



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

Hannah Gienau, Zoning & Wetlands Official/ Blight Enforcement Officer

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

zoning.official@ledyardct.org

Zoning Official's Report: February 2, 2026

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

➤ New Cases:

- **1642 Center Groton Rd:** Land Use Director observed trash on the side of the road. Conducted a site inspection on 1/8/26 and observed discarded items and junk/debris on the side of the road. Sent RVC on 1/8/26 and reinspected the property on 1/21/26, all trash and debris was removed from the side of the road. **CLOSED**
- **46 Inchcliffe Dr:** Complaint received on 1/15/26 regarding new tenants that appeared to have moved into the home had thrown out a lot of trash in bins not given out by the town/authorized for pick up by CWPM. Thus, due to large storms (wind/snow) bins were knocked over. A site inspection was conducted on 1/20/26 and observed the bags of trash buried in the snow. **Sent RVC on 1/21/26 and will follow up on or about 2/4/26 to ensure compliance has been achieved.**
- **80 Christy Hill Rd:** Complaint received 11/13/25 for improper storage of trash. Site inspection conducted on 11/24/25 and observed an empty trash bin on the town right of way in the driveway entrance. The properties share a driveway and the owner does not bring their bins up the driveway for weeks at a time. No trash was observed at time of inspection however the complainant provided photos of the trash and stated it has been going on for several months. Will contact the owner and discuss blight remedy. RVC Sent on 12/18/25 via regular mail and email. Inspected the site on 12/18/25 and noted a few items left to be removed from the property. Will follow up with owner on or about 1/7/26 to ensure compliance. **Will follow up with owner on or about 2/2/26.**
- **113 Church Hill Rd.** Complaint received on 12/11/25 for blight and improper storage of trash and junk from leaving trash bins outside for weeks at a time and constantly have the wind knocking them over. Will do drive by inspection on or about 1/5/26 to determine violations. If violations present, will send RVC to bring into compliance. **Spoke to owner on of the property 1/27/26, who has set up bulk trash pick up for 1/28/26 for their tenants and will have a property manager out to monitor the property on a regular basis to ensure**

compliance has been achieved/ no further violations occur. Will reinspect on 2/2/26 to ensure compliance has been met.

- **4 Devonshire Dr.** Complaint received 12/2/25 for roller dumpster left in the driveway for several months at a time full of trash. Will do drive by inspection 12/15/25 to determine any violations present. Conducted site inspection, no visible trash but dumpster was viewed from the yard. Will review Blight Ordinance for violations.
- **28 Devonshire Dr. :** Complaint received on 12/2/25 for roller dumpster and storage pod in driveway. Will inspect on 12/9/25 to determine what blight violations are present at the property. Dumpster and POD observed in driveway during a site inspection on 12/15/25. Will review Blight Ordinance for violations and if violations determined will send RVC.

➤ **Old/Ongoing Cases:**

- **1644 Rt 12: Email update on 12/8/25** from the current owner states they are waiting on abatement estimates for several different companies before demoing the building. The owner stated “12/4/2025 The soil test pits were completed. We are waiting on the LLHD to provide a report. TBD: A perc test will be performed. After results are in, we can determine the type of septic the property can support”. The owner is moving forward with cleaning up the property for future development. Will continue to follow up to ensure compliance. **Owner has updated Staff on 1/28/26 with a timeline for demolition of the building and site clean up –**

Abatement

- 1/29 Sign contract with abatement provider.
- 2/13 10 business days : Notification of the state and federal (EPA)
- 2/20 1 week: Removal of heavy equipment and abatement of asbestos
- 2/27 1 week: Inspection and testing performed by Mystic Air Quality

Demo

- 3/3 Obtain demo permit from town of Ledyard
- 3/4 Begin demolition
- 3/13 Complete demolition

***Staff notes that the Building Official has to approve any demolition permit that has met all requirements per the building code. The timeline for such demo permit is not accurate as described by the property owner. The building official will make the owner aware of all requirements that shall be met prior to applying for the demo permits.**

- **13 Arrowhead Dr.** Complaint received on 10/02/25. Called complainant on 10/6/25 and left voicemail. Site inspection conducted 10/27/25 (was out week of 10-14-25 through 10-20-25 for training) Property confirmed to have blighted conditions including overgrown grass and some junk items in the lawn. Continue to monitor.

- **12 Chapman Lane:** Complaint received on 9/30/25 for blighted vehicle with junk parts, trailers in the yard, and several vehicles. Inquired with resident who lives at the property and working with getting the property into compliance. Truck has been cleaned out of junk and screened on side of home. Registration for vehicles on the property received 10/27/25. Site inspection conducted on 10/27/25, significant progress to the site with the blighted vehicle and clean up of junk items. Will be reinspecting tentatively end of December with resident of the property. Has provided registration of all vehicles on the property and appears to be operable. In addition, all commercial equipment not associated with the construction of the approved garage will be removed off the property. **Follow up site inspection scheduled for 2/4/26. Resident stated garage project has begun construction and close to completion. Additional scrap and junk has been removed from the property. Excavator will be moved off site once construction has been completed and skid steer will also be removed.**
- **9 Pinelock Dr.-** Complaint received on 9/10/25 for inoperable vehicle parked in front of the home, scheduled site inspection for 10/6/25. Site inspection conducted and inoperable motor vehicle observed. Ledyard PD followed up with owners of the property for a different complaint about a motorcycle parked in the roadway. Vehicle from complaint has been removed. CLOSED.
- **23 Devonshire Dr:** Complaint received on 7/21/25 for several properties that may be blighted. I inspected the complaints on 7/30/25. As I drove around the neighborhood, I observed a property with grass that had grown >9" in length. RVC received, owner emailed on 9/23/25, lawn has been mowed and working on replacing siding in October. Site inspection conducted on 9/29/25, lawn has been confirmed to be mowed and will follow up with owner on or about 10/8/25 for timeline of repair of the siding on the home. **Followed up via email for any updates to the property on 10/30/25. Will send final RVC before starting citation process for missing siding on the home.**
- **26 West Dr.:** On 7/21/25 drive by inspection for a different complaint for blight, I observed another property at the end of west drive with an RV that appeared to be unregistered as well as the roof did not appear to be in good condition. RVC to be sent for RV registration and will confer with building official if roof is in violation of the building code. RVC to be sent.
- **5 Stoddards Warf-** Complaint received on 06/18/25 for overgrown vegetation onto sidewalk. RVC sent on 6/25/25. RVC received on 7/25/25, owner has 7 days to respond before further enforcement action. Follow up on or about 8/28/25. Issuance of citation if no response. On or about the week of 8/18/25-8/21/25 a former employee of DPW brought equipment to cut back

the brush blocking the side walk. A follow up letter will be sent to the property owner and stating that a resident took it upon themselves to remedy the blight. However, maintain the sidewalk is their responsibility and therefore if it is not maintained and it becomes overgrown again, a Notice of Violation with Intent to Cite will be issued. Will continue to monitor.

- **11 Sunset Ave:** Complaint received on 06-11-25. The vegetation has grown > 9". RVC sent on 6/30/25. Owner made contact and stated they will have to find someone to mow the lawn. Unresponsive to follow ups. Additional site inspection conducted on 10/2/25, junk observed abutting roadway and on front lawn. Some of the lawn appeared to be cut but other portions still greater than 9" in height. No response from owner and will not return calls. Additional site inspection conducted on 10-27/25 and observed additional discarded items on the front lawn. Blight citation to be issued on or about 11/5/25. **Junk and debris observed on the front lawn on 11/25/25. The home appeared to be abandoned, and the windows looked to be left open at the front of the house. Some neighbor's happened to be walking by and I spoke with them asking if they had any information on the homeowner. They explained the owner has had mental health episodes in the past and had two wellness checks conducted in the last two months. They stated that he was not taken out of the home for medical reasons the first time but appeared to have been taken by ambulance the second time. After conferring with the Police Chief on 11/25/25, the owner has a history of mental health. As of right now clean up of the property is unclear and will have to evaluate further for ownership of the home.**
- **67 Meeting House Ln:** Complaint received on 06-05-25 for overgrown pollinator garden. Complainant stated that the garden has become too overgrown and has been possibly causing more mice to come over onto their property but has not been confirmed according to complainant. Drive by inspection conducted on 06-05-25 and signs showed the lawn was designated as a pollinator garden. However, there were many flowers but also overgrown weeds and tall grasses. A similar blight case was brought up in New London according to the Land Use Director. On 06/10/25 I reached out to the Blight Officer of New London who stated that to enforce their blight ordinance it was written so that pollinator gardens must be maintained to a certain degree as to not over grow onto sidewalks or block sight lines. They stated that it would be possible to enforce the overgrown grass section of our blight ordinance and let the owner know it can be appealed to the citation officer. **Continue to monitor.**
- **20 Hurlbutt Rd:** Complaint received on 06/10/25 for junk throughout the front of the house and rear as well as unregistered motor vehicles. I inspected the property on 06/16/25 and observed several pieces of junk in the rear yard including various car parts, a dilapidated structure, old shopping cart, and various debris. **RVC to be sent to contact owner.**

- **51 Kings HWY:** Complaint received on 3-27-25. A site inspection was conducted with the Director of Land Use and Planning, Building Official, and ZEO on 4-7-25. The windows on the second floor were broken and boarded up as well as boarded windows on the first floor. Broken electrical boxes and two AC units were ripped open and stripped of parts. The rear and side of the building had discarded junk and trash of various items including, lawn mower, pool lining, detergent bottles, etc. Siding was observed to have been stripped on one side. The vegetation in the parking lot and around the building was greater than 9" in height. RVC sent 5-7-25. Spoke with representative Howard Worst on 06/10/25. Mr. Worst stated clean up has begun at the site including, disposal of junk/trash dumped on the property, fixing of broken windows, clearing tall brush, and will be working on replacing the siding. Additionally, he stated they will implement preventative maintenance at the property to ensure no further junk is accumulated there or further damage to the building. Follow up inspection conducted on 8/28/25 showed grass had been cut back but windows still boarded up. Caretaker Howard Stern emailed on 9/2/25 to state they were working towards replacing broken windows and removing the boards from the windows to bring the property in compliance. Follow up inspection conducted on 9/11/25, significant progress has been made at the property. Property continues to be maintained. Site inspection conducted on 9/24/25 showed additional progress has been made with removal of boards from windows. Caretaker of the property had emailed on 10/13/25 to inform me that the plywood has been removed from most of the windows and are working on replacing all broken windows. Update was submitted via email given on the property on 11/24/25 as new windows are actively be replaced and boards still being removed. Reinspection conducted on 12/4/25, several boards removed from the windows and several windows have been replaced. Property caretaker working with Blight Officer to achieve compliance. Will continue to monitor. **Observed several workers taking off boards on the windows, owner is continuing to keep up the property and replace windows. Will continue to monitor.**
- **967 Shewville Rd:** On 7/16/25 inspected the property for zoning compliance for a recently built deck. Upon observation, the front yard had several discarded open trash bags and junk furniture items on the property. **RVC to be sent to call bulk trash pickup.**
- **11 Allyn Lane-** complaint received 3/24/24- Several inspections conducted by previous ZEO, no contact was made via RVC or other documentation. However, the resident of the home is under the power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. Owner called 7/31/25 to discuss removal of waste and junk items at the property. Owner as per property card is under Slater Madeline Estate with Beth Sabilia Law listed as the address. Reached out to Attorney Sabilia regarding the estate of Madeline Slater and will work with the town to clean up the yard. She did state that the property ownership is to be transferred to Leanord Slater who currently lives on the property. A drive by inspection was conducted on 9/3/25 and met with Mr. Slater in person. It was discussed

why the property is Blighted and that currently we are working with Attorney Sabilia to start clean up. I explained once ownership is transferred to Mr. Slater that he is responsible for maintaining the property and/or clean up of blight. Will send out RVC to Attorney Sabilia on or about 9/4/25. Attorney Sabilia stated ownership of the home is supposed to be transferred to Mr. Slater the current tenant however there are some legal paperwork issues they are working on resolving. **Will follow up on or about 1/5/26. If no ownership transfer has been conducted, will issue another letter and have the property cleaned up.**

- **1 Mull Berry-** Complaint received in March 2024. Complaint for abandoned or inoperable vehicles and equipment on property. Found contact information, will call owner for vehicle removal. **Will follow up with RVC to remove junk vehicles.**
- **33 Fanning Rd:** Complaint received on 03/20/25. Inspection conducted on 03/20/25 and found improper storage of trash and or junk on the property. RVC sent on 05/07/25. No contact has been made by the owner. **RVC to be sent on or about 2/5/26 regarding trash clean up and to state that the property has a shed without a zoning permit present.**
- **33 Stony Brook Rd:** Complaint received on 3-31-25 for large bags of trash on the property and spilled over trash cans that are not cleaned up for months at a time. Site inspection conducted on 4-15-25 showed two garbage cans on their sides with a large bag of trash on the ground as well as several other pieces of trash. RVC sent on 5-8-25. Contacted the owner on 05/26/25 and they stated they have dumpsters periodically brought to the property when their trash is too full. They stated 9 people live in the house and were not allowed to have additional trash/recycling receptacles when they reached out to the town. This was confirmed with the director of public works as it is a contract, and additional private arrangements cannot be made and the owner. Additionally, the director stated they will have to take the additional waste to the transfer station. **RVC sent on 1/7/26. Address of property owner sent back to town hall as undeliverable. Will need to send additional RVC to correct address on or about 2/2/26.**
- **26 Lake St:** Ongoing blight case started in with junk and trash on the front of the property. Previous ZEO report stated junk had been removed but to reach full compliance the lawn will need to be mowed. Will follow up with drive by inspection on 2/24/25. Junk has been removed off the property and appears to be in good order. Complaint received on March 12, 2025. Site inspection conducted on 4-10-25 for blighted rear property of home. Junk and discarded items were observed on the fence on the eastern portion of the property and along the back side of the house against the wall. The roof appeared to be in poor condition as well as the fascia and soffit of home had a hole. Additionally, greater than 30% of paint was chipped on the structure. Will follow up with an RVC and update the file as this is an ongoing case for several years. RVC sent on 6/30/25. Made contact with the owner. A site inspection was conducted on 7/Some

progress has been made with the removal of mattresses and other pieces of discarded furniture and junk. The current resident is in probate court and will hear more information on 8/5/25 for updates as to the executor and who shall be responsible for the property and to maintain it. Follow up email and phone call placed on 9/3/25 regarding status of the property and to conduct a site inspection with executor of the estate to bring the home into compliance. Reinspected the property on 9/11/25, some progress has been made with clean up of junk but the property is still in poor condition. **Follow up inspection conducted on 10/6/25. Improvements to the site include removal of junk items from side of home and front of garage, grass mowed, and vehicle registered. However, home still has large brush piles in the rear yard to be removed, paint of the home exceeds 30% chipped as stated in blight ordinance, and soffit has a large hole that will need repair. Will work with owner to try and start time line to reach compliance.**

- **5 Long Pond Rd:** Received complaint via phone call on 2/12/25. Detailing the property has a camper close to the road that is being used as a residence with two dogs inside. The property also had a separate complaint from another neighbor that the property is blighted(see new blight cases for details). A site inspection was conducted on 2/12/25 and there was a camper present along the edge of the property. It could not be determined if there were animals inside or if there was any activity. However, upon further observation of the camper, there are two propane tanks hooked up that may be used for heating. Land Use Director and ZEO will have an in person meeting with the homeowner in the near future. 3/18/25 follow up email sent due to no response. Conducted site inspection on 06/04/25. RV is no longer on the property however have begun working with owner on the blight that is present throughout the property. Conducted follow up inspection on 8/28/25 with the owner. Will begin clean up of certain areas and expand from there. Follow up inspection to be conducted on 9/17/25 11am. Conducted follow up site inspection with the Director of Land Use and Planning and Mr. Bryson on 10/02/25. Mr. Bryson was instructed to clean up the front of the home and several pieces of equipment to be stored near the large barn on the property. Follow up inspection conducted on 10/16/25, some compliance achieved with items removed from the front yard, vehicles unregistered or inoperable still present at the property, working with the owner to remove them in a timely manner. Stated to the owner additional smaller areas requiring clean up. **Reinspected on 11/4/25. Property cleaned up in some portions however several unregistered and inoperable vehicles are present. The owner does not want to move a hot tub/ swim spa off the side of the road due to the cost of instillation and planned on installing it with proper permits in the spring of 2026. Will have owner come into the office to discuss deadline for clean up and to immediately remedy some of the blight still present at the property or will issue a NOV intent to Cite.**

- **43R Long Pond Rd:** Complaint received on 1/28/25 by the same complainant for 5Long Pond. The property has a lot of junk that continues to stack up on the property over time. A site inspection was conducted on 2/12/25, the property was observed to have a lot of junk and garbage visible from the Cider Hill Rd way but hidden on the other side of Long Pond. There also appears to be an RV but it could not be determined if it had registered plates. **RVC to be sent.**