



## TOWN OF LEDYARD

### Zoning Office

*John Herring, Zoning Official*

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3216

[zoning.official@ledyardct.org](mailto:zoning.official@ledyardct.org)

### **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.