TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

Activity Report
April 13 – May11, 2023

1. SITE VISITS:

4/18/23	7 Fairway Dr. – Geer – Verify landscaping
4/18/23	16R/18R Fawn Drive – Complaint Response – land clearing
4/25/23	3 Flat Brook Ct. – As-Built Inspection
4/25/23	38 Village/16 Reuven – Complaint response -Diverting water
4/26/23	Site Walk – Former Dow Chemical property – IWWC permit review
5/2/23	Multiple Site re-inspections related to ongoing enforcement (26 Lake St. 40 Blacksmith, 528 CLH, Coachman Pike)
5/4/23	As Built Inspection – 894R CLH
5/4/23	NSFH Initial Inspection 9 Tanager
5/4/23	21 Tanager – Inspection re: adequacy of SE&SC measures
5/4/23	58 Avery Hill Rd.: Re-inspection – Unregistered MV and blight
5/8/23	Site Walk – Former DOW Chemical property – Northern portion – PZC Permit review
5/8/23	As-built Inspection 36A Village Dr.

2. ENFORCEMENT:

576 Lantern Hill Rd. - Perkins Case – Hearing for Contempt of Court scheduled for 2/3/23. Building being demolished. Still receiving complaints about unpermitted commercial activity and possible dumping of material into the wetlands. Status Hearing Held on 3/15. Demolition Permit submitted. Mr. Perkins plans to dismantle the garage and reassemble on his property in North Stonington. Have attempted to do an initial inspection with no response to my request from Mr. Perkins. **Executive Session planned for May PZC meeting.**

58 Avery Hill – Some improvement with respect to the junk being cleaned up – but still several cars/trucks.

Complaints Received:

- 16R/18R Fawn Drive – Possible clearing in Wetlands – (Logging Operation- no violation)
- 40 Blacksmith Dr. – Junk, MVs, possible illegal repair shop
- 419 Pumpkin Hill Rd: Cargo Container in front yard – no permits
- 949 LCR -Junk for 2 years – new owner was supposed to clean up
- Norman Rd & Rte. 12 – Abandoned ice cream stand – blighted (1711 Rte. 12?)
- 14 Anderson Dr. – Sign for a business – no Home Occ. Permit on file
- 33 Stonybrook Rd. – Garbage
- 16 and 18 Crestview – multiple complaints for ongoing blight
- 130 Vinegar Hill - Junk
- 26 Lake Street – Garbage – Blighted property– ongoing violation
- 5-7 River Road – Blighted property
- 27 Long Cove Rd. – Junk outside
- 951 Long Cove Rd. – Garbage outside

3. **APPLICATION REVIEWS:**

Application PZ#23-3 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for amendments to The Town of Ledyard's Zoning Regulations, Section 8.31 Short-Term Rentals, Hosted. **PH OPENED 4/13/23 Continued to 5/11/23**

Application PZ#23-4SUP and associated Coastal Area Management Application PZ#23-5CAM of Gales Ferry Intermodal, LLC, 549 South Street, Quincy, MA 02169, for Special Permit approval for a Mixed-Use Development that includes the redevelopment of a portion of the Gales Ferry Intermodal LLC property, 1761 CT Rte. 12 Ledyard, CT 06339, for a new Motor Vehicle, RV, Boat and/or Equipment Repair Use and continuation of the existing manufacturing use. **PH OPENED 4/13/23 Continued to 5/11/23**

PZ#23-6SUP of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. **Received in Office 5/2/23**

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT. **DENIED**

Application IWWC#23-2URA of Gales Ferry Intermodal LLC, 549 South Street, Quincy, MA 02169, for activity in the upland review area at the Gales Ferry Intermodal LLC property, 1761 CT Route 12, Ledyard, CT 06339 in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings (mixed-use / industrial). **Received 4/4/23. Site walk 4/26. Continued to June 6. No classification made.**

Application IWWC#23-3URA – of Mark Coen to replace a mobile home on a parcel located at 550 Lantern Hill Rd. **APPROVED Administratively by WEO**

Application IWWC#23-4SITE of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. **Received in Office 5/2/23**

ADMINISTRATIVE PLAN REVIEW

ZP#5798 21 Tanager Ln. – NSFH – Approved 4/19
ZP#5815 550 Lantern Hill Rd. – Mobile Home replacement – Holding for info re: ownership
ZP#5816 1757 Center Groton Rd. - Deck
ZP#5817 2 Hyde Park – Acc. Use/structure - Chickens
ZP#5818 38 Bittersweet - Deck
ZP#5819 400 Colonel Ledyard Hwy - Pool
ZP#5820 205 Avery Hill Rd. – Waiting on Floor Plans
ZP#5821 26 Hemlock Cir - Deck
ZP#5822 388 R CLH - NSFH
ZP#5823 5 Winfield Way - Pool
ZP#5824 346 Colonel Ledyard Hwy - Ship. cont

ZP#5825 10 Conrad Ct - 208 sq ft deck
ZP#5826 6 Maedow Dr. - Deck
ZP#5827 9 Tanager Ln – NSFH
ZP#5828 944 Colonel Ledyard - Addition
ZP#5829 VOID
ZP#5830 16 Quakertown Meadows - Pool
ZP#5831 - 1898 Center Groton Rd - Chix Coop

ZP#5773 9 Abbey Rd. – NSFH Waiting on Info

CERTIFICATES OF ZONING COMPLIANCE ISSUED:
4/17/23 16 Rockledge Ct
4/17/23 18 Rockledge Ct

BONDS RECEIVED/RELEASED
5/4/23 894R Colonel Ledyard Hwy - $950 for culvert work per IWWC Approval
5/4/23 123 Whalehead Rd., Ledyard – Shared Driveway Paving

4. **MEETINGS:**

4/17/23 Meeting w/ Len Johnson re: Application #IWWC22-18URA of Avery Brook Homes
4/19/23 **ZBA Meeting - CANCELLED**
4/20/23 Placer.ai software Demo & Discussion
4/20/23 Meeting w/ Atty Landolina and E. Grenger re: sale of 39 Barry Dr.
4/26/23 **IWWC Site Walk DOW Property**
5/01/23 **LUPW Committee Mtg.**
5/02/23 **EDC Meeting**
5/02/23 **IWWC Meeting**
5/03/23 Meeting with Mayor and HR re: Building Dept issues.
5/03/23 Meeting w/ P. Gardner and M. Malerba re: 894R CLH As-built and culvert bond
5/04/23 TTT Meeting to review potential routes.
5/08/23 Meeting w/ G. Paul re: Town-owned parcels
5/09/23 Meeting w/ J. Cobb and P. Whitescarver re: Housing Plan Map
5/09/23 **seCTer EDC Meeting**
5/11/23 **PZC Meeting**

5. **CERTIFICATE OF TRADE NAMES**
4/17/23 Big Discount Wine & Liquor – 1524 Rte. 12 – Subash Shrestha
4/13/23 Cchange – 18 Hillside Dr – Jonathan Walton Mclane

6. **ACTIVE GRANT STATUS**
- **HOUSING REHAB:** 2 New Applications in November – but ineligible. Several on Waiting list were also deemed ineligible. 2 New projects went out to bid in December. Signed deeds 2/9/23 to file for new projects. 3 New applications received and an additional application provided.
- **2020 LOTCIP: MULTI-USE PATH:** Currently preparing to go out to bid. Quarterly Report submitted 4/6
- **2021 DOH HOUSING PLAN GRANT**: Draft of Plan complete. Commission reviewed in February- Revisions being made. Housing Plan map to be created. Public Hearing will be in May to Adopt.
- **2021 RTP GRANT TRI-TOWN TRAIL:** Contract signed with Kent & Frost. Quarterly submitted. 1st Invoice received.

7. **OTHER ACTIVITY:**
   - Acting Zoning Official to cover vacancy – lots of customer assistance and site inspection/Plan Review and lots of enforcement issues.
   - Updated EDC documents/info on website
   - Working on Hand-out related to new businesses that may need a Home Occupation Permit or who may want to be included in the Business Directory.
   - Building, Planning and Zoning Deposits and monthly reports
   - Census Report completed for April.