



TOWN OF LEDYARD

Land Use Department

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Activity Report

June 13th—August 7th, 2024

1. SITE VISITS:

- 6/27/24 58 Christy Hill Road—Inspection unpermitted animal husbandry
- 11 Sunset Ave—Reinspection improper garbage storage
- 4 Sunset Ave—Reinspection improper garbage storage
- 44 Sable Drive—Inspection blighted marine vehicle storage
- 7/2/24 138 Whalehead Road—As-Built NSFH Site Walk
- 7/3/24 56 Whalehead Road—Inspection unpermitted site work
- 138 Whalehead Road—As-Built NSFH Site Walk
- Lantern Hill Boat Launch—Visit to discuss potential permitting
- 7/4/24 27 Thomas Road —As-Built NSFH Site Walk
- 45 Thomas Road—Reinspection ongoing MV repair case
- 7/9/24 56 Whalehead Road—Inspection unpermitted site work
- 7/17/24 109 Church Hill Road—Reinspection improper garbage storage
- 11 Royal Oaks Drive—Inspection abandoned MV
- 11 Sunset Ave—Reinspection improper garbage storage and uncut lawn
- 4 Sunset Ave—Reinspection improper garbage storage
- 11 Allyn Lane—Reinspection improper garbage storage
- 103 Inchcliffe Drive—Inspection blighted yard
- 33 Fanning Road—Reinspection blighted yard
- 7/23/24 11 Thames View Pentway—NSFH As-Built site inspection
- 7/24/24 121 Whalehead Road—Inspection for wetlands complaint
- 7/28/24 Avery Hill Preserve—Site visit to discuss potential permitting
- 7/29/24 388R Colonel Ledyard Hwy—NSFH As-Built site inspection
- 8/1/24 21 Tanager Lane—Request for bond release inspection
- 26 Lake Street—Reinspection improper garbage storage
- 44 Sable Drive—Reinspection blighted marine vehicle storage
- 8/5/24 121 Whalehead Road—Inspection for As of Right Inquiry
- 8/6/24 11 Hilltop Avenue—NSFH As-Built site inspection

ENFORCEMENT:

Update on Open Cases:

18 Crestview Drive—Ongoing Blight Case: Notice of Citation Assessment sent 5/9/23 and Right to Hearing sent 6/20/23 for blighted MVs; sent *Notice of Assessment For Violation Of Blight Ordinance* (10/17/23) by certified and first class mail; No violation by 3/25/24 inspection; various correspondence with Town Atty and Mayor including confirmation the \$3,000.00 fine has been paid to close out the matter; working with other municipal staff to process the fine —file closed.

1711 Route 12—Ongoing Blight Case (7/3/23 RVC and various correspondence, inspection, and progress): Correspondence with Atty Sabilia 7/16/24 & 8/7/24 and according to Ms. Sabilia there are inquiries about purchasing the property and she will be taking steps to help with tours soon; will continue to monitor.

1644 Route 12— Ongoing Blight Case with various correspondence: in an email sent 7/23/24 a co-owner stated that an agreement was signed with a real estate company to list the property; on 7/30/24 & 7/31/24 ZEO reached out to the real estate agent mentioned by the co-owner for details on the listing; no response by 8/7/24; will continue to monitor.

7 River Drive—Ongoing Blight Case (7/3/23 RVC with various inspections, progress and correspondence): Correspondence with Atty Sabilia 7/16/24 & 8/7/24 According to Ms. Sabilia, there is an investor making inquiries about the property, she is working on getting a decree that would allow for the sale of the property, and a potential closing in August; will continue to monitor.

884 Long Cove Road—Ongoing Expansion of Non-conforming Use/Junk MV case RVC sent 12/21/23 and various correspondence: 6/18/24 Mr. Stanavage (contractor in charge of clean up) came in to Land Use Office to collect blank zoning permit for new tenant and inspection same day significant progress which included a tour of the interior of the building; significant progress observed whenever passing through the area; will continue to monitor.

2 Winthrop Road—Ongoing Junk/Junk Marine Vessel/commercial equipment storage case NOV-IC sent 1/31/24 and various correspondence: in an email 8/5/24 the owners described current progress and next steps; will continue to monitor.

45 Thomas Road & 7 Fairway Drive—Ongoing case MV repair case (45 Thomas Road); No MV activity at 45 Thomas Road during 7/4/24 inspection which included a tour of the interior of the former garage, ZEO instructed Mr. Greer to remove remaining Junk to achieve compliance; Phone conversation 7/16/24 Mr. Greer stated he is collecting necessary permits (external to the existing Zoning Permit for the facility) for 7 Fairway Drive, Mr. Greer also stated he is working with Fire Marshal to meet related state and local requirements, this claim has not been confirmed; will reach out to agencies associated with these claims; will continue to monitor.

109 Church Hill Road —Ongoing Blight Case posted RVC on property 4/10/24: progress observed while driving through the area until observed garbage/discarded furniture in front yard by roadway 7/17/24; letter for full compliance sent 8/5/24; will continue to monitor.

11 Allyn Lane—Complaint 3/20/24 of Junk with various inspections and correspondence: continued progress observed during 07/17/24 inspection; will continue to monitor.

1 Mull Berry Drive—Ongoing Blight Case: Phone call 8/7/24, owner of the property stated he will provide contact information for the owner(s) of the vehicle and vessel on the property so they can arrange proper storage; will continue to monitor.

33 Fanning Road— RVC sent 4/11/24 for improper storage of garbage: some progress observed when passing through area; no garbage observed 7/17/24 and a fence was installed; file closed.

576 Lantern Hill Road—New complaint for Perkins Landscaping: received by Town Planner of North Stonington (mentioned in email to Ledyard Town Planner 7/17/24); Ledyard Town Planner responded same day with a request to have a meeting with North Stonington Town Planner; additional follow up from neighbor 8/1/24; will continue to monitor.

11 Sunset Ave—RVC sent 4/17/24 for improper storage of garbage: Consistent progress observed while passing through area. Conducted second drive by inspection 7/17/24 when remaining garbage had been removed, but lawn was not mowed. Follow up inspection 8/1/24 confirmed same conditions as 7/17/24; sent letter with instructions for full compliance 8/5/24; will continue to monitor.

4 Sunset Ave— RVC sent 4/17/24 for improper storage of garbage: consistent progress observed while passing through area. Conducted second drive by inspection 7/17/24 when remaining garbage had been reduced to one large broken television. Follow up inspection 8/1/24 confirmed same conditions as 7/17/24; sent letter with instructions for full compliance 8/5/24; will continue to monitor.

26 Lake Street—Complaint similar to Zoning Violation closed 10/5/24. Confirmed some Junk on the curb during drive by inspection 6/10/24 and when passing through the area; called owner 7/15/24 and provided number for bulk trash, owner stated they were going to call bulk trash that day; Reinspected 8/1/24 and previous Junk had been removed, but was replaced with new Junk; called owner 8/7/24 and the owner stated they were going to call bulk trash that day, and set up an inspection in 2 weeks; will continue to monitor.

Update on New Cases:

56 Whalehead Road—Drive by inspection 7/3/24 following, complaint of site work without permit, observed an excavator and signs of soil disturbance; spoke with both property owners the same day; additional complaint followed by site inspection 7/8/24 confirmed continued violation; drove by property on way to another site 7/10/24 and the excavator had been removed from the property; owner came in to Land Use Office 7/16/24 to fill out a driveway permit; will continue to monitor.

44 Sable Drive—Drive by inspection 6/27/24 confirmed a boat with no visible registration on the property; the boat had been covered and moved by 8/1/24 inspection; file closed; will reopen if permanent boat storage not achieved after allotted time.

58 Christy Hill Road—RVC sent to owner 7/24/24 following complaints of improper keeping of animals, confirmed on property 6/27/24; additional complaint received via voicemail 7/29/24; owner came in to Land Use Office with permit and provided a solution to the issue—file closed.

103 Inchcliffe Drive—RVC sent to owner 7/29/24 following complaints of a blighted yard and a drive by inspection 7/17/24; will continue to monitor.

Blight and Zoning Complaints:

- 26 Lake Street—Complaint improper garbage storage
- 58 Christy Hill Road—Complaints improper keeping of animals
- 11 Sunset Ave—Complaint improper garbage storage
- 44 Sable Drive—Complaint boat in yard
- 2 Bluff Road West—Complaint work without permit (No Violation)
- Royal Oaks Drive—Complaint abandoned Motor Vehicle
- 103 Inchcliffe Drive—Complaints blighted yard
- 56 Whalehead Road—Complaints unpermitted site work