



TOWN OF LEDYARD

Land Use Department

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Activity Report

August 14—September 11, 2023

1. SITE VISITS:

- 8/14/23 17 & 20 Bluff Road West—Reinspection Blighted lawn—Site visit to confirm (file closed)
22 Anderson Drive—Reinspection Blighted yard and structures—Site visit to confirm
7 River Drive—Reinspection Blighted yard/structures—Site visit to confirm
1851 Center Groton Road—Reinspection Commercial MVs—Site visit to confirm
- 8/16/23 1528 Route 12 (Bark N' Brew)—Reinspection stormwater basin/paving
411 Colonel Ledyard Highway—Reinspection commercial activity in residential zone/vehicle/equipment storage—Site visit to confirm
538 Colonel Ledyard Highway—Complaint trash/Junk—Site visit to confirm
159 Whalehead Road—Reinspection trash along road—Site visit to confirm (file closed)
23 Devonshire— Reinspection Blighted lawn and siding—Site visit to confirm
1711 Route 12—Reinspection Blighted yard/house—Site visit to confirm
130 Vinegar Hill Road—Reinspection Blight/Junk—Site visit to confirm (file closed)
1686 Rte. 12 (Dollar General)—Maintenance/stormwater/erosion control inspections
- 8/23/23 528 Colonel Ledyard Highway—Reinspection Junkyard—Site visit to confirm
6 Pennywise Lane—Inspection trailered residence in driveway—Site visit to confirm
26 Lake Street—Reinspection Blight/MVs/Trash—Site visit to confirm
103 Inchcliffe Drive—Reinspection Junk—Site visit to confirm
- 8/30/23 44 N. Glenwoods Road—Reinspection Blight lawn and Junk—Site visit to confirm (file closed)
10 Ledgewood Drive—Reinspection Junk Pile—Site visit to confirm (file closed)
986 Long Cove Road—Reinspection Blighted lawn—Site visit to confirm
7 Sleepy Hollow Pentway—Reinspection Junk/Blight—Site visit to confirm
7 Thamesview—Driveway inspection
1686 Rte. 12 (Dollar General)—Maintenance/stormwater/erosion control inspections
- 9/6/23 8 Robin Lane—Blighted yard/vehicles—Site visit to confirm
40 Blacksmith Drive—Reinspection MV repair—Site visit to confirm
538 Colonel Ledyard Highway—Reinspection Junk pile—Site visit to confirm (file closed)
22 Anderson Drive—Reinspection Blighted structures and yard—Site visit to confirm
1686 Rte. 12 (Dollar General)—Maintenance/stormwater/erosion control inspections
1496 Rte. 12—Reinspection Site Plan Violation—Site visit to confirm
986 Long Cove Road—Reinspection Blighted yard—Site visit to confirm (file closed)
1851 Center Groton Road—Reinspection Commercial MV Storage—Site visit to confirm
- 9/11/23 12 Sleepy Hollow Pentway—As built—NSFH

2. ENFORCEMENT:

Update on Open Cases:

103 Inchcliffe Drive—Letter with instructions for full compliance/bulky waste sent 8/29/23 (in response to the NOV-IC sent 5/15/23 with follow up correspondence and extension); will continue to monitor.

22 Anderson Drive—Inspected 9/6/23 (to follow up on extension given for Notice of Continued Blight sent 5/15/23) blighted lawn, ongoing issues with garage, gutters, etc; sent letter with instructions for full compliance 9/7/23; will continue to monitor.

40 Blacksmith Drive—Instructions for full compliance sent 8/15/23 (in response to lack of progress since the 7/6/23 reinspection for NOV-IC sent 5/15/23); no significant changes observed during 9/6/23 inspection; Letter for full compliance sent 9/7/23; will continue to monitor.

8 Robin Lane—During the 9/6/23 inspection, the property appeared to be under renovation (no new ownership information on property card 9/7/23), inspected in response to correspondence with Holding Company (7/12/23), court was collecting funds to transfer the property; will continue to monitor.

130 Vinegar Hill Road—No violations observed during 8/17/23 reinspection following a 7/19/23 letter with instructions for full compliance to remove dumpster (file closed).

411 Colonel Ledyard Highway—Phone conversation with Mr. Spicer (8/16/23), no update since last call regarding (Citation sent 5/22/23). During the previous call, Mr. Spicer stated that he acquired another shop at a portion of 370 CT-163, Montville, CT. His plan is to begin selling the unserviceable/inoperable vehicles; Right to Hearing sent 9/11/23; will continue to monitor.

21 Gallup Drive—Mr. Schmitz sent an email stating he has appointment with DMV September 13th for vehicle use changes in response to the Notice of Violation and Intent to Cite (Final) sent 6/5/23 and various correspondence since; will continue to monitor.

528 Colonel Ledyard Highway—Mr. Dechesser declined to show any of the property that was not visible from the first 50 feet of the front yard during the 8/23/23 inspection (for the Notice of Citation Assessment sent 5/9/23 & Right to Hearing sent 6/26/23), and the inspection did not identify any significant progress since the 7/26/23 inspection; will continue to monitor.

18 Crestview Drive—Letter with instructions for full compliance sent 8/30/23 in response to the lack of progress observed during 8/1/23 inspection (Notice of Citation Assessment sent 5/9/23 and Right to Hearing sent 6/20/23); will continue to monitor

1711 Route 12—Observed vegetation trimmed during 8/14/23 inspection for the 7/3/23 Request for Voluntary Compliance, also observed significant Junk which was previously not visible due to overgrowth; During phone call with Mr. Slater (8/16/23) thanked Mr. Slater for getting landscaping done, informed Mr. Slater both properties (also owns 7 River Drive) had significant Junk below the vegetation and asked him to hire someone to remove the Junk. He asked to be given until Monday (8/21/23) to contact contractors and come up with a plan of action; Email correspondence with Elizabeth (Beth) Sabilia 8/18/23-9/5/23 stated she is working on obtaining Power of Attorney, will be working with her to establish timeline for cleaning the property; will continue to monitor.

7 Sleepy Hollow Pentway—Significant ongoing progress observed during 8/30/23 inspection regarding Notice of Violation Blight sent 6/8/23; will continue to monitor.

1496 Route 12—Spoke with Mr. Ceravolo 9/7/23 on the phone (for Notice of Violation Site Plan sent 5/17/23 and other correspondence), requesting an update for removing the tenant in violation. Mr. Ceravolo stated he had taken them to court within a week and was working to complete the eviction process; will continue to monitor.

1644 Route 12—Karen Majalian spoke with Town Planner via telephone 8/22/23 (in response to the 7/3/23 letter requesting a plan to bring Blighted/dilapidated structures to compliance) to discuss any constraints

with demolition/future development, property is still going through probate and Ms. Majalian is trying to sell the properties; will continue to monitor.

7 River Drive—Observed vegetation trimmed during 8/14/23 inspection (regarding the Request for Voluntary Compliance sent 7/3/23), also observed significant Junk which was previously not visible due to overgrowth; During phone call with Mr. Slater (8/16/23) thanked Mr. Slater for getting landscaping done, informed Mr. Slater both properties (also owns 1711 Route 12) had significant Junk below the vegetation and asked him to hire someone to remove the Junk. He asked to be given until Monday (8/21/23) to contact contractors and come up with a plan of action; Email correspondence with Elizabeth (Beth) Sabilia 8/18/23-9/5/23 stated she is working on obtaining Power of Attorney, will be working with her to establish timeline for cleaning the property; will continue to monitor.

10 Ledgewood Drive—No violation observed during 8/30/23 inspection (regarding NOV RVC sent 7/18/23 for Junk in front of garage) (file closed)

26 Lake Street—Ongoing blight case: some previous inspections property was in compliance (6/7/23 and 7/6/23), however 7/31/23 inspection had slight increase in debris in yard including a washer and dryer; NOV IC sent 8/29/23 for Junk and Blight; will continue to monitor.

986 Long Cove Road—Heavily blighted lawn observed while driving on Long Cove Road 7/13/23; NOV RVC sent 7/18/23; Returned to sender 7/31/23, sent to recently updated address 8/2/23; 8/30/23 inspection revealed continued blighted lawn and 8/30/23 Official NOV Blight sent; 9/5/23 telephone conversation with owner, scheduled an inspection after recent landscaping; no violation during 9/6/23 inspection (file closed).

44 North Glenwoods Road—Complaint Trash/Junk 7/19/23; inspection 7/20/23 revealed lawn greater than 9 inches and Blight; NOV RVC sent 7/20/23; Lawn mowed and trash/junk removed by 8/30 inspection (file closed)

1699 Center Groton Road—Complaint Junkyard 7/31/23 and inspection same day, no violation visible from roadway, however photos and videos sent of property rear later that day showed significant Junk; John Simlick (owner) came in to Land Use Office 8/14/23 to go over time line to clean property. Stated he would provide pictures, and weekly updates, starting with the removal of the tires, and John was informed assessor will be evaluating the unpermitted structures; Mr. Simlick (owner) came in to Land Use Office 8/16/23, 8/22/23, and 8/31/23 to apply for permits of unpermitted structures, and provide updates on Junk removal. Significant progress was documented in pictures submitted and according to Mr. Simlick, 36 tires, several lawn tractors, and various debris were removed from his property and brought to a waste disposal facility. Mr. Simlick has a continued plan of action; will continue to monitor.

23 Devonshire Drive—In response to 8/11/23 email from owner claiming lawn mowed and purchased materials for siding, performed reinspection 8/16/23 and confirmed lawn mowed; waiting will continue to monitor.

159 Whalehead Road—8/16/23 Reinspection of a 7/31/23 (confirmed at the time) complaint of trash bags along the road (file closed)

17 & 20 Bluff Road West—No violation during 8/14/23 inspection (in response correspondence from Nicole Olsen-Nieves which included boat registrations for 17 Bluff Road and plans to have lawn mowed (file closed).

5 Bluff Road West—RVC sent 8/22/23 following 7/31/23 inspection for blighted boats; Michael Johnson 8/30/23 called Land Use office and stated he has an appointment with the DMV 9/13/23, granted extension to 10/1/23; will continue to monitor.

419 Pumpkin Hill Road—In response to RVC sent 8/10/23 for a Connex box and unpermitted structures, David Giesing (owner) came in to Land Use office 8/21/23, 8/24/23, and 8/31/23 to apply for the necessary permits and come up with a plan for the Connex box; will continue to monitor.

1851 Center Groton Road— Request for Voluntary Compliance 6/14/23 sent for unpermitted commercial vehicle parking; owner came in 7/10/23 to begin permitting, granted 30-day extension; No permit applications to date (8/14/23) and commercial MVs observed during 8/14/23 & 9/6/23 inspections; Letter requesting additional contact sent 8/14/23; NOV IC sent 9/11/23; will continue to monitor.

538 Colonel Ledyard Highway — Request for Voluntary Compliance 8/17/23 sent for Junk pile near roadway observed during 8/16/23 inspection; no violation during 9/6/23 inspection (file closed).

Update on New Cases:

6 Pennywise Lane--NOV-IC sent 8/29/23 for trailered residence in driveway; Phone calls with Steven Vanmameren 8/31/23 and 9/5/23 (owner) regarding options for trailer removal vs. conversion to a permitted structure; will continue to monitor

99 Meetinghouse Lane—Drive-by inspection on 9/11/23 confirmed blighted lawn/MVs, RVC sent same day; will continue to monitor

Complaints Received:

- 6 Pennywise—Full occupancy of trailer/tiny house
- 99 Meeting House Lane—Blighted lawn and MVs