



TOWN OF LEDYARD

Zoning Office

John Herring, Zoning Official

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Zoning Activity Report 11 August 2022

SITE VISITS

07/13/22	20 Bluff Road West – blight- unregistered marine vessels
07/19/22	48 Michael Lane- blight; campers used as residence
07/19/22	12 Stevens Avenue- As-Built
07/19/22	18 Chidley- site plan, NSFH
07/19/22	11 Quakertown Meadows – NSFH as-built
07/19/22	18 Quakertown Meadows – NSFH as-built
07/20/22	12 Stevens Avenue- NSFH- verification of new monumentation
08/09/22	23 Devonshire- blight- vegetation, including vines covering door
08/09/22	130 Vinegar Hill- blight- cleanup in process
08/09/22	48 Michael- lived-in camper; cars parked in street

ENFORCEMENT

07/06/22	NOV-IC delivered to door 10 Cardinal Lane
07/06/22	NOV 8 Robin (blight)
07/13/22	NOV-IC 334 Colonel Ledyard Highway- blight (structural) regular, certified mail, posted on door of property
07/27/22	Citation- 1909 Center Groton Road – unpermitted STR- regular, certified mail and delivered to property

ZONING PERMIT APPLICATIONS:

#5729: 19 Quakertown Meadows – NSFH	07/20/22
#5730: 6 Allyn Lane- NSFH	07/20/22
#5731: 18 Chidley – NSFH	07/18/22
#5732: 10 Maple Terrace – Deck	07/27/22
#5733: 740 Col Ledyard Highway- Change of Use- pottery studio	07/25/22
#5734: 13 Chidley Way – NSFH	07/26/22
#5735: 16 Chidley Way- NSFH	07/27/22
#5736: 373 Col Ledyard Highway- Kitchen	07/28/22
#5737: 758R Col Ledyard Highway- Change of Owner- Child Care	07/28/22
#5738: 12 Melanie Lane- Dertached Garage	08/01/22

Zoning Permit CZC Inspections:

11 Quakertown Meadows
18 Quakertown Meadows
12 Stevens Avenue
18 Vinegar Hill Rd

OTHER:

- Responses to inquiries on numerous parcels, assistance to residents for use/change in use, permit requirements, etc.
- Letter to attorney requesting clarification of nonconforming STR issues, 4L Long Pond Road
- 334 Colonel Ledyard Highway- owner responded to NOPV-IC with offer to quit claim property to Town. Mayor's office following up. As of 8/09- quit claim not possible, \$150,000 mortgage still on property.
- Training of new Zoning Official
- Blight- RVCs anticipated for the following-
 - 5 Bluff Road West
 - 20 Bluff Road West
 - 23 DevonshireSeveral properties have been/are being brought into compliance, including 10 Marlene Drive, 130 Vinegar Hill
- STR Update-

Continued review of listings on Airbnb, Vrbo. Developed template for review of applications

 - Three applications for review and action: 1 West, 1899 Route 12, and 15 Autumn
 - New complaints-
 - 343 Colonel Ledyard Highway- RVC issued 7/26
 - Other STRs-
 - 4-L Long Pond- attorney feels owner-occupied criterion acceptable; should be closely tied to standard zoning concerns (health, safety, etc.) Application for revision to regulations
 - 1909 Center Groton Road- 30 day min stay was removed from Airbnb posting. Contacted owner 8/2, it was replaced. Still in place as of 8/9.
 - 10 Cardinal Lane- Partial application submitted. Numerous complaints. Owner claims cannot get appt for CT driver's license until 8/12.
 - 743 Shewville- No further communication after 7/12 telephone call. Not owner occupied
 - 5 Bittersweet- Permit expires November 22
 - 46 Long Pond Road- Permit expires 11/22 Owner apparently plans to seek nonconforming status (see discussion re 4-L Long Pond)
 - No longer advertising on Airbnb
 - 10 Chidley
 - 15 Coachman Pike
 - 25 Coachman Pike
 - 428 Pumpkin Hill
 - 1983 Rte 12- owner apparently ceased operations as of 6/15/22
 - 6 Eska- application in and under review by staff. Several complaints from neighbors.