



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works Committee

### ~ AGENDA ~

Chairman S. Naomi  
Rodriguez

Regular Meeting

**Monday, May 6, 2024**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

In -Person: Council Chambers, Town Hall Annex Building

Remote Information is Noted Below:

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

**<https://us06web.zoom.us/j/89940481477?pwd=vuhzWdq26Vc8Dg9yRBGdELyVHNfaPb.1>**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 899 4048 1477; Passcode: 115911**

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

MOTION to approve the Land Use/Planning/Public Works Committee Regular Meeting Minutes of April 1, 2024.

**Attachments:** [LUPPW-MIN-2024-04-01.pdf](#)

VI. OLD BUSINESS

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

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

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

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

3. Continue to monitor concerns at the Chrisy Hill Park on East Drive.

**Attachments:** [East Drive Park-Jamison-Chief Rich email-2024-03-27.pdf](#)

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

1. Any 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

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**File #:** 24-0368

**Agenda Date:** 5/6/2024

**Agenda #:**

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## MINUTES

**Minutes:**

MOTION to approve the Land Use/Planning/Public Works Committee Regular Meeting Minutes of April 1, 2024.



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher
Administrative Assistant

Chairman S. Naomi Rodriguez

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

Monday, April 1, 2024

6:00 PM

Council Chambers, Town Hall Annex

DRAFT

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

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

- II. ROLL CALL –

Table with 6 columns: Attendee Name, Title, Status, Location, Arrived, Departed. Rows include Jessica Buhle, Kevin Dombrowski, Gary St. Vil, S. Naomi Rodriguez, Juliet Hodge, John Rich, Earl (Ty) Lamb, Daniel Stanavage, and Roxanne Maher.

- 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 February 5, 2024
Moved by Councilor Buhle, seconded by Councilor Dombrowski

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 an updated Blight Report for the period ending March 31, 2024 was provided for tonight’s meeting. He stated he was pleased to see Zoning Official/Blight

Enforcement Officer Alex Samalot was making good progress with bringing properties into compliance. He stated the lingering properties had additional issues noting that one property was proceeding through the Court System.

**RESULT: DISCUSSED**

**Next Meeting: 05/06/2024 6:00 p.m.**

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

Councilor St. Vil stated he drafted the *Roles and Responsibilities Document* and that he would be prepared to present the draft to the LUPPW Committee at their May 6, 2024 meeting for review.

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic District Commission Chairman noted that Mrs. Karen Parkinson was appointed to the Historic Commission at the Town Council's February 28, 2024 meeting. He stated Mrs. Parkinson was a great addition to the Commission noting that she has been assigned to take the lead on the Commission's initiative to designate the Spicer Homestead Ruins, located within the Clark Farm property, as a Registered Historical Site.

Mr. Lamb continued by stating Mrs. Parkinson was working on the *Milestone Road Map* to outline the process for the town to apply for a Historic Designation for the Spicer Homestead Ruins from the State. He stated Mrs. Parkinson was planning to attend tonight's LUPPW Committee meeting to discuss the Milestone Road Map, however, he stated due to other circumstances, she was not able to attend.

Mr. Lamb stated with the seating of the new LUPPW Committee in December, 2023 they expressed an interest to hike the Tri-Town Trail to see the Spicer Homestead Ruins area when the weather warmed up. He questioned when the Committee would be available to hike the area. Councilor Dombrowski suggested Mr. Lamb and Mrs. Parkinson coordinate with Administrative Assistant Roxanne Maher to schedule a Site Walk for the LUPPW Committee.

The LUPPW Committee thanked Mr. Lamb for attending tonight's meeting.

Mr. Lamb left the meeting at 6:07 p.m.

**RESULT: CONTINUE**

**Next Meeting: 05/06/2024 6:00 p.m.**

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

Discussion regarding safety issues at the Park on East Drive – Christy Hill Park

Councilor St. Vil noted with the receipt of Mr. Jamison's email dated March 27, 2024 Chairman Rodriguez asked that this item be added to the LUPPW Committee's Agenda for discussion this evening. He also noted the email thread which included a response from Ledyard Police Chief Rich; and a response from Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. as noted below:

*"On Mar 28, 2024, at 9:20 AM, Scott Johnson <[Scott@ledyardrec.org](mailto:Scott@ledyardrec.org)> wrote:*

*Good morning Mr. Jamieson,*

*Thanks for bringing this to our attention! Just went out to assess the damage.*

*I'll have a new P&R Lock put on and have the eyelet crimped to prevent the chain from sliding out of the eyelet. I'll look into getting a new "park closed at dusk sign" to put on the gate post or move the current sign from the backstop fence.*

*Sincerely,*

**Scott Johnson Jr, CPSI Director**

Ledyard Parks and Recreation Department

Ledyard Senior Center

12 Van Tassell Drive

Gales Ferry, CT 06335

860-464-9112

[www.ledyardrec.org](http://www.ledyardrec.org)

**From:** John Rich <[chief.rich@ledyardct.org](mailto:chief.rich@ledyardct.org)>

**Sent:** Wednesday, March 27, 2024 3:44 PM

**To:** William Jamieson Jr <[williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com)>; Scott Johnson <[Scott@ledyardrec.org](mailto:Scott@ledyardrec.org)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; Blakely Elizabeth Jamieson <[blakelyelizabethjamieson@gmail.com](mailto:blakelyelizabethjamieson@gmail.com)>; Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>

**Subject:** RE: East Drive Park

Mr. Jamieson,

Thanks for sending this information along. I've forwarded your email to all officers.

Chief John Rich

**From:** William Jamieson Jr <[williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com)>

**Sent:** Wednesday, March 27, 2024 3:38 PM

**To:** Scott Johnson <[Scott@ledyardrec.org](mailto:Scott@ledyardrec.org)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; John Rich <[chief.rich@ledyardct.org](mailto:chief.rich@ledyardct.org)>; Blakely Elizabeth Jamieson <[blakelyelizabethjamieson@gmail.com](mailto:blakelyelizabethjamieson@gmail.com)>; Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>

**Subject:** East Drive Park

Good Afternoon All,

Last night around 9:30pm we had a pickup truck pull into the East Drive playground parking lot and park for several minutes. Then the truck began to rev the engine excessively and proceed to do donuts in the parking lot before exiting the park. A neighbor called us to ask if we had heard the disturbance as well, immediately following.

*Sadly, the park had not been locked for the evening allowing this to happen and it occurred just 15 minutes after an LPD vehicle had driven by and checked on the park.*

*I went to look at the gate and realized that someone vandalized the eyelet that the lock secures the chain to, making it impossible to lock the gate now. Additionally, only the water company lock is still there, the parks and rec padlock is missing. I'm hoping we can have this resolved quickly before we begin to have more recurring issues there. Perhaps a sign at the entrance stating the park is closed at dusk would help as well or some cameras to catch this behavior with better angles than we can provide.*

*I have attached photos of the damage done to the parking lot last night and a video where you can hear the truck and see the activity described above.*

*Respectfully,  
William Jamieson"*



Councilor Dombrowski provided some background noting after hearing residents' concerns regarding graffiti, the lack of lighting, and other nefarious behavior that was occurring at the Park that the Community Relations Committee held an Informal Gathering at the Park on July 20, 2022 with the residents in the area. He stated Parks & Recreation Director Scott Johnson, Jr. and many Town Councilors attended the event. He stated during their conversations with the residents they found that there was a lot of miscommunication. He stated since then Parks & Recreation, Public Works, and the Police Department have worked together to address the concerns. He stated new lights were installed, brush was cleared from the entrance to the Park so that it was visible, a new gate and lock was installed, the parking lot was redone along with other improvements. He stated the LUPPW Committee had this item on their agenda for a long time to monitor; but because the issues had been resolved and there were no new incidents being reported the item was removed from the LUPPW Committee's agenda. He suggested the LUPPW Committee may want to once again keep the Park on East Drive (Chirsty Hill Park) on their agenda to monitor.

Police Chief John Rich stated Police Officers have continued to make their regular patrol checks, as they have normally done, noting that things have been very routine, and that they have not any issues. He stated since January, 2024 the Police Department has done twenty-two checks at the Park and did not see any issues during their checks.

Parks, Recreation, & Senior Citizens Director Scott Johnson, Jr., stated since the lights were installed that this was the first issue they have had in the past two-years.

Councilor Buhle questioned whether the lock/gate have been repaired. Mr. Johnson explained that their staff was in transition, noting that the new Park Caretaker just started today and that he would have them take a look at lock. He stated the Christy Hill Park was used for T-Ball, noting that it would be busy explaining that until they could have the locked repaired that he would have to arrange for someone lock the gate every night.

Councilor St. Vil questioned the last time Parks & Recreation received a complaint regarding the Christy Hill Park on East Drive. Mr. Johnson stated about eight months ago they had a playground incident. However, he stated since the lights were installed at the Park they have not received any complaints.

Councilor St. Vil asked Mr. Johnson to provide an update to the LUPPW Committee at their May 6, 2024 meeting. Mr. Johnson stated he would be happy to provide an update to the LUPPW Committee next month. He went on to explain that initially the lock was installed as a safeguard until they could have the lights installed. He stated locking the gate was an option, however, he stated it was labor intensive to send staff to the Park every night to lock the gate. He stated if they had any additional issues that they would lock the gate, noting that there may be some night's they might not be able to close and lock the gate.

Councilor Buhle questioned whether they could use a automated timed-lock to secure the Park, noting that she has seen different style Playground Gates. Mr. Johnson stated that the gate needed to be swung to close and was held together by a chain to lock it, explaining that it would be difficult to automate locking the gate.

Councilor St. Vil provided a recap of tonight's discussion noting the following actions:

- Replace the lock to the gate at the Park.
- Develop a schedule to ensure the Park was locked up each night, noting that this would be contingent upon manpower.
- Police Department would continue patrolling the Park.

Councilor St. Vil stated the LUPPW Committee would keep Christy Hill Park at East Drive on their agenda to monitor for the near term. However, he stated that other than monitoring activities he did not foresee any additional action going forward by the LUPPW Committee, other than what was already being done by the Police Department and by the Parks & Recreation Director.

**RESULT: CONTINUE**

**Next Meeting: 05/06/2024 6:00 p.m.**



V. NEW BUSINESS

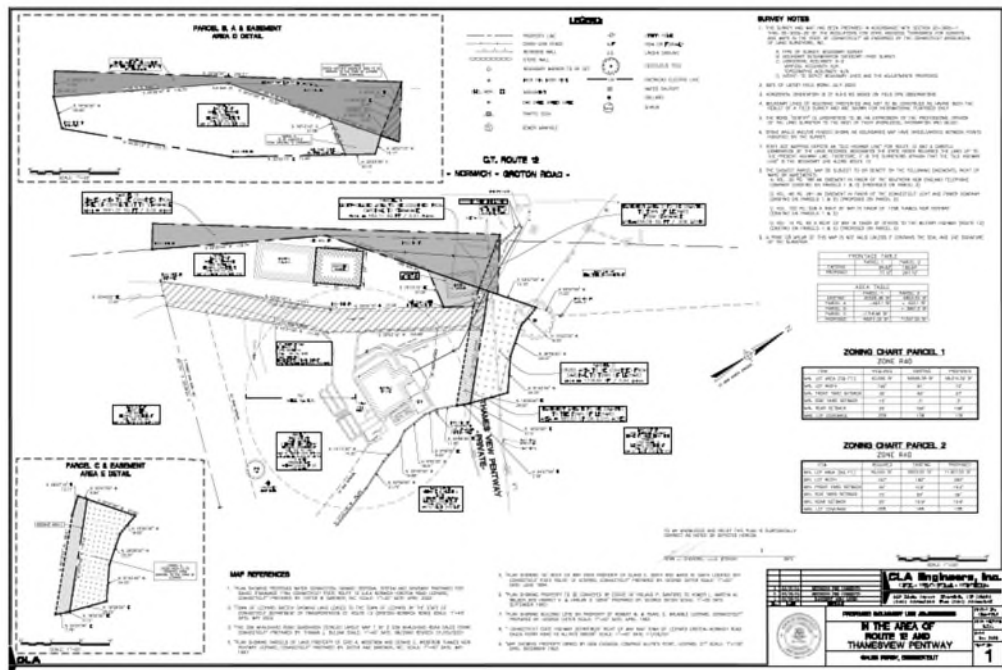
1. MOTION to recommend the Town Council recommend the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

Moved by Councilor St. Vil, seconded by Councilor Dombrowski

Discussion: Councilor St. Vil provided an overview of the process relative to the town accepting the conveyance of land from a private property owner, noting that a Public Hearing was required that would be followed by a Special Town Meeting for the townspeople to vote to accept the property. He stated that the Town Council was required to review the proposal and make a recommendation relative to whether the town should accept the conveyance of the property.

Planning & Development Director Juliet Hodge provided some background stating that this property conveyance/transfer from private landowners to the town involved three (3) different “areas” on Thamesview Pentway, each for no cost to the Town:



Ms. Hodge proceeded to explain:

- The first is shown as “Parcel C” on the map. It is .04 acres. This is a portion of 2 Thamesview Pentway that was currently owned by Noah Cardinal. In accordance with Ordinance: # 300-028 “*Town of Ledyard Private Easements And Rights-Of-Way Ordinance*” the town has been currently maintaining this area of Thamesview Pentway; therefore, taking ownership of this area would not incur any additional costs to the town.
- The second is a 259.08 square foot area identified as “Easement Area D” (259.08sf) located over a portion of 1764 Route 12, Gales Ferry, which was being conveyed from Daniel Stanavage, which would also to be used by the Town for the purpose of snow removal/snow stacking.
- The third is a 685.67 square foot area identified as “Easement Area E” that is being conveyed from Noah Cardinal. The Town was also using this area for the purpose of snow removal/snow stacking.

Planning & Development Director Juliet Hodge concluded by explaining the boundary line adjustments, which included a lot line adjustment with the State was a good plan because it would provide the abutting property, which currently did not have any frontage, with frontage along Route 12. Therefore, she stated the adjustments would allow the property owned by Mr. Cardinal, which was a garage with an apartment on top, to be redeveloped. She stated the Plan would clean up a message corner on Route 12, which was the goal of Zoning. She noted that the town recently paved the entry point of the Pentway.

Councilor Dombrowski questioned whether Public Works Director/Town Engineer Steve Masalin was aware of the conveyance of these pieces of land to the town and whether he supported the town taking ownership. Ms. Hodge stated that Mr. Masalin supported the town taking ownership of the property involved in the property boundary line adjustments.

Councilor St. Vil questioned who would be responsible to pay for the costs of the boundary line adjustments, maps, and associated work.

Mr. Daniel Stanavage, 1764 Route 12, Gales Ferry, stated that he has incurred most of the costs, which included the engineering work, Ledge Light Health District Test Holes, and associated work.

Ms. Hodge stated there would be no cost to the town for boundary line adjustments. She noted that the Planning & Zoning Commission would conduct an 8-24 Review at their April 11, 2024 meeting.

**VOTE: 3 – 0 Approved and so declared**

**RESULT: 3 – 0 RECOMMEND TO APPROVE [UNANIMOUS]**  
**MOVER:** Gary St. Vil, Town Councilor  
**SECONDER:** Kevin Dombrowski, Town Councilor  
**AYES:** Jessica Buhle, Kevin Dombrowski, Gary St. Vil

2. MOTION to recommend the Town Council set a Hybrid (In-Person & Video Conference) Public Hearing date on May 8, 2024 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS 07-163e; to receive comments and recommendations regarding the following:

*For the Town of Ledyard to accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:*

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal.*
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.*
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.*

In addition, recommend the Town Council set a Hybrid (In-Person & Video Conference) Special Town Meeting on May 8, 2024 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

*“Shall the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:*

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal*
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.*
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.?”*

Moved by Councilor Buhle, seconded by Councilor Dombrowski

Discussion: Councilor Dombrowski stated in accordance with CGS 7-163e that a Public Hearing was required *for the sale, lease or transfer of real property owned by the*

*municipality prior to final approval of such sale, lease or transfer. He also noted that in accordance with Chapter VII; Section 9 of the Town Charter a Town Meeting was required “for any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting”.*

**VOTE: 3 – 0 Approved and so declared**

**RESULT: 3 – 0 APPROVED [UNANIMOUS]**  
**MOVER:** Jessica Buhle, Town Councilor  
**SECONDER:** Kevin Dombrowski, Town Councilor  
**AYES:** Jessica Buhle, Kevin Dombrowski, Gary St. Vil

The LUPPW Committee thanked Ms. Hodge and Mr. Stanavage for attending tonight’s meeting.

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

IX. ADJOURNMENT-

Councilor Buhle moved the meeting be adjourned, seconded by Councilor Dombrowski.

**VOTE: 3 - 0 Approved and so declared,** the meeting was adjourned at 6:23 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

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**File #:** 23-1953

**Agenda Date:** 5/6/2024

**Agenda #:** 1.

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## LAND USE

### **Subject/Application:**

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

### **Background:**

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

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

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

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



# TOWN OF LEDYARD

Land Use Department

Alex Samalot

Assistant Zoning Official/Blight Enforcement Officer

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

[zoning.official@ledyardct.org](mailto:zoning.official@ledyardct.org)

## BLIGHT REPORT FOR LUPPW COMMITTEE 1/3/24-3/28/24

### 1. NEW COMPLAINTS :

**V=VERIFIED**

**R=Remedied**

- 116 Meeting House Lane(V)
- 109 Church Hill Road(V)
- 11 Allyn Lane(V)
- 1 Mull Berry Drive(V)
- 21 Winthrop Road(V)

### 2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

**109 Church Hill Road** —Complaint 3/5/24 of improper storage of garbage; confirmed during 3/6/24 inspection; RVC sent 3/20/24; will continue to monitor.

**116 Meetinghouse Lane**—Complaint 3/5/24 of improper storage of garbage; confirmed during 3/6/24 inspection; RVC sent 3/20/24; will continue to monitor.

**11 Allyn Lane**—Complaint 3/20/24 of improper storage of garbage; confirmed during 3/21/24 drive by inspection; called Mr. Slater (owner) stated he is working on it, and set up reinspection in 2 weeks; will continue to monitor.

**1 Mull Berry Drive**—Complaint 3/20/24 of improper garbage storage and blighted MVs; confirmed during 3/21/24 drive by inspection; RVC sent 3/27/24; will continue to monitor.

**21 Winthrop Road**—Drive by inspection (1/24/24) confirmed the complaint of a dilapidated garage (from the same day); review of aerial photography showed rear portion of the garage had collapsed; RVC sent 2/1/24; Mr. Gabiga (owner) came in to the Land Use Office 2/26/24 to discuss the existing state of the garage, and his plan to rebuild it; significant progress improving garage observed during 3/11/24 inspection, spoke with Mr. Gabiga the same day, to discuss continued plans to rebuild; will continue to monitor.

### 3. OPEN BLIGHT CASES: OLD/ONGOING

**27 Highland Drive**— Ongoing Blight case: RVC sent 9/21/24 with varying levels of compliance: Increase in Junk observed between the 1/24/24 and 2/12/24 inspection, NOV Blight sent 2/14/24 and posted on property; significant improvement observed at 3/6/24 inspection; will continue to monitor.

**9 Pinelock Drive**—Correspondence with Ledyard PD 1/9/24-2/6/24 regarding commercial vehicle street parking (for RVC about Blighted commercial MV sent 12/4/23); researched the business printed on the blighted MV (forfeited); vehicle present during 2/1/24 drive by inspection; Spoke to Ledyard P.D. 2/6/24, to

enforce through the parking ordinance; observed ticket on window during 2/6/24 drive by inspection; observed a note near the ticket 3/21/24 from owners stating they will remove the vehicle; will continue to monitor.

**23 Devonshire Drive**—Overgrown lawn and missing siding case (RVC sent 8/3/23, lawn mowed 8/16/23, and various correspondence and inspections for siding); siding not present on a portion of the house during the 1/24/24 drive by inspection, owner was emailed the same day to request update; additional emails 2/6/24; and 3/28/24 to set up a realistic timeline to finish the siding job during Spring; will continue to monitor.

**7 River Drive**—Ongoing Blight Case (7/3/23 RVC and various correspondence): observed significant progress clearing vegetation during 1/24/24 inspection; during phone call on the same day Leonard Slater (owner) confirmed progress would continue; realtor (Lincoln Soleyn) for 7 River Drive came in to Land Use Department 2/1/24 looking for options as far as what to do with property; continued significant progress; progress observed during 2/6/24 and 3/11/24 inspections, Mr. Slater stated he was having issues with several of his properties in probate but will continue to make progress during 3/11/24 phone call; will continue to monitor.

**1711 Route 12**—Ongoing Blight Case (7/3/23 RVC and various correspondence, inspection, and progress): less garbage observed during 2/6/24 inspection; progress observed during 3/11/24 inspection; Mr. Slater stated he was having issues with several of his properties in probate but will continue to make progress during 3/11/24 phone call; will continue to monitor.

**528 Colonel Ledyard Highway**—Ongoing Blighted MV case: according to correspondence from Town Attorney 1/2/24-3/6/24, court has entered judgement lien on the property. Correspondence from owner 3/6/24 indicating frustration with the situation; will continue to monitor.

**22 Anderson Drive**—Phone call with realtor 1/24/24 confirmed new ownership of the property (to follow up on extension given for Notice of Continued Blight sent 5/15/23 and various correspondence); a large dumpster in front of the dilapidated garage was observed during the 1/30/24 inspection; significant work onsite observed during periodic drive by inspections; will continue to monitor.

**1644 Route 12**—Ongoing Blight Case with various correspondence with Ms. Majalian (co-owner) 2/20/24-2/29/24, commercial real estate agent Jonathan Cohn working with Mayor on selling the property; will continue to monitor.

#### **4. CLOSED BLIGHT CASES THIS QUARTER:**

##### **Old:**

**550 Lantern Hill Road**—Ongoing Blight Case (dilapidated structure): correspondence with owner following a new complaint on 3/7/24 that construction equipment was on the property, dilapidated structure and commercial equipment had been removed by 3/11/24 inspection; 3/11/24-3/13/24 correspondence with owner regarding ownership and removal of dilapidated structure, no violation (file closed).

**8 Robin Lane**—No violation during reinspection 1/3/24 (for a blighted MV that the owner was having a hard time removing due to the lack of title); (file closed).

**18 Crestview Drive**—Ongoing Blight Case with various correspondence between Town Attorney following blight lien placed on the property; Inspections 2/18/24, 3/18/24, and 3/25/24 to give Town Attorney site conditions; no violation by 3/25/24 inspection; correspondence 3/26/24 confirmed closure with Town Staff and Attorney; (file closed).

**7 Sleepy Hollow Pentway**—Ongoing Blight Case: (Notice of Violation Blight sent 6/8/23 and various correspondence) gave owner instructions for full compliance via voicemail 1/17/24; and in a phone call with the owner on 1/24/24 & 2/6/24, he stated he had follow up surgery but could find someone to help complete clean up; no violation observed during 3/13/24 inspection; (file closed).



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

Section 1. Purpose/Declaration

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

Section 2. Authority

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

Section 3. Scope of Provisions

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

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

Section 4. Definitions

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

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

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

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

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

Exceptions:

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

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

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

Section 5. Designation of Blighted Property

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

Section 6. Property Owner Notification

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

The notice shall contain the following information:

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

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

Section 7. Creation or Continuation of Blighted Property Prohibited

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

Section 8. Enforcement: Criminal Violations And Civil Penalties

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

Section 9. Civil Penalty Citation Hearing Procedure

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

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

B. Rights of the Respondent

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

D. Notice of Assessment; Effect.

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

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

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

#### Section 10. Failure to Respond to Citation

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

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

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

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

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

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

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

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

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

#### Section 12. Collection of Fines Imposed and Costs Incurred

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

#### Section 13. Municipal Abatement

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

#### Section 14. Administrative Responsibility

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

#### Section 15. Severability

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

#### Section 16. Violation



Section 17. Effective Date

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

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

Linda C. Davis  
Linda C. Davis, Chairman

Fred Allyn, III  
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

Patricia A. Riley  
Patricia A. Riley, Town Clerk

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

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

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

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



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-2143

**Agenda Date:** 5/6/2024

**Agenda #:** 2.

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AGENDA REQUEST  
INFORMATIONAL ITEM

**Subject:**

Spicer Homestead Ruins - Historical Research and Photos.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)

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

Tri Town Trail Association  
Karen Parkinson, President  
860 464-1559  
[karen@thepaddockinc.com](mailto:karen@thepaddockinc.com)

November 21, 2022

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

The earliest 17<sup>th</sup> 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?)<sup>1</sup> 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.

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<sup>1</sup> 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.

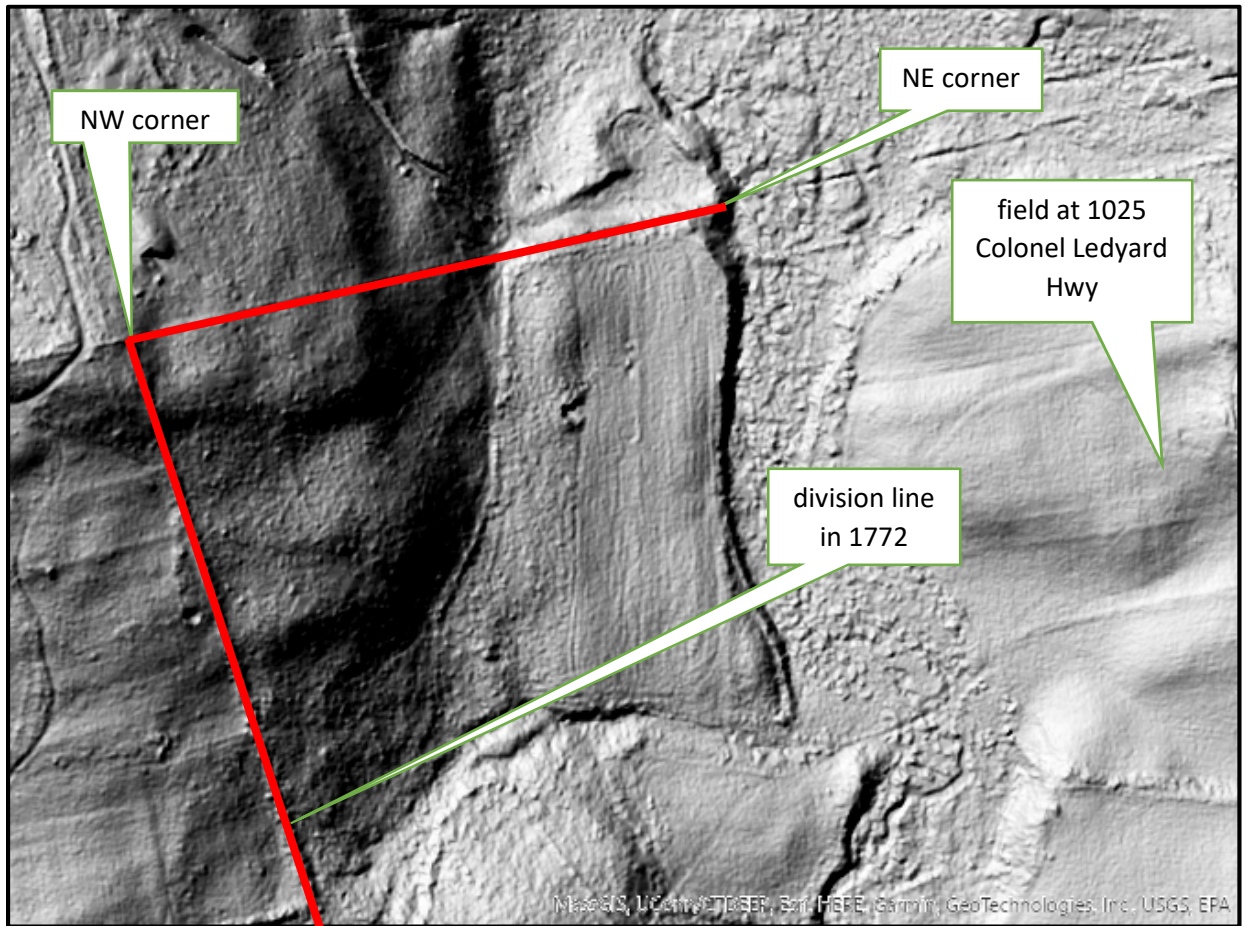


Fig 1. LIDAR of northern bound established for Cyrus Spicer's division of his father Hon. M. John Spicer's estate in 1772 measuring 55 rods in length beginning at the northeast corner at the brook just above or at the newly installed TTT bridge. Also note two anomalies or depressions visible in the middle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

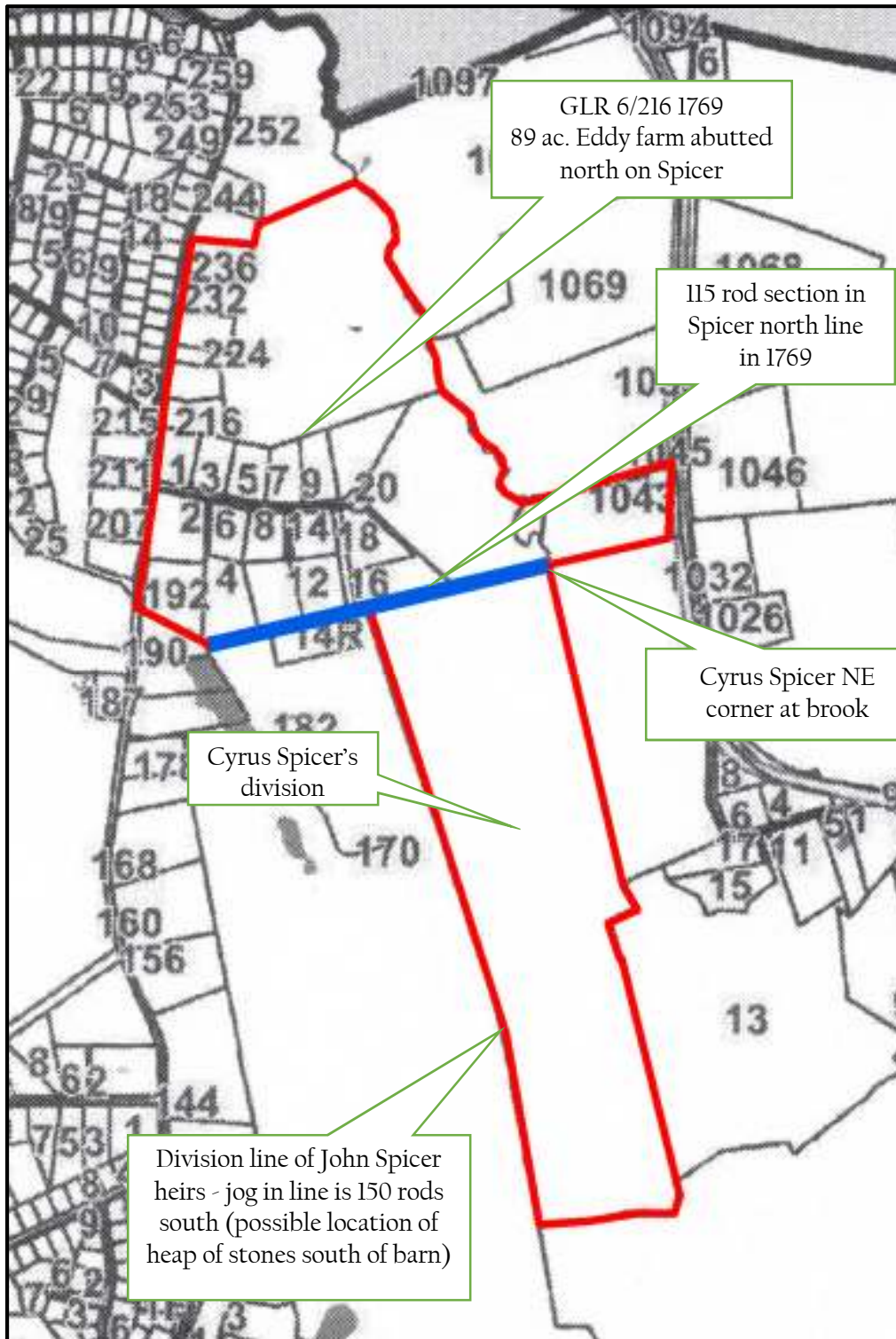


Fig. 2 Mark-up of Ledyard GIS property map. (<https://www.mapsonline.net/ledyardct/>)



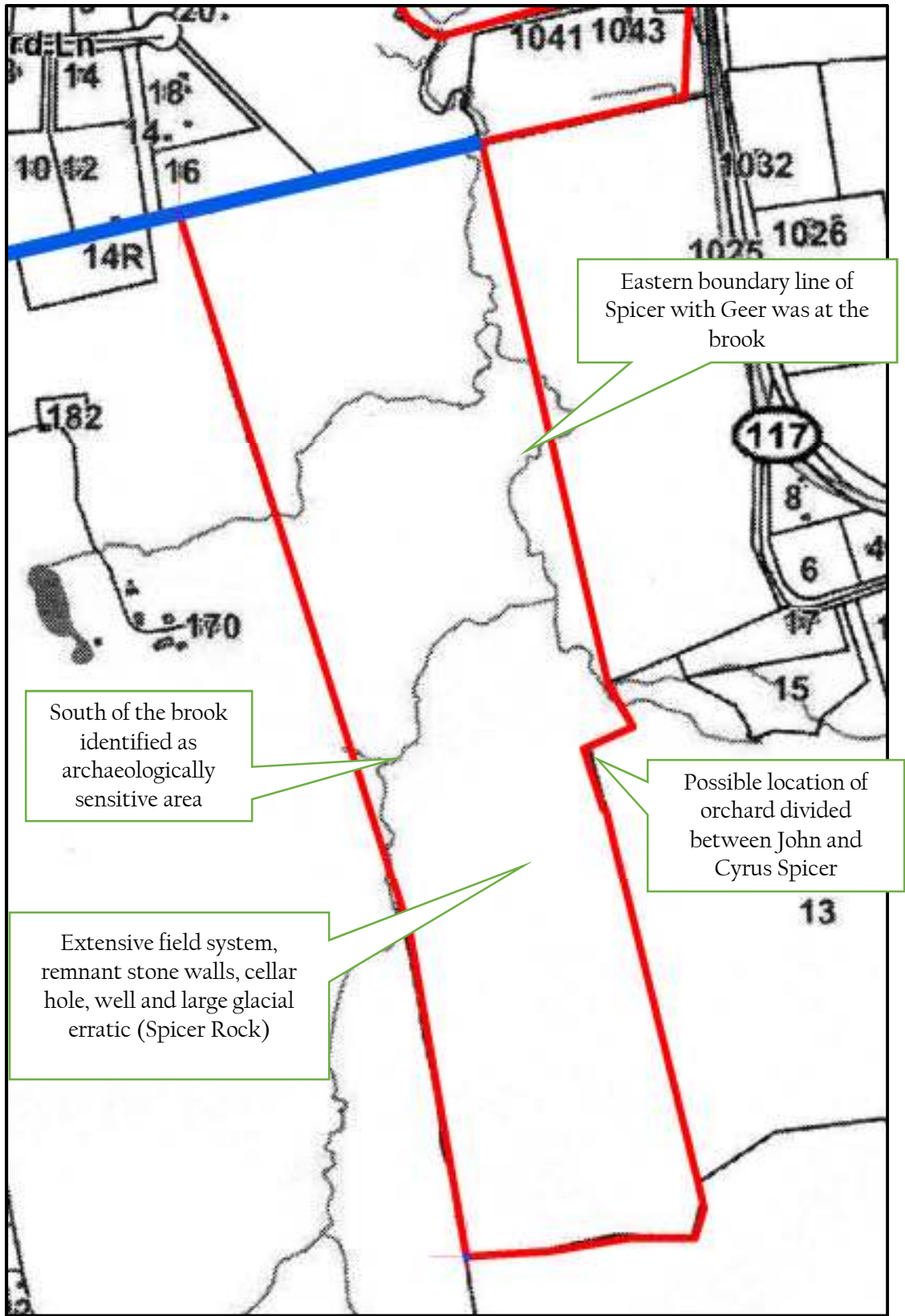


Fig. 3 Mark-up of Ledyard GIS map (<https://www.mapsonline.net/ledyardct/>)



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.

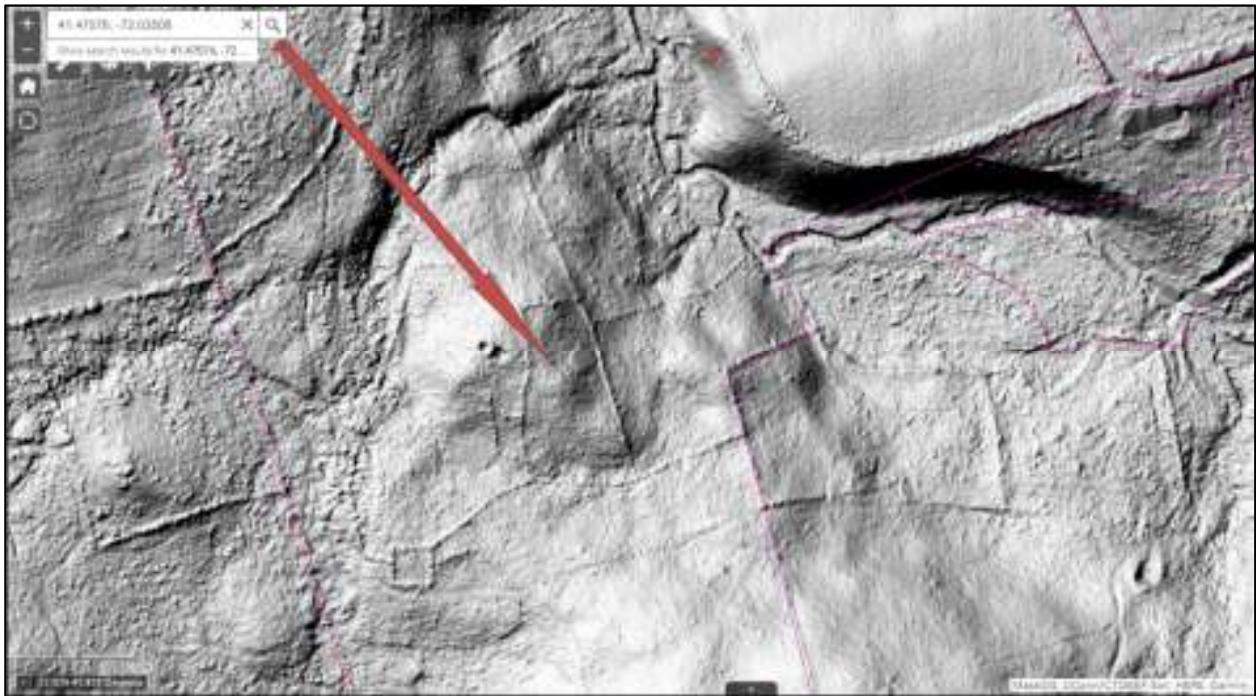


Fig. 5 TTT LIDAR image mark-up of location of “Spicer Rock”, with visible section of zig zagging wall to the east and identifies extensive walled in field system.



# "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

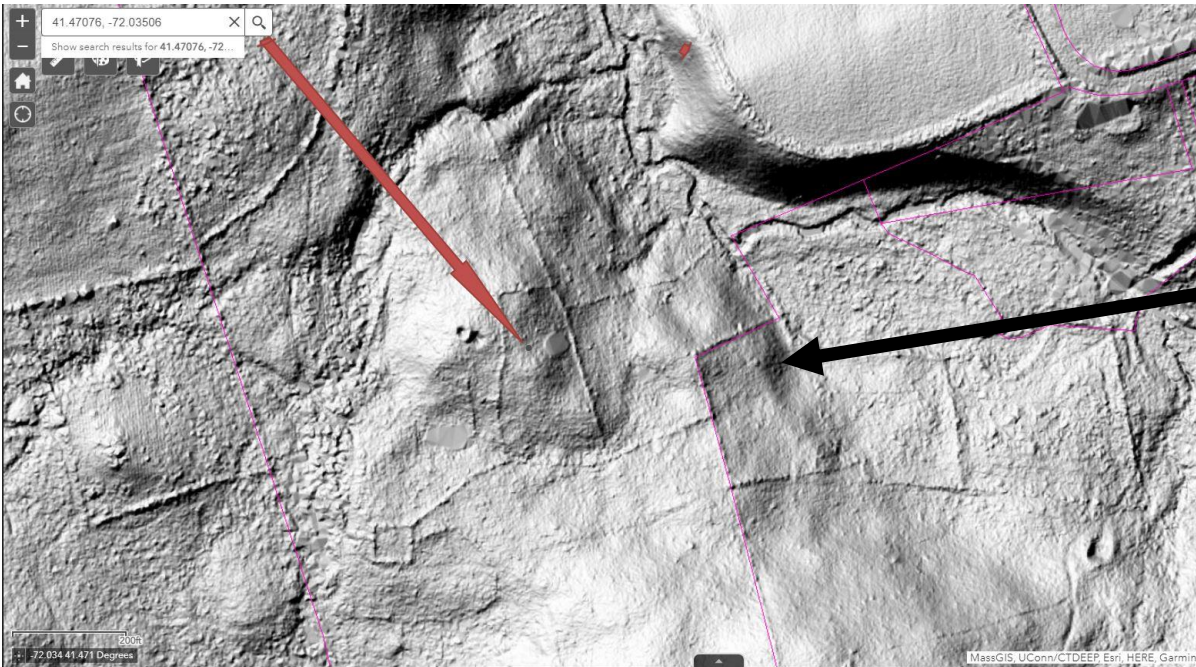
Lidar showing Rock Wall Pens, Foundations and well

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 2<sup>nd</sup> 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

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**File #:** 22-260

**Agenda Date:** 5/6/2024

**Agenda #:** 3.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Continue to monitor concerns at the Chrisy Hill Park on East Drive.

**Background:**

(type text here)

**Department Comment/Recommendation:**

**Meeting Action Detail:**

## Roxanne Maher

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**From:** Naomi Rodriguez  
**Sent:** Thursday, March 28, 2024 2:15 PM  
**To:** William Jamieson Jr; Scott Johnson; Fred Allyn, III; John Rich; Blakely Elizabeth Jamieson; Town Council Group; Roxanne Maher; Gary St. Vil  
**Subject:** Re: East Drive Park

Hello Mr. Jamieson,

Thank you for bringing this matter to our attention. Your diligence to this matter is commendable and very much appreciated.

Thank you Chief Rich and Mr. Johnson for your quick action. I will refer this matter to the Land Use Committee.

Thank you again Sir.

Respectfully,

Naomi Rodriguez, Chairman  
Ledyard Town Council

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**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Wednesday, March 27, 2024 3:37 PM  
**To:** Scott Johnson <Scott@ledyardrec.org>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Town Council Group <TownCouncil@ledyardct.org>  
**Subject:** East Drive Park

Good Afternoon All,

Last night around 9:30pm we had a pickup truck pull into the East Drive playground parking lot and park for several minutes. Then the truck began to rev the engine excessively and proceed to do donuts in the parking lot before exiting the park. A neighbor called us to ask if we had heard the disturbance as well immediately following.

Sadly, the park had not been locked for the evening allowing this to happen and it occurred just 15 minutes after an LPD vehicle had driven by and checked on the park.

I went to look at the gate and realized that someone vandalized the eyelet that the lock secures the chain to, making it impossible to lock the gate now. Additionally, only the water company lock is still there, the parks and rec padlock is missing. I'm hoping we can have this resolved quickly before we begin to have more recurring issues there. Perhaps a sign at the entrance stating the park is closed at dusk would help as well or some cameras to catch this behavior with better angles than we can provide.

I have attached photos of the damage done to the parking lot last night and a video where you can hear the truck and see the activity described above.

Respectfully,

William Jamieson  
860-383-9008





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-095

**Agenda Date:** 5/6/2024

**Agenda #:** 4.

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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

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**File #:** 22-096

**Agenda Date:** 5/6/2024

**Agenda #:** 1.

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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)