



TOWN OF LEDYARD

Zoning Office

John Herring, Zoning Official

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3216

zoning.official@ledyardct.org

Zoning Activity Report 13 October 2022

SITE VISITS

09/06/22	10 Cardinal lane- STR site inspection
09/14/22	8 RoseMarie Court- complaint re home business, etc- no evidence seen
09/14/22	27 Michael Living in camper; potential unpermitted business
09/14/22	8 Heath Spur- unpermitted STR
09/14/22	66 Meetinghouse unpermitted business at home
09/14/22	11 Peachtree Hill unpermitted STR
09/19/22	70 Christy Hill Rd. – Blight Complaint – Follow-up Inspection 9/27/22
09/19/22	993 Long Cove Rd. – Blight Complaint – Follow-up Inspection 9/27/22
9/28/22	949 Long Cove Rd. – Blight Complaint
09/20/22	939 Long Cove Rd. – Blight Complaint
09/25/22	Multiple locations on Long Cove Rd. Blight Complaints

ENFORCEMENT

08/31/22	RVC	143 Gallup Hill Rd – Overgrown Lawn
09/06/22	RVC	66 Meetinghouse Lane- unpermitted home business- follow up letter 9/14
09/14/22		Complaint: 21 Gallup Hill - unpermitted business (Firewood and Mor3)
09/14/22	RVC	8 Heath Spur- unpermitted STR
09/14/22	RVC	48 Michael Lane - unpermitted living in camper
09/27/22	NOV	20 Bluff Road West- blight- unregistered boats
10/04/22	RVC	9 Carriage Trail- unpermitted chickens
10/12/22	RVC	21 Gallup Hill Road- unpermitted ag operation

BLIGHT

9/25/22	RVC	977 Long cove Road (No violation found)
9/25/22		939 Long cove Road – Complaint received 9/20 – discarded HH items
9/26/22	RVC	70 Christy Hill Road - Wood in a pile, shelves, door, window, trash
9/28/22	RVC	993 Long cove Road – discarded HH items
9/28/22	RVC	949 Long cove Road - discarded HH items & Trash – New owner to clean up
10/6/22	RVC	1010-36 Long cove Road – Wood (construction debris) in a pile
10/6/22	RVC	1010-28 Long cove Road - discarded HH items
10/11/22		22 Anderson Dr. – Blight complaint – overgrown property
10/12/22	RVC	7 Chestnut – Abandoned House – high grass & general disrepair -RVC Posted on property.

ZONING PERMIT APPLICATIONS:

#5746	56 Wendell Comrie- Barn	09/01/22
#5747	5 Lorenz Parkway Units 1,2,7 - Temp/ vaccine study- <i>Pending</i>	09/08/22
#5747	36 Christie Hill Rd - New Deck	09/13/22
#5748	11 August Meadows- Deck	09/13/22
#5749	615 Shewville Rd- NSFH	09/14/22
#5750	1100 Long Cove Rd - New garage	09/20/22
#5751	437 Colonel Ledyard Highway NSFH	09/22/22
#5752	150 Gallup Hill Rd – New Shed	09/22/22
#5753	1732 Center Groton Rd/14 Lambtown Rd Merger	09/27/22
#5754	1686 Rte 12 - New Commercial Bldg	09/29/22
#5758	1682 & 1686 Rte. 12 – Lot Merger	09/29/22
#5755	1649 Rte. 12 – COU – Martial Arts Studio	10/04/22
#5756	23 Monticello Dr. GF – Shed	10/11/22
#5757	11 Linden Lane – Garage - <i>Pending</i>	

Zoning Permit CZC Inspections:

OTHER:

- 576 Lantern Hill- forwarded additional complaints and requested update on contempt filing from Atty Landolina. Perkins has new atty. Initial feeler- revisit stipulation and amend by razing existing barn and erecting 2 family.
- Extensive discussion with applicant for space to do research study on Lyme vaccine.
- Review of new regulations
- Review of proposed affordable housing project Avery Brook
- Responses to routine requests for information and assistance- permitting process, review of potential applications, questions re animal rehabilitation center locations, etc.
- 21 Gallup Hill- unpermitted business/home occupation (Firewood and More) may have moved- one website shows it as “permanently closed,” other show it now in Oakdale.
- STR Update-
 - Review of 5th Circuit Court of Appeals decision re STRs, initial draft of possible changes to regs
 - Reviews of Airbnb.com, vrbo.com listings for Ledyard
 - E-mail and telephone inquiries re STR requirements, apparently from individuals
 - 11 Peachtree- RVC issued; owner called to state all rentals greater than 30 days; sent verification info (statements of rental history from Airbnb.com)
 - 8 Heath Spur- RVC issued 9/14- no response as of 10/5
 - 1909 Center Groton Road- listed as for sale with “immediate occupancy (9/07/22) As of 10/05/22, Zillow.com lists as “accepting backups.”
 - 10 Cardinal Lane- Site inspection (with Building Officer) 3 BR legal, not 5 (inadequate egress from 2 rooms in basement; neither room permitted by Building Official)
 - 6 Eska- drafted Notice of Right to Hearing (potential fine exceeds \$12,000); under review by atty.