



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Blight Activity Report: 03/03/25-04/07/25

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

BOLD= RECENT UPDATES

▪ **Ongoing/ old cases**

- **29 Military HWY:** Complaint received on 1/8/25. The complainant detailed violations with someone taking residence in an RV and the property had junk as well as large machinery that has become a “playground” for children and was dangerous. Contact with owner was made shortly after to discuss the complaints and how to resolve zoning and blight violations. A Site inspection was conducted on 2/12/25. The broken window had been replaced, one unregistered RV had been removed, majority of the junk had been cleaned up from the front of the property. A small pile of junk was observed next to the dumpster. It was suggested to the owner they can call the town for a bulk trash removal pick up. They agreed to this suggestion. Will follow up on to ensure full compliance. **Followed up on 3/31/25 junk has been removed. However, it was agreed upon sale there is to be no outside storage. Will convene with Land Use Director on next steps.**
- **11 Allyn Lane-** complaint received 3/24/24- Several inspections conducted by previous ZEO, no contact was made via RVC or other documentation. However the resident of the home is under a power of attorney and will need to contact them to begin clean up. Blighted driveway and yard had not been cleaned up. **Will follow up with current caretaker of the property to begin junk removal process.**
- **11 Sunset Ave-** Complaint received August 2024. Overgrown vegetation. Will follow up and **continue to monitor and wait until the weather is warmer to reevaluate.**
- **1 Mull Berry-** Complaint received in March 2024. Complaint for abandoned or inoperable vehicles and equipment on property. **Found contact information, will call owner for vehicle removal.**

- **229 Avery Hill Rd-** July 2024, Previous ZEO report showed good progress of what was cleaned up. Will need to conduct site inspection for update on the property. Most of clean up has been done from previous report. A fence had been put up around the property blocking a majority of view from the road. Will reinspect when weather is warmer to reach full compliance with cut grass. **Site inspection scheduled on or about 4/8/25 to ensure compliance achieved.**
- **26 Lake St:** Ongoing blight case started in 2019 with reoccurring issues with junk and trash on the front of the property with inoperable vehicles. 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. **Recent activity at the property has been reported. A site inspection is scheduled with the complainant and LUD for further assessment.**
- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation. **Will Continue to monitor as weather warms.**
- **5 Town Farm Rd-** Complaint received October 2024-Homeowner made blight complaint prior in October. It was deemed not blight at the time. The homeowner came into the Land Use office 01/07/25 to make an additional complaint that rats are now present in her garage. **Will review with LUD to determine next steps.**

New Blight Cases:

- **16 Nutmeg Dr:** Complaint received 2/10/25. Property periodically will have trash out front that will migrate to other neighbor's yards due to weather. Police have been notified several times to respond to the property and speak with owner. Junk also will appear on the side of the house. Initial inspection there was too much snow to determine junk or trash was on the property. **RVC sent 4/7/25. Will follow up on or about 4/16/25.**
- **5 Long Pond Rd:** Complaint received via phone call on 1/28/25 to the property has a lot of junk in the yard with several unregistered vehicles, including an old semi-trailer. **Several attempts made to make contact via email on file. Will write up RVC.**
- **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. An RVC for the blighted property will be drafted.

- **33 Fanning Rd:** Recent complaint filed for discarded junk in the side and front yard of home. Drive by inspection conducted on 3/19/25 and junk/improper storage was observed. **RVC sent out 4/7/25.**
- **33 Stonybrook Rd:** Complaint received on 3/31/25 for improper storage of trash and it has begun to pile up in the yard. **A site inspection is scheduled for 4/8/25.**
- **16 West Dr:** Complaint received on 3/27/25 for junk in the driveway of a home where there was previously a fire above the garage. The garage door was never secured or boarded up. Animals are seen going in and out of the house as well as an RV that appears to be inoperable and leaning towards the roadway. **A site inspection was conducted on 4/3/25 and the home was in disrepair from the fire and junk including discarded household appliances, furniture, and trash was observed. Additionally, the tires on the RV looked to be deflated and leaning towards the road. RVC drafted and to be sent 4/8/25.**