance by the Town Council of the Town of Ledyard.

SECTION 1: AUTHORITY

Pursuant to the general authority of Connecticut General Statutes 7-148 and the specific authority of Connecticut General Statute 22a-73(c) there is hereby established an “*Ordinance Regarding Noise Control for the Town of Ledyard*”.

Section 2: Purpose

The purpose of this ordinance is to: (1) Enact reasonable regulations pertaining to the reduction, control and/or prevention of noise; (2) Promote a general environment free from excessive noise and vibration; and (3) Preserve and promote the health, safety and general welfare of the quality of life and property values for the citizens of the Town of Ledyard (the "Town").

SECTION 3 DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of this ordinance:

1. Ambient Noise or Background Noise - Noise of a measurable intensity which exists at a point as a result of a combination of many distant sources individually indistinguishable.
2. Mayor - The Mayor of the Town of Ledyard or his duly authorized officer.
3. Commercial Zone - As set forth in the Ledyard Zoning Regulations and all associated therewith either permitted as a right or as a special use.
4. Construction - Any site preparation, assembly, erection, substantial repair, alteration or similar action, for or of public or private rights-of-way, structures, utilities or similar properties, but excluding demolition.
5. Construction Equipment - Any equipment or device operated by any fuel or electric power used in construction or demolition work.
6. Daytime Hours - The hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours 9:00 a.m. through 10:00 p.m. on Sundays.
7. Nighttime Hours - The hours between 10:00 p.m. and 7 a.m., Sunday evening through Saturday morning, except that "night" shall mean the hours between 10 p.m. Saturday and 9:00 a.m. Sunday.
8. Decibel - A logarithmic unit of measure in measuring magnitudes or sound. The symbol of “dB”.

9. Demolition - Any dismantling, intentional destruction or removal of structures, utilities, public or private right-of-way surfaces or similar properties.
10. Domestic Power Equipment - Including but not limited to power saws, drills, grinders, lawn and garden tools and other domestic power equipment intended for use in residential areas by a homeowner.
11. Emergency - Any occurrence or set of circumstances involving actual or perceived imminent physical trauma or property damage which demands immediate action.
12. Emergency Vehicle - Any motor vehicle authorized by the State of Connecticut to have sound warning devices, such as sirens and bells, which can lawfully be used when responding to an emergency. (14-283)
13. Emergency Work - Work made necessary to restore property to a safe condition following an emergency or work required to protect persons or property from exposure of imminent danger.
14. Impulse Noise - Sound of short duration, usually less than one (1) second, with an abrupt onset and rapid decay.
15. Industrial Zone - As set forth in the Ledyard Zoning Regulations and all uses associated therewith, either permitted as a right or as a special use.
16. Motor Vehicle - Per Section 14-1 of the Connecticut General Statutes.
17. Muffler - A device for abating sounds such as escaping gases.
18. Noise - Any sound, the intensity of which exceeds the standards set forth on Page 3.
19. Noise Level - The sound pressure level as measured with a sound level meter using the A-weighting network. The level so read is designated db(A) or dBA.
20. Person - Any individual, firm, partnership, association, syndicate, company, trust, corporation, municipality, agency or political or administrative subdivision of the state or other legal entity of any kind.
21. Premises - Any building structure, land or portion thereof, including all appurtenances, and shall include yards, lots, courts, inner yards and real properties without building or improvements owned or controlled by a person. The emitter's premises includes contiguous publicly dedicated street and highway rights-of-way, all road right-of-ways and waters of the state.

22. Property Line - That real or imaginary line along the ground surface and its vertical extension which separates real property owned or controlled by any person from contiguous real property owned or controlled by another person and separates real property from the public right-of-way.
23. Public Right-of-Way (ROW) - Any street, avenue, boulevard, pentway, highway, sidewalk, alley, park, waterway, railroad or similar place which is owned or controlled by a governmental entity.
24. Residential Zone - Those residential districts as defined and set forth in the Ledyard Zoning Regulations and all uses associated therewith either permitted as a right or as a special use.
25. Sound - A transmission of energy through solid, liquid or gaseous media in the form of vibrations which constitute alterations in pressure or position of the particles in the medium and which, in air, evoke physiological sensations including but not limited to an auditory response when impinging on the ear.
26. Sound Level Meter - An instrument used to take sound-level measurements, and which should conform, as a minimum, to the operational specifications of the American National Standards Institute for Sound Level Meters S1.4 - 1971. (Type S2A)
27. Sound Pressure Level - Twenty (20) times the logarithm to the base 10 of the ratio of the pressure of a sound to the reference pressure of twenty (20) micronewtons per square meter and is expressed in decibels (dB).

SECTION 4 NOISE LEVELS

For the purpose to determine levels as set forth in this ordinance the following guidelines shall be applicable.

It shall be unlawful for any person to cause to be emitted any noise beyond the boundaries of his/her premises.

Property Use Emitter	Property Use Receptor			
	Residential		Non-Residential	
	Day	Night	Day	Night
Residential Zone Emitter	55 dBA	45 dBA	55 dBA	45 dBA
Non-Residential Zone Emitter	55 dBA	45 dBA	52 dBA	45 dBA

Measurements shall be taken at a point on the property line of the emitter closest to the receptor and/or at the property line at any neighboring property (that may or may not be contiguous) with a more restrictive decibel allowance. In cases where the emitter is located on jointly owned property, such as industrial parks and condominiums, the noise measuring equipment (i.e. microphone) shall be placed at

a fifty-foot (50') distance from the noise source. The microphone shall be placed no closer than five feet from any wall and not less than three feet above ground that is located about one foot (1') beyond the boundary of the emitter's premises within the receptors premises. The emitter's premises include his/her individual unit of land or group of contiguous parcels under same ownership as indicted by public land records.

- 1) Impulse Noise: In these individual cases where the background noise level caused by sources not subject to these regulations exceed the standard contained herein, a source shall be considered to cause excessive noise if the noise emitted by such source exceeds the background noise levels by five (5) dBA, provided that no source subject to the provisions of this chapter shall emit noise in excess of eighty (80) dBA at any time and provided that this section does not decrease the permissible levels of other provisions of this ordinance.
- 2) No person shall cause or allow the emission of impulse noise in excess of eighty (80) dBA peak sound pressure level during the night time to any residential noise zone.
- 3) No person shall cause or allow the emission of impulse noise in excess of one hundred (100) dBA peak sound pressure level at any time to any zone.

SECTION 5 EXCLUSIONS

These levels shall not apply to noise emitted by or related to:

- 1) Natural phenomena.
- 2) Any bell or chime from any building clock, school or church.
- 3) Any siren, whistle or bell lawfully used by emergency vehicles or any other alarm system used in an emergency situation; provided however, that burglar alarms not terminating in thirty minutes after being activated shall be unlawful.
- 4) Warning devices required by the Occupational Safety and health Administration or other state or federal safety regulations.
- 5) Fanning equipment or farming activity.
- 6) Train horns and signals.

SECTION 6 EXEMPTIONS

The following shall be exempt from these regulations subject to special conditions as spelled out:

- 1) Noise generated by any construction equipment which is operated during daytime hours. Noise generated by construction equipment during nighttime hours shall not exceed the maximum noise levels as specified on Page 3 Sec. A.
- 2) Noise created as a result of or relating to an emergency.

- 3) Noise from domestic power equipment such as but not limited to power saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.
- 4) Noise from snow removal equipment.
- 5) Noise from demolition work conducted during daytime hours. When considered emergency work, demolition shall be exempted at all times from the noise levels set in this regulation.
- 6) Noise created by any aircraft flight operations which are specifically permitted by the Federal Aviation Administration.
- 7) Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the town or State of Connecticut, including but not limited to parades, sporting events, concerts and firework displays.
- 8) Noise created by blasting other than that conducted in connection with construction activities shall be exempted, provided that the blasting is conducted between 8:00 a.m. and 5:00 p.m. local time at specified hours previously announced to the local public or provided that a permit for such blasting is obtained from local authorities.
- 9) Noise generated by the police and other established shooting facilities as permitted by Connecticut Firearms laws Sec. 22a-74a.

SECTION 7 REFUSE COLLECTION NOISE –

All refuse collectors shall comply with the noise level standards as established in this article while engaging in refuse collection at each location. For purposes of this article, the term "refuse collectors" shall be synonymous with private haulers, and all other persons that commercially engage in the collection and transportation of refuse and other debris.

SECTION 8 MOTOR VEHICLE NOISE:

- A. All motor vehicles as defined in Section 14-1 of Chapter 246 of the Connecticut General Statutes, operated within the limits of the Town of Ledyard shall be subject to the noise standards and decibel levels set forth in the regulations authorized in Section 14-80a of the Connecticut General Statutes.
- B. No sound-amplifying devices on or within motor vehicles shall emit noise in excess of the noise levels as specified in the Noise Levels section (Page 3 Sec. A).
- C. Recreational motorized vehicles operating off public rights-of-way.
 - 1) No person shall operate or cause to be operated any recreational motorized vehicle off a public right-of-way in such a manner that the sound level emitted there from exceeds the limits set forth in section A, Noise Levels.

- 2) This section shall apply to all recreational motorized vehicles, whether or not duly licensed and registered, including but not limited to commercial or noncommercial racing vehicles, motorcycles, go-carts, ATV's, snowmobiles, amphibious craft, campers and dune buggies, but not including motorboats or aircraft.

SECTION 9 INSPECTIONS

- A. For the purpose of determining compliance with the provisions of this ordinance, the Mayor or his/her duly authorized officer is hereby authorized to make inspections of all noise sources and to take measurements and make tests whenever necessary to determine the quantity and character of noise. In the event that any person refuses or restricts entry and free access to any part of a premises or refuses inspection, testing or noise measurement of any activity, device, facility or process where inspection is sought, the Mayor or his/her duly authorized officer may seek from the appropriate court a warrant without interference, restriction or obstruction, at a reasonable time, for the purpose of inspecting, testing or measuring noise.
- B. It shall be unlawful for any person to refuse to allow or permit the Mayor or his/her duly authorized officer free access to any premises when the Mayor or his/her duly authorized officer is acting in compliance with a warrant for inspection and order issued by the appropriate court.
- C. It shall be unlawful for any person to violate the provisions of any warrant or court order requiring inspection, testing or measurement of noise sources.
- D. No person shall hinder, obstruct, delay, resist, prevent in any way, interfere or attempt to interfere with any authorized person while in the performance of his/her duties under this ordinance.

SECTION 10 ENFORCEMENT AND PENALTIES FOR OFFENSES

- A. The Ledyard Police Department shall be responsible for investigating and documenting, through acoustic measurements, violations of this ordinance. Violators may be served with an ordinance citation, which shall be known as a "Noise Ticket". Payment of the fine prescribed by such Noise Ticket within the time specified thereon shall constitute a plea of nolo contendere and shall save the violator harmless from prosecution for the offense cited.

Fines shall be in the amount of \$99.00 for each day that the violation continues until the noise is abated. Nothing in this ordinance shall prevent the Police Department, because of the perceived nature of the offense, from proceeding not under the terms of this ordinance, but under the provisions of Connecticut General Statutes §53a-181 and §53a-182, as they may be amended from time to time, which sections relate, generally, to breach of peace, etc.

An appeal process relative to Noise Tickets is established below:

The Mayor shall appoint a hearing officer who shall serve at his/her discretion to hear appeals from the issuance of noise tickets. A Person shall have thirty (30) days from the date of the Noise Ticket to deliver a written application for a hearing. The Hearing Officer shall hold a hearing within five days of the receipt of the application, and his/her decision shall be final.

- B. In those individual cases where the background noise levels caused by sources not subject to this ordinance exceed the standards contained herein, a source shall be considered to cause excessive noise if the noise emitted by such source exceeds the background noise level by 5 dBA, provided that no source subject to the provisions of Section A, Noise Levels, shall emit noise in excess of 80 dBA at any time, and provided that this section does not decrease the permissible levels of the other sections of this ordinance.

SECTION 11. VARIANCES

- A. Any person living or doing business in Ledyard may apply to the Mayor or his/her duly authorized officer for a variance from one or more of the provisions of the ordinance which are more stringent than the Connecticut Department of Environmental Protection regulations for the control of noise, provided that the applicant supplied all of the following information to the Mayor or his/her duly authorized officer at least twenty (20) days prior to the start of said activity.

- 1. The location and nature of the activity.
- 2. The time period and hours of operation of said activity.
- 3. The nature and intensity of the noise that will be generated.
- 4. Any other information required by the Chief Official.

- B. No variance from these regulations shall be allowed unless it has been demonstrated that:

- 1. The proposed activity will not violate any provisions of the Connecticut Department of Environmental Protection regulations.
- 2. The noise levels generated by the proposed activity will not constitute a danger to the public health,
- 3. Compliance with the regulations constitutes an unreasonable hardship on the applicant.

- C. The application for variance shall be reviewed and either approved or rejected at least five (5) days prior to the proposed start of said activity. The approval or rejection shall be in writing and shall state the condition(s) of approval, if any, or the reason(s) for rejection.

- D. Failure to rule on the application in the designated time shall constitute approval of the variance.

* See Appendix A for sample Application for Variance.

SECTION 12. SEVERABILITY.

All provisions of the Ledyard Zoning Regulations, which are more stringent than those set forth herein, shall remain in force.

If any word, clause, paragraph, section or provision of this Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any of the other provisions of this Ordinance that can be given effect without the invalid provision and for this purpose the provisions of this Ordinance are hereby declared severable.

Any provision herein, which is in conflict with the Connecticut General Statutes or the Public Health Code of the State of Connecticut, is hereby repealed, it being understood that said Statutes and Regulations shall take precedence over this chapter.

Adopted by the Ledyard Chief Official on: _____

Linda C. Davis, Chairman

Approved / Disapproved on : _____

Fred B. Allyn, III, Mayor

APPENDIX A

TOWN OF LEDYARD
APPLICATION FOR VARIANCE
FROM
NOISE ORDINANCE

APPLICANT

Name: _____

Address: _____

Telephone:(Home)_____ (Cell)_____ (E-Mail)_____

PROPOSED EVENT/ACTIVITY

Name: _____

Event: _____

Date:_____ Times:_____ Estimated Attend:_____

Location: _____

Nature of Event/Activity; will live, amplified or recorded music be played? (State in detail):

Have adjoining property owners been notified 15 days in advance of event? _____ (Attach copy of notification)

Will alcoholic beverages be sold or served? Yes / No Please explain: _____

Applicant solemnly swears and affirms that all information given on this application is true and correct to the best of his/her knowledge and belief. Applicant further acknowledges and agrees that approval of the Variance does not prohibit police officers from responding to and acting on any complaints, including violations of approved noise variances.

I have read and understand the Variance approved by the Selectman and agree to comply with all terms, conditions and restrictions imposed herein; I understand that this Variance will automatically terminate if I or those attending the approved event fail to abide by the conditions of the aforesaid variance and that a violation may subject any and all persons in attendance to the provisions of the Noise Control Ordinance.

Applicant

**TOWN OF LEDYARD
APPLICATION FOR VARIANCE
FROM NOISE ORDINANCE**

Application reviewed/investigated by: _____

Recommended terms, conditions, restrictions, if any, on activity and variance:

RECOMMENDATION TO MAYOR

The Police Department for the Town of Ledyard hereby recommends that this application for variance from the Noise control Ordinance by _____ be:
(Name of Event)

APPROVED

DISAPPROVED

Subject to the terms, conditions and/or restrictions set forth above.

Police Department

ADDITIONAL TERMS, CONDITIONS, AND/OR RESTRICTIONS IMPOSED BY MAYOR:

Final Action by Mayor:

APPROVED

DISAPPROVED

Date: _____ Signed: _____

AN ORDINANCE PROVIDING FOR THE REDUCTION AND ELIMINATION OF NOISE BY ESTABLISHING MAXIMUM NOISE LEVELS UPON AND BETWEEN PREMISES, PROHIBITING CERTAIN NOISE ACTIVITIES, AND PROVIDING FOR INSPECTION, OFFENSES AND PENALTIES IN THE TOWN OF OLD SAYBROOK, CONNECTICUT.

Section 1. Short Title: "The Town of Old Saybrook Noise Control Ordinance."

Section 2. Purpose: It is recognized that people have a right to and should be ensured an environment free from excessive sound and vibration that may jeopardize their health or safety or welfare or degrade the quality of life. This Ordinance is enacted to protect, preserve, and promote the health, safety, welfare, and quality of life for the citizens of Old Saybrook through the reduction, control, and prevention of noise.

Section 3. Definitions: The following definitions shall apply in the interpretation and enforcement of this Ordinance.

3.1 AMBIENT NOISE OR BACKGROUND NOISE: Shall mean noise of a measurable intensity which exists at a point as a result of a combination of many distant sources individually indistinguishable. In statistical terms, it is the level which is exceeded 90% of the time (L90) in which the measurement is taken.

3.2 BOARD OF SELECTMEN: Shall mean the Board of Selectmen of the Town of Old Saybrook or a duly authorized officer subject to their orders.

3.3 COMMERCIAL ZONE: Shall mean all of those districts set forth in Article III of the zoning regulations of the Town of Old Saybrook and all uses associated therewith either permitted as a right or as a special use.

3.4 CONSTRUCTION: Shall mean any site preparation, assembly, erection, substantial repair, alteration, or similar action, but excluding demolition, for or of public or private rights-of-way, structures, utilities, or similar property.

- 3.5 CONSTRUCTION EQUIPMENT: Shall mean any equipment or device operated by fuel or electric power used in construction or demolition work.
- 3.6 DAY-TIME HOURS: Shall mean the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours 9:00 a.m. through 10:00 p.m. on Sundays.
- 3.7 DECIBEL: Shall mean a logarithmic unit of measure used in measuring magnitudes of sound. The symbol is dB.
- 3.8 DEMOLITION: Shall mean any dismantling, intentional destruction or removal of structures, utilities, public or private right-of-way surfaces or similar property.
- 3.9 DOMESTIC POWER EQUIPMENT: Shall mean, but not limited to, power saws, drills, grinders, lawn and garden tools and other domestic power equipment intended for use in residential areas by a homeowner.
- 3.10 EMERGENCY: Shall mean any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.
- 3.11 EMERGENCY VEHICLE: Shall mean any motor vehicle authorized by the Town of Old Saybrook to have sound warning devices such as sirens and bells which can lawfully be used when responding to an emergency.
- 3.12 EMERGENCY WORK: Shall mean work made necessary to restore property to a safe condition following an emergency, or work required to protect persons or property from exposure to imminent danger.
- 3.13 IMPULSE NOISE: Shall mean sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
- 3.14 INDUSTRIAL ZONE: Shall mean Industrial Districts as defined in Article IV of the zoning regulations of the Town of Old Saybrook, and all uses associated therewith either permitted as a right or as a special use.

- 3.15 MOTOR VEHICLE: Shall be defined as per Section 14-1 (26) of the Connecticut General Statutes.
- 3.16 MUFFLER: Shall mean a device for abating sounds such as escaping gases.
- 3.17 NIGHT-TIME HOURS: Shall mean the hours between 10:00 p.m. and 7:00 a.m., Sunday evening through Saturday morning, except that night shall mean the hours between 10:00 p.m. Saturday and 9:00 a.m. Sunday.
- 3.18 NOISE: Shall mean any sound, the intensity of which exceeds the standards set forth in Section 5.2 of this Ordinance.
- 3.19 NOISE LEVEL: Shall mean the sound pressure level as measured with a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.
- 3.20 PERSON: Shall mean any individual, firm, partnership, association, syndicate, company, trust, corporation, municipality, agency, or political or administrative subdivision of the State or other legal entity of any kind.
- 3.21 PREMISES: Shall mean any building, structure, land, or portion thereof, including all appurtenances, and shall include yards, lots, courts, inner yards, and real properties without buildings or improvements, owned or controlled by a person. The emitter's premises includes contiguous publically dedicated street and highway rights-of-way, all road rights-of-way and waters of the State.
- 3.22 PROPERTY LINE: Shall mean that real or imaginary line along the ground surface and its vertical extension which a) separates real property owned or controlled by any person for contiguous real property owned or controlled by another person, and b) separates real property from the public right-of-way.
- 3.23 PUBLIC RIGHT-OF-WAY: Shall mean any street, avenue, boulevard, highway, sidewalk, alley, park, waterway, railroad or similar place which is owned or controlled by a governmental entity.

- 3.24 RECREATIONAL VEHICLE: Shall mean any internal combustion engine powered vehicle which is being used for recreational purposes.
- 3.25 RESIDENTIAL ZONE: Shall mean those residential districts set forth in Article II of the zoning regulations of the Town of Old Saybrook and all uses associated therewith either permitted as a right or as a special use.
- 3.26 SOUND: Shall mean a transmission of energy through solid, liquid, or gaseous media in the form of vibrations which constitute alterations in pressure or position of the particles in the medium and which, in air evoke physiological sensations, including, but not limited to, an auditory response when impinging on the ear.
- 3.27 SOUND LEVEL METER: Shall mean an instrument used to take sound level measurements and which should conform, as a minimum, to the operational specifications of the American National Standards Institute for Sound Level Meters Sl. 4--1971 (Type S2A).
- 3.28 SOUND PRESSURE LEVEL: Shall mean twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of a sound to the reference pressure of twenty micronewtons per square meter (20×10^{-6} Newtons/meter²); and is expressed in decibels (dB).

Section 4. NOISE LEVEL MEASUREMENT PROCEDURES: For the purpose of determining noise levels as set forth in this ordinance, the following guidelines shall be applicable.

- 4.1 All persons conducting sound measurements shall be trained in the current techniques and principles of sound measuring equipment and instrumentation.
- 4.2 Instruments used to determine sound level measurements shall conform to the sound level meters as defined by this Ordinance.
- 4.3 The general steps listed below shall be followed when preparing to take sound level measurements.

- a) The instrument manufacturer's specific instructions for the preparation and use of the instrument shall be followed.
 - b) The sound level meter shall be calibrated before and after each set of measurements.
 - c) When measurements are taken out of doors, a wind screen shall be placed over the microphone of the sound level meter as per the manufacturer's instructions.
 - d) The sound level meter shall be placed at an angle to the sound source as specified by the manufacturer's instructions and at least four (4) feet above the ground. It shall be so placed as not to be interfered with by individuals conducting the measurements.
 - e) Measurements shall be taken at a point that is located about one foot beyond the boundary of the emitter's premises within the receptor's premises. The emitter's premises includes his/her individual unit of land or group of contiguous parcels under the same ownership as indicated by public land records.
- 4.4 The recommended practices for determining statistical noise levels shall be those as outlined in the document entitled Connecticut Noise Survey Data Form #101.

Section 5.

Noise Levels.

- 5.1 It shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established in these regulations.
- 5.2 NOISE LEVEL STANDARDS
 - a) No person in a Residential Zone shall emit noise beyond the boundaries of his/her premises exceeding the levels stated herein and applicable to adjacent Residential, Commercial or Industrial Zones:

<u>Emitter's Zone</u>	<u>Receptor's Zone</u>			
	Industrial	Commercial	Residential/Day	Residential/Night
Residential	62 dBA	55 dBA	55 dBA	45 dBA

- b) No person in a Commercial Zone shall emit noise beyond the boundary of his/her premises exceeding the levels stated herein and applicable to adjacent Residential, Commercial or Industrial Zones:

<u>Emitter's Zone</u>	<u>Receptor's Zone</u>			
	Industrial	Commercial	Residential/Day	Residential/Night
Commercial	62 dBA	62 dBA	55 dBA	45 dBA

- c) No person in an Industrial Zone shall emit noise beyond the boundary of his/her premises exceeding the levels stated herein and applicable to adjacent Residential, Commercial or Industrial Zones:

<u>Emitter's Zone</u>	<u>Receptor's Zone</u>			
	Industrial	Commercial	Residential/Day	Residential/Night
Industrial	70 dBA	66 dBA	61 dBA	51 dBA

5.3 HIGH BACKGROUND NOISE LEVELS AND IMPULSE NOISE

a) In those individual cases where the background noise levels caused by sources not subject to these Regulations exceed the standards contained herein, a source shall be considered to cause excessive noise if the noise emitted by such source exceeds the background noise levels by 5 dBA, provided that no source subject to the provisions of this ordinance shall emit noise in excess of 80 dBA at any time, and provided that this Section does not decrease the permissible levels of other Sections of this Ordinance.

b) No person shall cause or allow the emission of impulse noise in excess of 80 dB peak sound pressure level during the nighttime to any Residential Noise Zone.

c) No person shall cause or allow the emission of impulse noise in excess of 100 dB peak sound pressure level at any time to any Zone.

5.4 EXCLUSIONS

These levels shall not apply to noise emitted by or related to:

a) Natural phenomena.

b) Any bell or chime from any building clock, school, or church.

c) Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in an emergency situated provided, however, that burglar alarms not terminating within thirty (30) minutes after being activated shall be unlawful.

- d) Warning devices required by OSHA or other State or Federal safety regulations.
- e) Farming equipment or farming activity.

5.5 EXEMPTIONS

The following shall be exempt from these regulations subject to special conditions as spelled out;

- a) Noise generated by any construction equipment which is operated during Day-Time Hours, provided that the operation of construction equipment during Night-Time Hours shall not exceed the maximum noise levels as specified in Section 5.2.
- b) Noise created as a result of, or relating to an emergency.
- c) Noise from domestic power equipment such as, but not limited to, power saws, sanders, grinders, lawn and garden tools or similar devices operated during Day-Time Hours.
- d) Noise from snow removal equipment.
- e) Noise from demolition work conducted during Day-Time Hours, provided that when considered emergency work, demolition shall be exempted at all times from the noise levels set in this regulation.
- f) Noise created by any aircraft flight operations which are specifically preempted by the Federal Aviation Administration.
- g) Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the Town, including, but not limited to, parades, sporting events, concerts, and firework displays.
- h) Noise created by blasting other than that conducted in connection with construction activities shall be exempted provided that the blasting is conducted between 8:00 a.m. and 5:00 p.m. local time at specified hours previously announced to the local public, or provided that a permit for such blasting has been obtained from local authorities.
- i) Noise created by refuse and solid waste collection, provided that the activity is conducted during Day-Time Hours.

Section 6. Prohibited Noise Activities. The following activities are prohibited:

- 6.1 VEHICLE HORNS: No person shall at any time sound any horn or other audible signal device of a motor vehicle unless it is necessary as a warning to prevent or avoid a traffic accident.
- 6.2 TRUCK IDLING: No person shall operate an engine or any standing motor vehicle with a weight in excess of 10,000 pounds Manufacturer's Gross Vehicle Weight (GVW) for a period in excess of ten (10) minutes when such vehicle is parked on a residential premises or on a Town road next to a residential premises.
- 6.3 EXHAUST DISCHARGE: No person shall discharge into the ambient air the blow-down of any steam vent of the exhaust of any stationary internal combustion engine or air compressor equipment, unless such discharge be through a muffler as defined by Section 3.16 of this Ordinance or through an apparatus providing equal noise reduction.

Section 7. Motor Vehicle Noise.

- 7.1 All motor vehicles operated within the limits of the Town of Old Saybrook shall be subject to the noise standards and decibel levels set forth in the regulations authorized in Section 14-80a of the Connecticut State Statutes.
- 7.2 No sound amplifying devices on or within motor vehicles shall emit noise in excess of the noise levels as specified in Section 5.2.

Section 8. Recreational Vehicle Noise.

- 8.1 No person shall create or cause to be created any unreasonably loud or disturbing noise due to the operation of a recreational vehicle. A noise shall be deemed to be unreasonably loud and a violation of this Ordinance when the noise so generated exceeds the noise level standards set forth in Section 5.2.

Section 9. Inspections.

- 9.1 For the purpose of determining compliance with the provisions of this Ordinance, the Board of Selectmen or their designated representative are hereby authorized to make inspections of all noise sources and to take measurements and make tests whenever necessary to determine the quantity and character of noise. In the event that any person refuses or restricts entry and free access to any part of a premises or refuses inspection, testing or noise measurement of any activity, device, facility, or process where inspection is sought, the Board of Selectmen or their designated representative may seek from the appropriate court a warrant without interference, restriction or obstruction, at a reasonable time, for the purpose of inspecting, testing or measuring noise.
- 9.2 It shall be unlawful for any person to refuse to allow or permit the Board of Selectmen or their designated representative free access to any premises when the Board of Selectmen or their designated representative is acting in compliance with a warrant for inspection and order issued by the appropriate court.
- 9.3 It shall be unlawful for any person to violate the provisions of any warrant or court order requiring inspection, testing or measurement of noise sources.
- 9.4 No person shall hinder, obstruct, delay, resist, prevent in any way, interfere or attempt to interfere with any authorized person while in the performance of his/her duties under this Ordinance.

Section 10. Penalties.

- 10.1 Any person in violation of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not to exceed twenty-five (\$25) dollars. Each day such violation continues after the time for correction of the violation has been given in an order, shall constitute a continuing violation and the amount of the fine shall be doubled for each day said violation continues, said fine not to exceed four hundred (\$400) dollars per day.

Section 11. Variance and Contracts.

11.1 Variances.

Any person living or doing business in Old Saybrook may apply to the Board of Selectmen for a variance from one or more of the provisions of the Ordinance, which are more stringent than the Connecticut Department of Environmental regulations for the control of noise, provided that the applicant supplies all of the following information to the Board of Selectmen at least twenty (20) days prior to the start of said activity.

- 1) The location and nature of activity.
 - 2) The time period and hours of operation of said activity.
 - 3) The nature and intensity of the noise that will be generated, and,
 - 4) Any other information required by the Board of Selectmen.
- b) No variance from these regulations shall be issued unless it has been demonstrated that:
- 1) The proposed activity will not violate any provisions of the Connecticut Department of Environmental Protection regulations.
 - 2) The noise levels generated by the proposed activity will not constitute a danger to the public health, and
 - 3) Compliance with the regulations constitutes an unreasonable hardship on the applicant.
- c) The application for variance shall be reviewed and either approved or rejected at least five (5) days prior to the proposed start of said activity. The approval or rejection shall be in writing and shall state the condition of approval, if any, or the reasons for rejection.
- d) Failure to rule on the application in the designated time shall constitute approval of the variance.

11.2 Contracts. Any written agreement, purchase order or contract whereby the Town of Old Saybrook is committed to an expenditure of funds in return for work, labor, services, supplies, equipment, materials or any combination thereof, shall not be entered into unless such agreement, purchase order or instrument contains provisions that any equipment or activities which are subject to the provisions of this Ordinance will be operated, constructed, conducted or manufactured without violating the provisions of this Ordinance.

Section 12.

Severability. All provisions of the zoning regulations of the Town of Old Saybrook which are more stringent than those set forth herein shall remain in force. If, for any reason, any word, clause, paragraph, or section of this Ordinance shall be held to make the same unconstitutional, this ordinance shall not hereby be invalidated and the remainder of this Ordinance shall continue in effect. Any provision herein which is in conflict with the Connecticut General Statutes or the Public Health Code of the State of Connecticut are hereby repealed, it being understood that said Statutes and Code shall take precedence over this Ordinance.

Section 13.

Effective Date. This Ordinance shall become effective fifteen (15) days after publication in a newspaper having a circulation in Old Saybrook.

Town of Ledyard
Land Use/Planning/Public Works Committee

April 7, 2025

Dear Committee Members,

Reading over the attached documentation listed in the Public Record for your discussion today on drafting a new Noise Ordinance for Ledyard, I would like to draw your attention to - and caution against - the document titled **Noise Ordinance Draft from 2018-07-05 -Council-Admin-PC**. This draft represents a horrible way to formulate a Noise Ordinance, and (I assume) was rightly rejected at that time.

From the 2018 draft:

Section 4 Noise Levels

Firstly, one needs to remember that when citing CT-state limitations in dB for noise levels (or using them as the basis for setting municipal limits), those very same state regulations are clear that **compliance with said limitations does not preclude a noise from being considered a nuisance**:

- **CT Dept of Environmental Protections Regulation**

- **Sec. 22a-69-1.5. Compliance with regulations no defense to nuisance claim**

- *Nothing in any portion of these Regulations shall in any manner be construed as authorizing or legalizing the creation or maintenance of a nuisance, and compliance of a source with these Regulations is not a bar to a claim of nuisance by any person.*

- https://eregulations.ct.gov/eRegsPortal/Browse/RCSA/Title_22aSubtitle_22a-69Section_22a-69-1.5/

- I would point out that there was a recent intense public debate concerning an application denied by the Ledyard P&Z Commission (PZ#24-8SUP & PZ#24-9CAM) that involved noise emissions and its effects on neighboring properties. For that application, the Town of Ledyard hired its own independent consultant to advise the Commission on noise emissions. The resulting report (EX#132 24-8SUP24-9CAM HMMHPeerReview GFI Revised 111024) is in the public record. It states that:

- Ambient traffic noise of Rt 12 was measured at between 44-47 dBA.
 - "When sound levels exceed 5 dBA above the background L90, the noise will be clearly audible. When sound levels exceed 10 dBA above the background, they will be very audible and are likely to be considered intrusive by many residents."

- Draft Section 4 tries to define what measure of allowable noise at the property line is considered a nuisance. It includes a table showing allowable noise levels (55 dB or 45 db). But if we take into account the aforementioned report, the values in this table would be completely ineffective (ie. **the baseline definition for allowable noise being used throughout Ledyard would already be considered intrusive by many residents**). The

danger here is that one sets up the false argument that compliance precludes being a nuisance. Therefore the very premise of draft Section 4 is flawed.

- The one line of this draft section that should be seriously considered is "It shall be unlawful for any noise to be emitted beyond the property boundary [sic]."

Section 5 Exclusions

- Warning devices, such as those required by OSHA on vehicles, when heard in continual use, can be extremely annoying. Such noise should not be excluded out of hand. Any such device that requires continuous use over extended periods of operation should be limited by the new ordinance.
- It is unclear whether "fanning noises" is a spelling error for "farming noises", or whether fan noises from say, a data mining center are to be specifically excluded from this ordinance?
- In any case, this draft as written would exclude the very type of noise emission that forms the basis for the complaint currently before this Committee! What is the point of drafting an ordinance that exempts the noise being complained about, when the town's Police Department themselves already state such an ordinance is unnecessary?

Section 6 Exemptions

- The premise that noise generated by construction equipment during nighttime hours should be exempt, at any level, is preposterous.
- I would submit that the clause exempting blasting "provided that a permit for such blasting is obtained from local authorities" is an end-around tactic both to enable quarry blasting and to whitewash it as an annoyance.

Please consider the above arguments as you discuss the adoption of a new Noise Ordinance for Ledyard. Thank You.

Sincerely,
Milton Schroeder
290 Whalehead Road

Excerpt from:
 EX #132¹¹ 24-85UP24-9CAM HMMH Peer Review
 GFI Revised 11/02/24¹¹
 Concerning RSG Sound Study

HMMH
 700 District Ave, Suite 800
 Burlington, Massachusetts 01803
 781.229.0707
 www.hmmh.com

MEMORANDUM

To: Elizabeth Burdick
 Town of Ledyard

From: Scott R. Noel
 Michael McCarter

Date: November 10, 2024

Subject: Peer Review of Noise and Air Quality Analyses for Gales Ferry Intermodal Facility

Reference: HMMH Project No. 24-0268A

Harris Miller Miller & Hanson Inc. (HMMH) has completed our peer review of the noise, air quality, and toxicology analyses performed for the proposed Gales Ferry Intermodal Facility on Route 12 in Ledyard, Connecticut. HMMH reviewed the following materials, which were provided to the Town of Ledyard (Town):

- "Cashman Gales Ferry Intermodal, LLC Industrial Regrading Sound Study" – Report prepared by RSG and dated September 2024 (RSG Study; Section 1 below).
- "Gales Ferry Project Vibration Impact Analysis" – Report prepared by Sauls Seismic and dated October 1, 2024 (Sauls Seismic Study; Section 2 below).
- "Analysis of Rock Blasting Adjacent to WCPA Water Main and Eversource Transmission Line Supports at the Gales Ferry Industrial Site" – Report prepared by Aimone-Martin Associates, LLC and dated September 11, 2024 (Aimone-Martin Associates Study; Section 2 below).
- "Air Emissions Modeling Results, Gales Ferry Intermodal" – Report prepared by Verdantas and dated September 30, 2024 (Verdantas Study; Section 3 below).
- "Planning and Zoning Hearing 10-24-24" – Letter from Mr. Phil Fiore, dated October 24, 2024 (Fiore Letter; Section 4 below)

HMMH conducted a site visit to the property and surrounding communities on September 5, 2024, during which we reviewed the areas on the project site where materials would be removed and the processes that would be used for the excavation and removal. We also toured the surrounding residential communities in the Town of Ledyard to review land uses, proximity, and terrain in the area.

1. RSG Study

HMMH has found the RSG Study to be comprehensively and largely conservatively prepared, addressing all pertinent state noise regulations. The ambient background noise monitoring program was conducted adequately, including 9 to 14 days of continuous noise monitoring at four sites along the project's property line in different directions. The noise prediction model and the modeling approach were sufficiently detailed; they appear to account for all significant noise sources in the different phases of the excavation project and the sound propagation paths to the surrounding homes that could be potentially impacted by noise.

However, the report states that no residential properties would exceed the Connecticut state noise limit of 61 A-weighted decibels (dBA), and Figure 17, representing Phase 5 of the project, shows the 61 dBA noise contour on the residential parcel with condominiums on Pheasant Run across Route 12 from the project's active area. The contour also comes very close to the adjacent parcels off

Elizabeth Burdick
11/10/2024
Page 2

Thames View Pentway. Predicted noise levels are very near the noise limit and in close proximity to the residential areas leave no margin for error in the modeling or variability in the noise emissions of the equipment actually used on site. Therefore, HMMH suggests that additional noise mitigation be included to prevent these potential exceedances of the Connecticut noise limits. We suggest that noise predictions in residential areas should be no more than 56 dBA to ensure compliance.

Additionally, the report confusingly labels the noise monitoring locations with different names in different places. On Figure 2, they are labeled North, South, East, and West. But in the text and tables, they are labeled Entrance, House, River and Woods. Those names should replace the directional names shown in Figure 2.

Audibility of the Excavation in Residential Areas

The existing noise monitoring locations were conducted at the Gales Ferry property lines and not in the affected residential communities. The East/Entrance location is located very close to Route 12 and therefore captured higher sound levels than Thames View Pentway homes, most of which are set farther back from Route 12. The Pheasant Run Condominiums are best represented by the South/Woods location, which showed a daytime average L90 value of 44 dBA. The North/House and South/Woods sites are likely to best represent the background sound levels for most of the Thames View Pentway homes, with daytime average L90 values of 44 and 47 dBA.

When project sound levels exceed 5 dBA above the background L90, the noise will be clearly audible. When project sound levels exceed 10 dBA above the background, they will be very audible and are likely to be considered intrusive by many residents. The Pheasant Run Condominium community is at an elevation more than 130 feet above the developed part of the project site, so the area will have clear sound paths from the operation to the homes during much of the excavation process. Many of the homes on Thames View Pentway are also elevated and will also have clear sound paths to the much of the excavation operations.

The noise contours shown during most of the phases of the excavation operation range from 50 to 60 dBA, with many of the phases showing levels in the 55 dBA range. With background levels in the mid-40s dBA, the excavation noise at many of the nearby homes will be continuously audible for most of the duration of the project and will very intrusive for considerable periods of time.

Given the extended duration of this project, HMMH strongly suggests that modifications to the project's plans be implemented to reduce the projected noise levels at the nearby homes to be no more than 5 dBA above the background L90s for the entire duration of the project. Predictions of 50 dBA or less in the communities mentioned above would largely accomplish this objective.

2. Sauls Seismic Study and Aimon-Martin Associates Study

HMMH has found the Sauls Seismic Study and the Aimon-Martin Associates Study to be comprehensively prepared including most of the applicable regulatory criteria and guidelines. We agree with the findings in the Aimon-Martin Associates study that blasting would not cause issues for the utility infrastructure, specifically the transmission line and water main.

The Sauls Seismic Study indicates that there would be no exceedances of the applicable regulatory criteria and guidelines identified in the study. HMMH agrees with this finding for general construction using heavy equipment such as compactors; however, for blast vibration we suggest that consideration be made to more conservative damage criteria, such as those provided in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA 2018). These thresholds identify that structural damage may occur when vibration levels are as low





TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-095

Agenda Date: 6/2/2025

Agenda #: 4.

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 #: 22-096

Agenda Date: 6/2/2025

Agenda #: 1.

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)