



TOWN OF LEDYARD

Zoning & Wetlands Official's Office

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Zoning Official's Report: January 06, 2025

Permits approved: 11/21/24-01/06/25

- **56 Partridge Hollow Road:** Renovation of existing house with a 240SF addition to the second floor and lift. The site plan needed to be modified to show all changes to existing decks, sizes, etc. 11/27/24 new plans submitted by engineer with improved site plan changes. Changes met criteria required by the Land Use Director for final approval. **APPROVED.**
- **722 Colonel Ledyard Highway:** Permanent sign with temporary posts to use as needed. **APPROVED.**
- **24 Marty's Way:** Build a new single-family residence and associated site improvements. Site map met all applicable criteria. **APPROVED.**
- **Change of Use/ User:** 1598 Rt 12 Sign permit and change of user- liquor store formally known as The Cellar. To be renamed to BH Wine & Spirits. **APPROVED. Open permit will schedule final inspection once sign is in place.**
- **Change of Use/ User:** 1496 Route 12. Motor vehicle repair facility has a new tenant. The previous owner did not comply with the approved site plan set by PZC. New tenant was directed by previous Land Use Director to highlight all changes to the Site map. On 11/24/24 new owner came into the Land Use Department with Site Map. Land Use Director indicated that there needs to be measurements of new fencing and concrete pad that was added to the property. The fence was not what was originally approved. New Site plan was adjusted to reflect current existing conditions at the Site. A Site inspection was conducted 12/3/24 to ensure compliance with an updated Site Plan. **APPROVED 12/17/24.**
- **Change of Use/ User:** 752 Colonel Ledyard Highway: Twisted Sugar Cake Design & Bakery. Final Site inspection conducted 12/2/24. **APPROVED.**
- **Change of Use/ User:** 725 Colonel Ledyard Highway: Fur-Ever Friends (Dog Grooming). Final Site inspection conducted 12/2/24. **APPROVED.**

- **Change of Use/ User:** 1026 Long Cove Road Unit B: Second Heart Photography. Final Site inspection conducted 12/2/24. **APPROVED.**
- **741 Colonel Ledyard Highway-** **APPROVED** 11/26/24 for installation of handicap accessible lift at town hall.
- **24 Marty's Way:** New single-family home. **APPROVED** 12/04/24.
- **29 Ferryview Drive:** Accessory car port. **APPROVED** 12/23/24.
- **4 Saw Mill Drive:** Accessory structure (shed). **APPROVED** 12/23/24.
- **59 Kings Highway-** New MFH #6 as per approved site plans. **APPROVED** 01/02/25.
- **59 Kings Highway-** New MFH #7 as per approved site plans. **APPROVED** 01/02/25.
- **59 Kings Highway-** New MFH #8 as per approved site plans. **APPROVED** 01/02/25.
- **59 Kings Highway-** New MFH #9 as per approved site plans. **APPROVED** 01/02/25.

Zoning Violation Activity Report: 11/21/24-12/5/24

➤ **New cases:**

- **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.
- **6 Hilltop Drive:** Phone call received 12/31/24 regarding high activity including cars going on and off the property frequently throughout the day. Possibly operating a business without a permit. Additionally, a large conex box is on the front lawn of the home. Follow up with Land Use Director 01/06/25.
- **2 Redbrook Lane:** Corner lot had previous variance for existing metal shed on the property. There appears to be new site work conducted on shed and possible expansion. Will follow up with Land Use Director 01/06/25 to discuss further steps.

➤ **Old Cases:**

- **31 Richard Road:** Complaint received 9/10/24. Previous ZEO left position. New ZEO started 9/17/24. Complainant raised additional concerns. Several phone calls were made to the property owner to remove the rooster. An extension was given up until 10/17/24. No phone call was received that the rooster was removed and they did not schedule a site inspection. 10/18/24 and RVC to remove a rooster from the property was sent to the property owner. No response was received for the RVC and complainant claimed they had still not complied to remove the rooster. A Notice of Violation and Intent to Cite was sent to the property owner via certified mail 10/28/24. State statutes and our zoning regulations require the owner has 30 days to comply or will result in the next process in which a citation is issued. 11/28/24 complainant called again and stated the neighbor had not complied as the 30 days to comply had expired. 12/2/24, a phone call to the property owner was placed and they stated they had removed the rooster from the property and scheduled a site inspection for 12/3/24. 12/3/24 a site inspection was conducted and no rooster(s) as the owner explained he actually had two roosters, were present on the property. Case has been **RESOLVED.**
- **884 Long Cove Rd:** Previous violation for junk/ nonconforming use. **Will Follow up** with new owner to ensure compliance with zoning.
- **103 Inchcliff Drive:** Possible resident living in Recreational Vehicle. No proof from previous ZEO could verify a resident living in the trailer. **Will follow up.**
- **669 Shewville Rd:** Possible resident living in Recreational Vehicle. No proof from previous ZEO could verify a resident living in the trailer. **Will follow up.**
- **13 Robin Lane:** Rooster on the property. Previous ZEO sent an RVC. **Will follow up.**
- **5 Lorenz Industrial Parkway:** Previous violations for industrial equipment parked in parking spaces. **RESOLVED.**
- **26 Lake Street:** Previous ZEO reports of violations for junk on the property and vegetation that is overgrow. **Will follow up** to ensure lawn is mowed for full compliance.
- **388R Colonel Ledyard Highway-** Ongoing zoning issue. Resolved and Certificate of Zoning Compliance issued **12/16/24.RESOLVED**
- **484 Colonel Ledyard Highway:** Previous ZEO reports of violations for junk on the property and vegetation that is overgrown. **Will follow up** to ensure lawn is mowed for full compliance.
- **436 Pumpkin Hill Rd/ 740 Colonel Ledyard Highway Unit B1 & B2:** Previous daycare facility running out of a home was unlicensed from the state. The daycare was sent an RVC and moved to 740 Colonel Ledyard Highway. The daycare continued operations without a license or compliance with zoning and building

department. Activities were to cease immediately until a license was obtained from the state. Correspondence between Land Use Department and the State licensing for childcare facilities concluded with an issuance with a daycare license and the facility met all requirements. **RESOLVED.**

- **126 Gallup Hill:** Temporary signs were put up throughout the property as well as U-Haul business operating on the facility. **Will follow up.**
- **7 Fairway Drive:** Motor vehicle business with junk around the property was operating without a license. New ownership cleaned up junk vehicles and was to obtain a DMV license for Motor Vehicle Repair. License was obtained and ZEO signed off. **RESOLVED.**
- **56 Whalehead Rd:** Unpermitted site work and disturbance of soil with wetlands. No disturbance of soil or equipment has been observed since 9/17/24 through 12/5/24. Frequent drive by inspections are conducted to ensure compliance. **Will continue to monitor.**

➤ **New cases:**

- **120 Lambtown Road:** Complaint submitted via complaint form, received 10/21/24. Drive by inspection conducted on 11/28/24. It appeared there was indeed a Recreational Vehicle (RV) as well as small backhoe and dump truck. Additionally, there was a temporary electrical post on the property. No electrical lines appeared to be connected to the RV. After research on the property, there was a home that was demolished in June 2022. As well as a temporary power permit under building. A phone call was placed on 12/2/24 to the current owner of the property to understand what activities are being taken place on the property and specifically if someone is living in an RV at the property. The owner stated no one should be in the RV and had visited the property a couple of weeks back to clean up the leaves. The RV is winterized, and the owners will be living in Florida from December 2024 until April 2025. After collecting facts and evidence, it could not be verified that a violation exists at this time. A letter for RVC discussing our phone call in which the owner is not using the RV to live in and laying out the regulation as a prohibited use will be sent out for our records. **RESOLVED.**
- **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. **Will draft RVC to be sent.**
- **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. **Will continue to monitor.** **Drafted RVC waiting review LUD for further advisement.**

- **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 send 12/30/24. Will follow up 01/09/25.**
- **25 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. Will look into this further with Land Use Director and **continue to monitor.** **RVC awaiting review LUD**
- **792 Long Cove Rd:** An email from a inquiring realtor stated there was someone living in a trailer with a single family home on the same parcel. Investigation into property records showed this is a pre-existing use on the property. **RESOLVED.**
- **22 Huntington Way:** Complaint received November 25, 2024. Investigation began with a realtor add printed and submitted with the written complaint. The realtor.com description of the house included the statement "Air B&B for the in-law apartment will help pay for the mortgage!". The realtor was contacted on 11/25/24. The realtor was not aware of section 3.8 Prohibited Uses "'Short-term rentals (STRs) are not permitted. The minimum term for the rental of a residential dwelling shall not be less than 31 days". As per the Town of Ledyard Zoning regulations. The realtor also stated the owner had stated to them there was an existing permit for a STR. On 11/27/24 ZEO received a phone call from the property owner. Investigation into town records showed no permits have been

issued for an STR for the property. ZEO stated they can bring the permit in and it will be scanned into the record and would be a pre-existing use for the property prior to adoption of new zoning regulations. The owner then stated they will take the ad on Air B&B down. Additionally, the realtor took that description off the description for the sale of the home. **RESOLVED.**

▪ **67 Gallup Hill Rd**

Operation of a business without a home occupation special permit. Complaint received that there may be a landscaper operating their business on the property without a permit. The records show they applied for a PZC special use permit for home occupation in June 2012. However at the regular scheduled meeting for PZC dated June 27, 2024 the applicant withdrew the application. There were many issue with the application that are outlined in the prior ZEOs report such as information on types of vehicles to be stored, proper site plans with details in accordance with regs. It could not be found if the owner reapplied for a special use permit. IWWC sent a cease-and-desist letter due to the owner filling wetlands on the property to expand the driveway without a permit. IWWC granted the owner a permit after proper application for working in a URA was submitted. Additionally, a soil scientist report showed no negative effects were found to have impacted wetlands downstream or upland from the intermittent stream that ran under the driveway into a culvert that the owner partially filled. Current complaints state there is a lot of traffic and noise with a large woodchip pile. RVC has been drafted and awaiting review to reach out to the owner whether a special use permit exists or not. **Will continue to monitor for activity.**

Blight Activity Report: 11/21/24-12/5/24

▪ **Ongoing/ old cases**

- **11 Allyn Lane**- Power of Attorney for the property was to be contacted by Beth Sabilia overseeing the property and properties associated with the owner that are also blight cases. A drive by inspection was conducted 12/3/24. Blighted driveway and yard had not been cleaned up. **Will follow up with point of contact and will continue to monitor.**
- **1711 Route 12**- Owner was contacted for purchase of the property and to clean up the site. **Will continue to monitor.**
- **11 Sunset Ave**- Overgrown vegetation. Will follow up and **continue to monitor.**
- **1 Mull Berry**- Will draft RVC for review for abandoned or inoperable vehicles and equipment on property. **Will continue to monitor.**
- **229 Avery Hill Rd**- Previous ZEO report showed good progress of what was cleaned up. Will need to conduct site inspection for update on the property. **Will continue to monitor.**

- **5/7 River Drive- Ongoing Blight** New owner purchased the property and began cleanup operations. A meeting was to be held with the new owner to discuss possible uses for the site development. In an email, grubbing was stated to have taken place and thus soil had been disturbed. An immediate response was sent to cease all disturbance to soil/ activities at the Site until a zoning permit and demolition permit is obtained. A site inspection was conducted on 11/23/24 with Building official, Land Use Director, and ZEO present. Site inspection concluded that soil was disturbed throughout the entire site and would require silt fencing around the perimeter to ensure proper Soil Erosion and Sediment Controls are in place to stabilize the loose soil. The owner will put up silt fencing or staked hay bales and send completed site plans by a licensed surveyor and to be approved by LUD and ZEO. Additionally, the site is not in the Connecticut Transfer Act as it was a previous gas station. **Will continue to monitor for zoning compliance with Land Use Director for future Site development. RESOLVED VIA BLIGHT.**
- **143 Gallup Hill:** Overgrown vegetation will send RVC. **Continue to monitor.**

New Blight Cases:

- **932 Shewville Rd:** Junk and mattress on side of road in front of home. No one appears to be living there, will make contact with current owner and send RVC. **RVC sent 12/18/24. Met full compliance 12/30/24. RESOLVED**
- **1642 Center Groton Rd:** Received complaint November 14. Sent RVC to current owner to clean up junk via bulk trash pick-up. On November 25, 2024 a family member of the owner contacted ZEO to notify they had called the town bulk trash pick-up and would have it removed by 12/3/24. Land Use Director happened to drive by and confirmed junk had been picked up. **RESOLVED.**
- **27 Overlook Drive:** Complainant called that the neighbor had a roof with a blue tarp that had moss growing on it for two years. Looking into this, the Land Use Director was present and the roof with a tarp was not applicable with the blight ordinance. The building official was brought in if there was a possible building code. However, the tarp was in moderate condition and was not damaged enough to be moving around with heavy winds. **RESOLVED.**