



# TOWN OF LEDYARD

Land Use Department

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## BLIGHT REPORT FOR LUPPW COMMITTEE 1/3/24-3/28/24

### 1. NEW COMPLAINTS :

**V=VERIFIED**

**R=Remedied**

- 116 Meeting House Lane(V)
- 109 Church Hill Road(V)
- 11 Allyn Lane(V)
- 1 Mull Berry Drive(V)
- 21 Winthrop Road(V)

### 2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED

**109 Church Hill Road** —Complaint 3/5/24 of improper storage of garbage; confirmed during 3/6/24 inspection; RVC sent 3/20/24; will continue to monitor.

**116 Meetinghouse Lane**—Complaint 3/5/24 of improper storage of garbage; confirmed during 3/6/24 inspection; RVC sent 3/20/24; will continue to monitor.

**11 Allyn Lane**—Complaint 3/20/24 of improper storage of garbage; confirmed during 3/21/24 drive by inspection; called Mr. Slater (owner) stated he is working on it, and set up reinspection in 2 weeks; will continue to monitor.

**1 Mull Berry Drive**—Complaint 3/20/24 of improper garbage storage and blighted MVs; confirmed during 3/21/24 drive by inspection; RVC sent 3/27/24; will continue to monitor.

**21 Winthrop Road**—Drive by inspection (1/24/24) confirmed the complaint of a dilapidated garage (from the same day); review of aerial photography showed rear portion of the garage had collapsed; RVC sent 2/1/24; Mr. Gabiga (owner) came in to the Land Use Office 2/26/24 to discuss the existing state of the garage, and his plan to rebuild it; significant progress improving garage observed during 3/11/24 inspection, spoke with Mr. Gabiga the same day, to discuss continued plans to rebuild; will continue to monitor.

### 3. OPEN BLIGHT CASES: OLD/ONGOING

**27 Highland Drive**— Ongoing Blight case: RVC sent 9/21/24 with varying levels of compliance: Increase in Junk observed between the 1/24/24 and 2/12/24 inspection, NOV Blight sent 2/14/24 and posted on property; significant improvement observed at 3/6/24 inspection; will continue to monitor.

**9 Pinelock Drive**—Correspondence with Ledyard PD 1/9/24-2/6/24 regarding commercial vehicle street parking (for RVC about Blighted commercial MV sent 12/4/23); researched the business printed on the blighted MV (forfeited); vehicle present during 2/1/24 drive by inspection; Spoke to Ledyard P.D. 2/6/24, to

enforce through the parking ordinance; observed ticket on window during 2/6/24 drive by inspection; observed a note near the ticket 3/21/24 from owners stating they will remove the vehicle; will continue to monitor.

**23 Devonshire Drive**—Overgrown lawn and missing siding case (RVC sent 8/3/23, lawn mowed 8/16/23, and various correspondence and inspections for siding); siding not present on a portion of the house during the 1/24/24 drive by inspection, owner was emailed the same day to request update; additional emails 2/6/24; and 3/28/24 to set up a realistic timeline to finish the siding job during Spring; will continue to monitor.

**7 River Drive**—Ongoing Blight Case (7/3/23 RVC and various correspondence): observed significant progress clearing vegetation during 1/24/24 inspection; during phone call on the same day Leonard Slater (owner) confirmed progress would continue; realtor (Lincoln Soleyn) for 7 River Drive came in to Land Use Department 2/1/24 looking for options as far as what to do with property; continued significant progress; progress observed during 2/6/24 and 3/11/24 inspections, Mr. Slater stated he was having issues with several of his properties in probate but will continue to make progress during 3/11/24 phone call; will continue to monitor.

**1711 Route 12**—Ongoing Blight Case (7/3/23 RVC and various correspondence, inspection, and progress): less garbage observed during 2/6/24 inspection; progress observed during 3/11/24 inspection; Mr. Slater stated he was having issues with several of his properties in probate but will continue to make progress during 3/11/24 phone call; will continue to monitor.

**528 Colonel Ledyard Highway**—Ongoing Blighted MV case: according to correspondence from Town Attorney 1/2/24-3/6/24, court has entered judgement lien on the property. Correspondence from owner 3/6/24 indicating frustration with the situation; will continue to monitor.

**22 Anderson Drive**—Phone call with realtor 1/24/24 confirmed new ownership of the property (to follow up on extension given for Notice of Continued Blight sent 5/15/23 and various correspondence); a large dumpster in front of the dilapidated garage was observed during the 1/30/24 inspection; significant work onsite observed during periodic drive by inspections; will continue to monitor.

**1644 Route 12**—Ongoing Blight Case with various correspondence with Ms. Majalian (co-owner) 2/20/24-2/29/24, commercial real estate agent Jonathan Cohn working with Mayor on selling the property; will continue to monitor.

#### **4. CLOSED BLIGHT CASES THIS QUARTER:**

##### **Old:**

**550 Lantern Hill Road**—Ongoing Blight Case (dilapidated structure): correspondence with owner following a new complaint on 3/7/24 that construction equipment was on the property, dilapidated structure and commercial equipment had been removed by 3/11/24 inspection; 3/11/24-3/13/24 correspondence with owner regarding ownership and removal of dilapidated structure, no violation (file closed).

**8 Robin Lane**—No violation during reinspection 1/3/24 (for a blighted MV that the owner was having a hard time removing due to the lack of title); (file closed).

**18 Crestview Drive**—Ongoing Blight Case with various correspondence between Town Attorney following blight lien placed on the property; Inspections 2/18/24, 3/18/24, and 3/25/24 to give Town Attorney site conditions; no violation by 3/25/24 inspection; correspondence 3/26/24 confirmed closure with Town Staff and Attorney; (file closed).

**7 Sleepy Hollow Pentway**—Ongoing Blight Case: (Notice of Violation Blight sent 6/8/23 and various correspondence) gave owner instructions for full compliance via voicemail 1/17/24; and in a phone call with the owner on 1/24/24 & 2/6/24, he stated he had follow up surgery but could find someone to help complete clean up; no violation observed during 3/13/24 inspection; (file closed).