



TOWN OF LEDYARD

Land Use/Planning/Public Works Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman S. Naomi
Rodriguez

Regular Meeting

Monday, August 5, 2024

6:00 PM

Town Hall Annex - Hybrid Format

In -Person Location: Council Chambers, Town Hall Annex Building

Remote Participation: Information Noted Below:

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

**[https://us06web.zoom.us/j/87061011047?
pwd=gVQmdBRFrg7hbgiayp4xRmTGMGi3ZM.1](https://us06web.zoom.us/j/87061011047?pwd=gVQmdBRFrg7hbgiayp4xRmTGMGi3ZM.1)**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 870 6101 1047; Passcode:
427560**

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.

Present: Gary St. Vil
Jessica Buhle
Kevin Dombrowski

II. ROLL CALL

In addition, the following were present:

S. Naomi Rodriguez Town Council Chairman
Kim Andrews Resident
Mehgan Youmell Resident
Roxanne Maher Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

Ms. Meghan Youmell, 24 Lake Street, Ledyard, stated that she has lived in Ledyard for eight years and that she and Ms. Andrews have had concerns regarding a neighbor who has been throwing their yard debris over the fence that runs along the property line. She stated that they have both unsuccessfully talked with the resident to politely ask that they not throw their yard debris over the fence. She stated they were now at a point where the leaves and other debris was piling up and that it was going to fall over the fence. She stated that they were hoping the town could implement an Ordinance that would address the issue of dumping.

Councilor Dombrowski questioned whose property was the neighbor dumping their yard debris on. Ms. Youmell stated that her yard and the neighbor's yard were side by side and they each had a fence, and that the property line ran between the two fences, noting that they were dumping the yard debris between the two fences on the property line, noting that it was an eyesore.

Councilor Buhle questioned what type of debris the neighbor was throwing over the fence. Ms. Youmell stated that it was mostly yard debris, noting that a few years ago they were throwing bags of debris, however, she stated since they have asked the neighbor not throw the bags of debris between the fences, that they were now just throwing the yard debris not bagged, noting that the bags were still under the pile.

Councilor St. Vil questioned whether Ms. Youmell and Ms. Andrews have talked with other Town Staff regarding their concerns.

Ms. Youmell stated that there was also stuff piled in the neighbor's yard, noting that she did not understand the reason the property had not been condemned, noting the condition of the property. She stated she has talked with Staff in the Land Use Office (Blight Enforcement Officer) and submitted a formal blight complaint; however, she did not know if they contacted the property owners.

Ms. Kim Andrews, 19 Marla Avenue, Ledyard, stated a few years ago the house they were referring to had been abandoned, it was overgrown, and wild animals were coming out of the garage. She stated at that time she talked with the Mayor's former Executive Assistant Mary-Beth Hubbard, who put them in contact Ledge Light Health District. However, she stated that Ledge Light Health District could not go into the home. She stated in 2018 the family moved back into the house, and immediately started to throw their yard waste over the chain link fence, which divided their two backyards, noting that she did not know the actual property line. She stated that she asked them not to throw their brush and yard debris over the fence, but they disregarded her request. She stated when she spoke with Mayor Allyn, III, about her concerns this past Spring 2024, that he was aware of the property. She stated because the town did not have an Ordinance that the Zoning Officer stated that they did not have a mechanism to get them to stop throwing the debris over the fence. Therefore, she stated at the previous Zoning Officer's suggestion she threw the debris back over the fence, noting that the debris still remains there today. Ms. Andrews

also noted that she spoke with the Police Department and that they explained that they have no authority to do anything to help her. Therefore, she stated that she was appealing to the LUPPW Committee to see if they could find a solution, noting that the residents needed to have some type of recourse. She stated when they have video of their neighbor throwing debris over the fence, they need to be able to call someone in town, whether it was the Police or the Blight Enforcement Officer, who could go to the home and issue a Cease and Desist; and impose a fine if they do not comply.

Councilor St. Vil stated that he understood Ms. Andrews and Ms. Youmell's concerns; and that he appreciated the work they have done by talking with the Mayor's Office, the Land Use Office, Ledge Light Health District and the Police Department. Therefore, he stated he understood their rationale to propose the town consider an Ordinance to deal with this type of matter. However, he explained that drafting an Ordinance and the approval process would take some time.

Councilor Buhle noted that Ordinance #300-012 (rev 2) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" Item # 7 stated the following:

"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."

Chairman Rodriguez stated that the public does not like the government getting involved in their lives, noting that it was situations such as the one Ms. Andrews and Ms. Youmell described, in which one resident causes the town to have to implement rules. She suggested that perhaps Ordinance #300-012 (rev 2) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" could be used to address the dumping issue.

The LUPPW Committee discussed the following the path forward:

- Research what neighboring towns have done to address dumping on property that was not owned by the individual who was doing the dumping.
- Blight Officer engage with the resident about the dumping of debris. Councilor St. Vil noted that the LUPPW Committee would also talk with the Blight Enforcement Officer about Ms. Andrews and Ms. Youmell bringing their concerns to the LUPPW Committee's attention; and would ask him whether he has visited the property.
- Provide objective evidence to the Police Department showing the neighbor dumping the debris over the fence.
- Review Ordinance #300-012 (rev 2) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" to consider amending the

Ordinance to address this type of dumping issue.

- Review State Statute that would allow the town to implement provisions regarding dumping, as well as the state statute regarding blight issues to see if there have been any updates to the State Statutes that could assist the town with this type of situation.

Councilor Dombrowski explained the objective of Ordinance #300-012 (rev 2) 300-012 “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was to try to get voluntary compliance. However, he stated if the property does not come into compliance that the Ordinance does provide for the town to fine the resident on a daily basis; as well as a path to take the matter to Superior Court.

Councilor Dombrowski went on to note that the Blight Enforcement Officer provided a Report for tonight’s meeting, and he stated the property that Ms. Andrews and Ms. Youmell was referring to this evening was not on the Report as an active or recently removed property.

Ms. Andrews stated that the issues they described this evening regarding their neighbor’s property was not new noting that it has been going on for years, and therefore, she was surprised that it was not included in the Blight Report.

Ms. Youmell stated that she submitted a Blight Complaint and she encouraged the members of the LUPPW Committee to drive by the property to see what they were describing. Councilor St. Vil noted that the Complaint could be in-process, which might be the reason it has not yet appeared on the Blight Report.

Ms. Andrews and Ms. Youmell thanked the LUPPW Committee for their time this evening and left the meeting at 6:27 p.m.

RESULT: CONTINUE

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of June 3, 2024.

Moved by Councilor Buhle, seconded by Councilor Dombrowski

VOTE: 3 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

VI. OLD BUSINESS

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

Councilor St. Vil noted an updated Blight Report for the period ending August 5, 2024 was provided for tonight's meeting. He noted the LUPPW Committee discussed the Blight Report during - III Citizens Petitions (see above).

RESULT: CONTINUE

2. Spicer Homestead Ruins - Historical Research and Photos.

Councilor St. Vil stated that he appreciated the research Councilor Dombrowski provided at their June 3, 2024 meeting to outline the process required to seek and obtain a historic designation of an identified property. He asked whether Councilor Dombrowski had any additional information to add since their last meeting.

Councilor Dombrowski noted that part of the Road Map he previously provided included the steps to assign the Administrative Control of a portion of the Clark Farm that would be preserved for Spicer Homestead Ruins to the Historic District Commission. However, he stated the Town Council did not necessarily have to provide Administrative Control to the Historic District Commission. He explained that the Historic District Commission would be responsible for historic aspect of the area designated for the Spicer Homestead Ruins, but that they would not need to have Administrative Control to do that.

Councilor Dombrowski went on to explain in reviewing the State Statute relative to seeking a Historic Designation, that if the town was to make an area Historic, the State would not take that property. He noted as an example that if someone's house was in a Historic District that they would still own their property, however, he stated that there may be some limitations on what they could do the property because of its Historic Designation. He continued by explaining if they were going to designate an area as a historic property that everyone who owned property in the historic district would have to vote on it; and if the property was owned by the municipality that the Chief Executive Officer (CEO) (Mayor, First Selectman) would need to vote on adding the historic designation. Therefore, he stated by the Town owning the Clark Farm Property that they would continue to maintain the Administrative Control of the property, even if a portion of the property were to be obtain a historic designation.

Councilor St. Vil stated in reviewing the State Statute it appeared that the Historic District Commission could execute their duties which included:

- Seeking funding: Prepare and Apply for Grant funding
- Seeking local, state, and federal designation as a historical area; Prepare Applications, etc.

However, Councilor St. Vil stated that it did not mean that the Historic District Commission would need to have exclusive Administrative Control of the area designated for historic preservation.

Councilor Dombrowski stated that he was in-favor of preserving the Spicer Homestead as a historic site. However, he stated that they would need to define/establish the boundaries of the area for the Spicer Homestead Ruins to obtain the historic designation.

Councilor St. Vil stated on behalf of the LUPPW Committee he sent a letter dated

June 13, 2024 to the Historic District Commission to request they provide the following:

- Provide a general description of the area to be included within the historic designation, including the total number of buildings and landmarks according to their known or estimated ages.
- Create a map showing the exact boundaries of the area to be included within the historic designation.
- Request that the Administrative Control of the designated area of the Spicer Homestead Ruins be assigned to the Historic District Commission.

Councilor St. Vil stated that he would contact Historic District Commission Member Karen Parkinson to ask if she needed any support relative to the LUPPW Committee's request.

RESULT: CONTINUE

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

None.

VII. NEW BUSINESS

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

None.

IV ADJOURNMENT

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

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:32 p.m.

Respectfully submitted,

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

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