



TOWN OF LEDYARD

Land Use Department

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BLIGHT AND ENFORCEMENT REPORT FOR LUPW COMMITTEE

JANUARY – APRIL 2023

1. SITE VISITS:

1/24/23 58 Avery Hill Rd. – Site Inspection – Junk and unreg. Cars
2/09/23 Enforcement related Inspections: 1496 Rte. 12; 22 Anderson Hill Rd; 18 Crestview; 83, 95 & 103 Inchcliffe; 954 LCR; Several parcels along LCR
2/09/23 Coachman Pike in General– Complaint Response – Blight – Junk Vehicles
2/21/23 58 Avery Hill Rd. – Re-inspection (Blight)
3/02/23 5 Quail Meadow – Site Inspection to verify location of structure
3/09/23 16 Coachman Pike – Complaint response/inspection – blight
4/04/23 5 Marlene Dr. – Verify compliance with Order to Vacate Shed
4/06/23 58 Avery Hill – Re-inspection – Junk and unregistered cars
4/12/23 130 Vinegar Hill – Complaint response – Blight
4/13/23 1711 Rte. 12 – Complaint Response –
Also drove down River Dr. – 5 River – Seriously blighted.
4/18/23 16R/18R Fawn Drive – Complaint Response – land clearing

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 Executive Session planned for May PZC meeting.**

5 Quail Meadow: Unpermitted Storage Container. Owner submitted a permit. Waiting to verify location relative to setbacks. **Resolved 3/2/23**

58 Avery Hill Rd. – Complaint Received. Blight- Junk Cars & Garbage. NOV/RFVC sent 1/24/23 – No response to date. **Some clean-up did occur, but still several unregistered /junk cars.**

5 Marlene Dr. – Person living in a shed. (letter sent in October re: Unpermitted Shed. **Order to vacate served – Property in Compliance – will continue to monitor).** **Resolved**

411 Colonel Ledyard Highway – Violation of permit- blight- M. Cherry initiated enforcement – no follow-through with J. Herring – no real change IMO – **NOV w/ Intent to Cite sent 1/23/22**

1496 Rte. 12 – Ongoing Blight and violation of Site Plan Approval – M. Cherry initiated enforcement – J. Herring did not follow through - no change. **Needs follow-up**

16 Coachman Pike – unregistered MV, Blight – **RVC sent 12/14/22 – No Response**
993 Long Cove Rd., - Blight -trash etc. – **RVC Sent 9/28/22**

Complaints Jan -April - Highlighted are highest priority

V = Verified

- 528 Colonel Ledyard Highway – Blight, junk, cars – repeat offender (V)
- 16 and 18 Crestview – multiple complaints for ongoing blight– repeat offender (V)
- 130 Vinegar Hill – Garbage – Rodents – Blight (V)
- 26 Lake Street – Garbage – ongoing blight violation– repeat offender (V)
- 40 Blacksmith Dr: Junk, blight, unpermitted MV repair – repeat offender (V)
- 5-7 River Road – Blighted property (V)
- 95 & 103 Inchcliffe- Serious Blight! (V)
- 949 Long Cove Rd. – Garbage/Junk – new Owner was supposed to clean up (V)
- 21 Gallup – Unpermitted home Occupation (V) (**IA J. Herring**) -Violation ongoing
- 419 Pumpkin Hill Rd: Cargo Container in front yard – no permits (V)
- 1711 Rte. 12 – Abandoned ice cream stand – Blighted (V)
- 14 Anderson Dr. – Sign for a business – no Home Occ. Permit on file (V)
- 27 Long Cove Rd. – Junk outside (V)
- 951 Long Cove Rd. – Garbage outside (V)
- 22 Anderson – Blighted Property (V) -
- 33 Stonybrook Rd. – Garbage
- Other Blighted property along Long Cove Road – whole area needs to be re-inspected and addresses documented.
- Coachman Pike – complaints on several addresses – not yet confirmed.

As you can see, there is a lot of enforcement that needs to occur. This list does not include the Short-term Rental enforcement issues or all of the unpermitted uses that have been reported and resolved. I have attached John Herring's last update – but noticed that not all of the Long Cove Road parcels are listed.

As you know, John Herring retired at the end of December and we have not had anyone to really handle blight or general enforcement since then. Alex Samalot, the new ZEO/WEO is starting May 1st and will be full-time. He is not a certified Zoning Official, so there will be a significant training period. I will start him off on all the blight and Junk/unregistered motor vehicle cases highlighted above.

Respectfully,
Juliet Hodge