



## TOWN OF LEDYARD

### Zoning Office

*John Herring, Zoning Official*

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### Zoning Activity Report 8 December 2022

#### SITE VISITS

11/09/22 993 Long Cove Rd- blight Follow up-some toys, etc. in yard; no problems  
11/09/22 977 Long Cove Road- blight follow up- no problem observed  
11/09/22 939 Long Cove-blight follow up- trash at side of road  
11/09/22 1010-36 Long Cove Road- blight follow up- no problem noted  
11/09/22 949 Long Cove Road- blight follow up- no problems noted  
11/09/22 70 Christy Hill blight follow up-no problems noted  
11/09/22 22 Anderson- blight follow up- seriously overgrown yard; house may be abandoned  
11/09/22 1496 Rte 12- failure to follow site plan- pile of discarded tires, U-Hauls; etc.  
11/15/22 576 Lantern Hill- reports of unpermitted activity in barn  
11/15/22 21 Quakertown Meadows- as built  
11/15/22 5 Abbey Rd- as built  
11/16/22 123 Whalehead- as built  
11/23/22 48 Michael- unpermitted camper removed  
11/29/22 16 Coachman Pike- blight  
11/29/22 22 Anderson- Blight- revisit  
11/29/22 1644 Route 12 (Kartway) blight  
11/29/22 669 Shewville Road- living in camper; conex container  
11/30/22 27 Thomas Road- NSFH  
11/30/22 669 Shewville Road- post NOV-IC for illegal living in trailer  
11/30/22 22 Anderson Drive- post blight notification  
11/30/22 1644 Route 12- post blight notification

#### ENFORCEMENT

11/22/22 Hearing- 6 Eska Drive- unpermitted STR- hearing continued to 8/23  
11/23/22 36 Overlook Road- unpermitted storage container  
11/30/22 22 Anderson Drive- Blight notice  
11/30/22 1644 Route 12 Blight notice  
11/30/22 669 Shewville Rd-NOV-IC - illegal living in trailer, accessory structure (conex box) with no primary use

## **ZONING PERMIT APPLICATIONS:**

#5763: 5 Marlene Drive- Shed	11/03/22
#5764: 161 Iron Street- Rebuild deck	11/07/22
#5765: 26Christy Hill- Pool	11/09/22
#5766: 1559 Route 120 Change of Use	11/14/22
#5767: 1 Richard Road- Deck Renovation	11/21/22
#5768: 4 Powder Horn Lane- Home Occupation	11/21/22
#5769: 27 Thomas Road- NSFH	11/30/22
#5770: 419 and 421 Pumpkin Hill Road- Lot merger	11/29/22
#5771: 5 Lorenz Parkway- Lyme Study	11/29/22
#5772: 1682 Route 12- New signage	11/30/22

## **Zoning Permit CZC Inspections:**

11/15/22 5 Abbey Rd-  
11/16/22 123 Whalehead Rd CZC issued 11/22/22

## **OTHER:**

- Blight
  - 48 Michael- RVC sent 9/14- living in camper. As of 11/15- tenants apparently evicted; camper to be removed from premises, Police intervention week of 11/7- camper apparently being used for drug production and sale. Cooperated with police re removal of tenants. By 11/22, trailer removed.
  - 1644 Route 12- (old kartway) blight report and notice of violation
  - 22 Anderson Drive- blight report and notice of violation
- Responses to routine requests for information and assistance- permitting process, review of potential applications, setbacks, questions re animal rehabilitation center locations, siting of accessory apartments, sign requirements, etc.
- 21 Gallup Hill- NOV-IC issued 10/25 for "Firewood and More." Resulted in resolution- no longer operating at that site
- 576 Lantern Hill- forwarded info from neighbors to attorney; attorney seeking testimony for upcoming hearing (no date set). Mr. Perkins' attorney intimates Mr. Perkins will seek to demolish existing building and erect a duplex.
- Provided info for annual report
- 669 Shewville road- NOV-IC – unpermitted trailer and conex box
- STR Update-
  - 6 Eska- Packet prepared for Hearing Citation Officer. Hearing held 11/22. Result- fine of \$20,550 as of 11/22- hearing continued to 8/8/23. If all ads removed and no evidence of continued use as STR, fine rescinded. If evidence of continued STR usage, fine continues to accrue- as of 8/8//23, would be approx. \$60K
  - 8 Heath Spur- NOV-IC issued 10/26 11/16- call from individual seeking info to apply. No application as yet submitted
  - Reviews of Airbnb.com, vrbo.com listings for Ledyard, Preston (some individuals are listing properties as in Preston, presumably to avoid being noticed by Ledyard Land Use officials
  - Multiple E-mail and telephone inquiries re STR requirements, apparently from individuals

- 10 Cardinal- letter stating hearing opened and resend of abutting neighbor information
- Long Pond Rd- letter from attorney outlining rationale for consideration as nonconforming use