



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Zoning Official's Report: December 11, 2025

Key

GREEN= RESOLVED

YELLOW= IN PROGRESS

GRAY= CONTINUE MONITORING

BOLD= RECENT UPDATES

Permits approved: 11/13/25-12/11/25

6305	11/10/2025	12 Lynn Drive	Accessory Structure	APPROVED
6306	11/17/2025	581 Shewville Road	Accessory Structure	APPROVED
6307	11/17/2025	22 Phillip Lane	Accessory Structure	APPROVED
6308	10/20/25	Retroactive – 4 Commerce Court	Site plan/COU	DENIED
6309	11/19/25	Mathewson Mill Rd	Accessory Structure	Approved
6310	11/20/25	17 Flatbrook Court	Accessory Structure	APPROVED
6311	11/20/25	1719 Center Groton Rd	Accessory Structure	APPROVED
6312	11/24/25	968 Long Cove Rd	Accessory Structure	APPROVED
6313	11/25/25	1793 Center Groton Rd	Accessory Structure	APPROVED
6314	11/26/2025	45 Chriswood Trace	Accessory Structure	APPROVED
6315	12/2/25	18 Cliff Rd	Accessory Structure	In progress
6316	12/2/25	79 Gallup Hill Rd	Sign Replacement	In progress
6317	12/10/25	62 Partridge Hollow Rd	Accessory Structure	In progress

Zoning Violation Activity Report: 10/09/25-11/13/25

➤ New Cases:

- **33 Fanning Rd:** Previous blight and zoning case from 2024 with an unpermitted construction of shed. A drive by inspection on 12/11/25 showed a door and a furnace appears to have been installed and looks like a dwelling unit with a vehicle parked on the side of the road. **NOV intent to Cite to be issued.**

- **13 Pheasant Run Dr.:** Complaint received on 12/2/25 for goats being housed in a shed on a small lot in the subdivision. According to ZR Section 8.5.1 there is not enough land to house 4 small/medium animals. Photo evidence provided. Will do drive by inspection on 12/15/25 to determine if violation present and determine next steps.
- **105 Church Hill Rd.:** Complaint received on 12/11/25 for a sign in front of a residential home and stated the property is utilized as a boarding house. Will investigate and do research on town files and do drive by inspection on 12/15/25 to determine if the sign is present and what violations are observable.

➤ **Ongoing/old Cases:**

- **1496 Rt 12:** Complaint for Uhauls received on 8-11-25. This is not part of the properties/tenants approved site plan. This is equipment rentals and requires a special use permit in the zone. The tenant was notified about the violation and stated they would work with Uhaul to resolve the issue. A Uhaul representative stopped into the land use office to discuss the Uhauls and was also told the Uhauls are not permitted and a special use permit is required. Additional complaints were received on 9/30/25 for unpermitted storage of vehicles such as a tractor trailer abutting the neighbors properties. A site inspection was conducted and Uhauls still present on the property as well as storage of motor vehicles and a tractor trailer outside of the fenced areas and appeared to be in the town right of way. The tenant was called again and stated all vehicles and or equipment shall not be stored outside of the fenced area that are to be repaired. It was also reiterated that the Uhauls still needed permits and that the tenant should come into the Land Use Department to discuss what permits are required and an updated site plan with the surveyor who made the first site plan needs to be contacted to update a new site plan for a special use permit and to accommodate multiple site improvements such as meeting set back requirements and additional parking needs such as handicap accessible. The tenant met with the Director and myself on 10/9/25 to discuss what needs to be removed and that a NOV- RVC will be sent to instruct the tenant on what it is in violation and what to do to correct said violations and will be given 30 days to comply. Site inspection to be conducted on 10/28/25 to determine next steps towards compliance at the site and what permits owner will have to fill out regarding use of Uhauls at the site. Tractor trailer and other vehicles have been removed from side of roadway. NOV to be issued and get owner to submit revised site plan for Special Permit application for the accessory use of the Uhauls at the business.
- **109 Christy Hill Rd.:** Zoning violation complaints called in from abutting properties for clearing of trees and using the parking lot to park commercial equipment. Land Use Department got in contact with property owners in April of 2025. A permit ZP#6134 was issued for clearing of trees in designated areas as shown on an approved site plan with stipulations for Phase I and Phase II clearing. It was specified that limited clearing was allowed in Phase I only clearing of trees and brush allowed with no soil disturbance permitted. Phase II specified that clearing of trees and brush shown on the site plan will not commence until the 100ft Upland Review Area is marked by a certified soil scientist and is inspected by the Zoning & Wetland Official. No inspection has taken place. On 10-30-25 upon drive by inspection, the Director of

Land Use and myself observed significant site work has taken place and soil appears to be disturbed. Another site inspection was conducted on 11-5-25 as part of the signed zoning permit the applicant agreed to allow staff to conduct site inspections. However, upon walking up to the site a portable toilet, temporary power, large piles of wood, heavy equipment/machinery was parked throughout the site, and a no trespassing sign. Upon observing the sign, staff did not proceed to enter the property. It shall be noted the Director had recorded the our initial start to the inspection but noted for the record that even though the permit was signed to allow staff to enter and conduct site inspections, upon observing no trespassing, staff did not enter and could not determine if a URA had been flagged and if possible wetlands have been disturbed as well as unpermitted site work, and not adhering strictly to the approved conditions with the original approved zoning permit dated 4/10/25. Site plan provided showing URA and wetlands delineated and additional clearing had not taken place at the site. Owner and associates have not worked on the site since cease work order given. Waiting for owner to sign revised conditions of approval for Phase II clearing. Will continue to monitor closely. In addition, conducted a site walk on 12/8/25 and observed proper Upland Review Area limits flagged in the field by certified soil scientist and land surveyor.

- **4 Commerce Court:** In recent weeks a fire was reported at the site and the Fire Marshal brought forward to the Land Use Department that the lot appeared to be utilized by a company that he was not aware had approvals or permits to be operating at the site. Staff contacted the owner and it was explained to them that a Site Plan and permit application is to be filled out and submitted to the Land Use Dept. The Director of Land Use and Planning stated to the owner exactly what needed to be done and to not do any additional site work or continue to operate until all approvals have been granted by the Planning & Zoning Commission. During a site inspection on 11-5-25 with the owner, Director of Land Use & Planning, and myself. The Site appeared to be completely disturbed. Significant grading had been done and lots of disturbed soil was observed throughout the site. There were E&S controls up and appeared to be stable throughout the site and edges of disturbed soil. Large vehicles, plows, sand mixer, and other equipment were observed in addition a metal fence had been installed. It was instructed to the owner that no further work will be conducted at the site and the vehicles stored on the site shall not be removed. If the vehicles and/or equipment is taken off site, they are not to be stored at the site until all approval have been granted. A Request for Voluntary Compliance Notice of Violation will be sent to the owner instructing them, they have 30 days to complete and existing site plan and proposed site plan with a complete application to submit to the Planning & Zoning Commission for Review. If no such application is submitted from the date the letter was received, then a citation of \$150.00 per violation per violation will be issued to the owner. It was made clear to the owner how the citation process works and that they need to be brought into compliance immediately. **NOV Intent to Cite to be issued.**

- **47 Micheal Lane:** Complaint submitted on 10/14/25 for STR operation. Will follow up on or about 10/27/25
- **52 Stonybrook Rd:** Complaint submitted on 10/14/25 for STR operation. Will follow up on or about 10/27/25
- **6 Osprey Dr.:** Complaint received on 8/13/25 for a rooster at the property. Conducted a drive by inspection on 8/28/25 and observed what appeared to be two chicken coops and a farm stand for eggs. I did not hear any roosters on the property however, that does not mean there is not one possibly at the property. RVC Sent 9/11/25. Follow up on or about 9/18/25. **Owner responded and filled out appropriate permit and no rooster at the property. Abutting neighbor in the area may have one. Final site inspection on or about 10/28/25.**
- **26 Devonshire Dr.:** Complaint Received 7-21-25 for storage pod in driveway. Site inspection conducted on 7-30-25. Pod and large dumpster in driveway. **Will send RVC.**
- **9 Albatross Dr.:** Complaint received 7-21-25 for Conex Box. Site Inspection conducted 7-30-25. Conex Box on front lawn. **RVC Sent 9/11/25. Follow up on 10/17/25. NOV with Intent to Cite to be issued next.**
- **14 Harvard Terrace:** Rooster complaint received on 05-12-25. Site inspection conducted on 05-29-25 and rooster was heard on the property but could not observe it. However, tenant friend was present on site at the time and gave the contact information for the owner and confirmed there was a rooster on the property. An additional complaint was received on 06-02-25 and discussed the rooster but also the owner is conducting a masonry business on the premises and previous violations have been reported and dealt with. Will review files and contact owner to discuss removal of rooster and if they require a home occupation via site plan review or zoning permit approval if it is allowed in scheduled uses. The CT business search does show the owners business as Pepin Masonry located at 14 Harvard Terrace. The complainant did state they are cutting stone at times and has spread it throughout the neighborhood previously. **RVC to be sent for Home Occupation and Rooster violation.**
- **9 Winfield Way:** Complaint received on 4-10-25. Rooster and chicken coop put up in the last week. However, there are no permits on file for a rooster. Site inspection conducted on 4-16-25 however, there was no access to the property to see any chicken coop. RVC sent 6/30/25 waiting for response from property owner. In contact with owners, working on appropriate permits and rooster to be removed. Inspected the property with owners on Followed up with owners with a site inspection on 8/5/25 and found the coop was not 75ft from the onsite well and needed to move it/ prepare new site plan for a zoning permit. The owners stated the rooster would be removed within two weeks. Followed up with a phone call on 9/3/25 left voicemail for follow up inspection and requiring a zoning permit for the chicken coop. If not response,

NOV with intent to cite to be issued after 9/10/25. **To follow up with owners on or about 10/15/25 to ensure coop moved 75ft from well. Rooster has been removed.**

- **576 Lantern Hill Rd:** Old violation case involving the prohibited use of an agricultural parcel/ barn for a landscaping business. Several site inspections have been conducted and possible disturbance of wetlands with a backhoe as of 01/02/25. Will have follow up site inspection 01/06/25 with Land Use Director. Town Attorney has been contacted to start the process for next steps. 01/06/25 site inspection conducted, employees were observed only cleaning out barn into tractor Traylor for transport. Which the owner stated they would be doing in order to demolish the building. Additionally, the backhoe seen digging near the brook was digging for test pits for LLHD septic system. They only should be cleaning out the barn on Site. Site inspection was conducted with property owner **1/16/25**. Report to be reviewed by Land Use Director for further advisement. Continuing to monitor. Site inspection 2-12-25 showed trailer is no longer present at site, backhoe has been moved, and no activity of disturbance to the area was observed. Drive by inspection conducted 3/05/25 no activity on the property and no more complaints. No further activity has been conducted on the property since 3-05-25 and no additional complaints have been received. All equipment has been cleaned out of the large warehouse and there are plans to demo the building by the owner. Recent activity involved police stopping Mr. Perkins from operating a huge excavator driving down the road and had to tow it. The large piece of equipment may have been stored in the pig barn. Working with town attorney and Land Use Director at this time. Site inspection conducted on
- **550 Colonel Ledyard Highway:** On a different inspection, it was observed from the road, two Conex boxes/ shipping containers are on the property. Looking into the records, there are no previous permits for permanent storage containers prior to the adoption of the new regulations. **RVC to be sent out.**
- **83 Inchcliff Drive:** Complaint received 11/18/24 via email stating their landlord is renting out the basement of the apartment building and it does not have its own kitchen, bathroom, and/or common/ private entrance. RVC drafted and awaiting review. Drive by inspection conducted 11/28/24 but could not determine without stepping onto property to see if anyone was present in the basement. An additional phone call complaint was placed describing the situation from a different resident. Two phone calls were placed 12/2/24 to get more information. Awaiting a call back. Property card does state first floor apartment has sole use of the basement. Will make contact with owner to verify the activity is in accordance with the allotted use of the basement. On 4-2-25, Post office called stating first floor tenants do not have

a roommate even though the owner is trying to have mail set up for a 4th apartment. **RVC to be sent , will contact owner.**

- **130 Christy Hill Rd:** A letter was received 11/21/24 via mail to the Land Use Department. The letter stated he concerned neighbors of Christy Hill Rd would like to understand why the property has several RVs and vehicles parked on the property. A drive by inspection was conducted on 12/3/24 with the Land Use Director present. Three RVs were observed from the roadway and at least two unregistered vehicles with an additional vehicle that appeared registered but had not been driven in some time. There was no activity that could be seen anyone appeared to be living in the campers on the property. RVC will be drafted and reviewed for the unregistered vehicles and additional contact with owner will be conducted to gather additional information. A prior zoning violation was on file dated November 20,2020 for a rooster on the property. The violation has been resolved since. RVC sent 12/30/24.. Homeowner came in to Land Use office 01/06/25 while ZEO was on a site inspection. Land Use Director spoke with owner as to how to resolve the issue. Owner will be in contact to ensure compliance with unregistered motor vehicles. Will continue to monitor. Followed up with homeowner on 2-4-25. The three vehicles that were previously unregistered are now re-registered. An additional vehicle has been designated as hobby vehicle. Ledyard Zoning Regulations Section 7.6 “maximum of one (1) hobby motor vehicle may be located in a side yard or rear yard of a residential property, provided it is screened from view from adjacent properties and access roads”. One last vehicle is unregistered, the owner is going to see if someone will buy it or if it will be taken to the junk yard. Will follow up 3/18/25. Site inspection on 4-1-25, All cars registered except for hobby vehicle. **No further complaints received and complied with registration of vehicles seem to be current. CLOSED.**
- **23 Overlook Drive:** Possible neighbor draining onto complainant’s property. A concrete pad was poured next to the complainant’s property to park an RV. Drainage grate could be seen installed on the edge of the pad as to not drain directly off the side into the complainant’s property. However, a plastic pipe outlet from the grate drains appears it could be draining onto the complainant’s property. A site walk conducted with Land Use Director. RVC sent 1/21/25 for full compliance. **Spoke with owner on 2/11/25.** The owner will fill out a zoning permit for the work done on the property and a site inspection will be conducted to determine if the owner is in compliance with drainage going away from the neighbor’s property. Site inspection scheduled 2/19/25. Site inspection conducted 3/04/25. It appears the owners drainage may be draining onto the neighbor’s property. Awaiting LUD review to ensure next steps. **Denied permit for shed due to open violation. Working with LUD on the issue.**

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➤ **New Cases:**

- **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.
- **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 driveby inspection on 12/15/25 to determine violations. If violations present, will send RVC to bring into compliance.
- **16 Nutmeg Dr.:** Previous blight case closed in April of 2025 for junk and debris on the front lawn, owners have been in compliance. New complaint received October 9th, 2025 for junk and debris in the driveway, conducted drive by inspection and observed junk and debris in the driveway. Was out for certification training the week of October 20th-October 24th. Upon returning to the office, additional complaints were received on October 24th 2025. The situation had escalated and required immediate attention. Blight Citation issued on 10/27/25, via certified mail, regular mail, and posted to the property per the Blight Ordinance Section 7. Will follow up on 11/6/25, if compliance not achieved, will start citation process and deliver right to request a hearing to the property owner. **Compliance was achieved on 11/6/25 and all blight violations resolved at time of inspection. CLOSED.**
- **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.
- **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.

➤ **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.

- **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.
- **1496 Rt 12:** Ongoing Zoning violations still present at the property. Blight complaint received on 9/25/25. Worked with owner to resolve by removing broken down vehicles and trailers off the town right of way and within the fenced areas that area screened and is approved for a car dealer and repair business. Closed 11/
- **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.**
- **153 Meetinghouse Lane-** Complaint received on 9/8/25. Site inspection conducted on 9/29/25, no violations found at the property. Home has been cleaned up it appears with new siding, lawn cut, and no junk in front yard. CLOSED
- **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. Will send RVC to remove blighted vehicle.**
- **49 Avery Hill Rd EXT.:** Complaint received on 9/30/25 for junk. Debris on front lawn for longer than 6 months. During another inspection on 9/24/25, I observed the junk/Debris. **RVC sent on 10/7/25. Reinspected the property on 10/27/25 and observed trash and debris 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. Final follow up email to be sent before issuance of NOV intent to Cite as additional complaints filed on 12/2/25.**

- **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.**

- **44 North Glennwoods:** Complaint received on 06/10/25 for blighted property with junk and unregistered motor vehicles. Inspected site on 06/16/25 and confirmed property is blighted with household items in the front yard and improper storage of junk/debris, RVC to be sent. RVC sent 8/1/25. Follow up phone call placed on 9/3/25 regarding blight at the property and to get in contact with myself on how to reach compliance and establish a time line. Left a voice mail. Will follow up on or about 9/8/25, if no response issue NOV with intent to Cite. **Drive by inspection conducted on 9/11/25 and showed couch and junk by the road has been removed.**
- **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.**

- **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.**
- **14 Whalehead Rd:** Complaint received on 4-8-25. Unregistered motor vehicles. Inspection scheduled 4-14-25. Inspected property on 4-15-25: Chicken coop observed to be too close to the neighbor's abutting property and no permits are on file. As well as inoperable vehicles in the yard are in poor condition. Additional vehicles were observed however license plates could not be verified/ placed on the vehicles. Additionally, blighted junk and household items were observed. RVC sent on 6/30/25. Progress has been made at the property and will continue to have meetings to ensure compliance has been achieved. The owner has been cooperative and has so far removed several junk vehicles, bags of trash, and discarded household items. Improvement after several inspections. Working with the owner currently to bring property into compliance. Several junk cars removed, debris, discarded furniture, and other junk items. Home has had all junk items removed, old cars taken off site, and wood/debris removed. Rooster violation has also been resolved. **Site inspection conducted on 10/9/25. Front of property and side yard has made significant progress. Some blight left in the rear yard and owner is working towards removal. Follow up inspection to be conducted on or about 11/6/25. Conducted follow up inspection 11/24/25 all blight violations and zoning violations resolved. CLOSED**
- **11 Hickory:** Complaint received on 4-1-25. Overgrown brush and dead tree in yard with an unregistered motor vehicle. Site inspection conducted on 4-8-25. It was observed that there was a dead tree, however our ordinance does not state specifically about dead trees. Will write RVC for overgrown vegetation and junk in the lawn. RVC sent 8/1/25. Will follow up on or about 8/13/25. Site inspection conducted on 9/4/25 lawn has been mowed but working on verifying registration with estate executor, lives long distance in CA. **Property continued to be within compliance. Closed.**
- **16 West Dr:** Complaint received on 3-25-25 for blighted property and RV that appeared inoperable leaning towards roadway. It was observed the area of the home was in a poor condition due to the fire. Site inspection conducted on 4-3-25. The garage was full if trash and

debris. The driveway has a broken toilet as well as other junk and rubbish. The RV was observed and seems to be sinking into the ground towards the roadway and the tires appeared to be deflated. According to doing to the complainant the home has been abandoned for a year at this point. A neighbor had stopped me on my way to the site to give additional information in which the neighbor stated trash blowing into people's yard from the driveway of 16 West Dr. is a nuisance additionally the RV appears to be a safety hazard as it is sinking in the ground towards the roadway. They also stated no one has been to the house since the day of the fire. On 4-3-25 I contacted the Town Of Ledyard Fire Marshal and he stated "They had a fire on 12/23/24 and still probably trying to work it through the insurance process. But with that said there is no reason that the stuff cannot be cleaned up around the exterior of the property. In addition, speaking with neighbors the property was a mess before the fire and was a contributing factor into the fire". Clean up at the property has begun after the fire. Will contact the owners for full compliance and registration of the RV parked on the front lawn. Will conduct follow up inspection on or about 07/02/25. Follow up inspection on 7/15/25, all junk observed in the driveway including the burned garage has been removed from the property. Follow up RVC sent on 8/1/25 requesting the RV to be moved onto the driveway and provide proper registration. Additionally, the brush observed on the lawn is to be removed and the grass shall be cut to reach full compliance. Letters sent back as non-forwardable/unclaimed. Followed up with owner for cleanup scheduled for the weekend of 8/28/25 to remove brush, cut the lawn, fix mailbox, and move RV to driveway and provide current registration. Reinspected the property on 9/4/25 and the brush and grass had been cut/removed. However RV remained in same place. Called owner on 9/11/25 to discuss if the RV is operable and registered. According to the owner, it is inoperable and unregistered. I will follow up on 9/18/25 to ensure they have a place to store the RV off the property and not create another violation at another location. Followed up with owner on 9/25/25 for status of RV removal. Owner stated they would call a scrap yard and have it towed off the property. Sent follow up email on 10/2/25 and owner called to inform me that the RV has been removed. It was stated the lawn should be maintained and within compliance. Will conduct site inspection on 10/6/25 to verify RV has been removed from the property and lawn is in good condition. **Site inspection conducted on 10/6/25. RV removed, grass has been trimmed, and owner will replace mailbox.**

- **11 Allvn 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 12/10/25. 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. **Will be send out a NOV, following all blight ordinance enforcement procedures.**
- **33 StonyBrook 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 send 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 sated 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. **Tenants moved out but trash discarded and left in the yard. Follow up RVC to be sent to property owner for clean up.**
- **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 facia 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.**

- **143 Gallup Hill:** complaint received August 2024 for Overgrown vegetation. Site inspection conducted on 8/28/25 during a drive by, observed pieces of discarded household furniture and overgrown grass. Site inspection conducted on 9/29/25. **Grass still overgrown and furniture on front Lawn. RVC to sent to owner on 10/6/25. Will follow up 11/5/25. Followed up on 11/13/25. Compliance achieved.**
- **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.**