TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report
March 9 – April 13, 2023

1. SITE VISITS:

Inspections for all NSFH applications (21 Tanager, 1,2, & 7 Marty's Way, 121, 121A & 138 Whalehead and 9 Crocker Hill)

3/13/23 16 & 18 Chidley Way – NSFH – As-built Inspections
3/23/23 32 Village Dr.- Reinspection – As-Built
4/04/23 4 Rosemarie – Inspect pavement for Bond release
5 Marlene Dr. – Verify compliance with Order to Vacate Shed
7 Fairway – Site Inspection – pre-As-built.
4/06/23 4 Rosemarie – Inspect Monumentation for Bond Release
4/06/23 58 Avery Hill – Re-inspection – Junk and unregistered cars

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**

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

5 Marlene Dr: - Un-permitted use of shed as Acc. Apt. – Cease & Desist issued 3/23/23 and Order to Vacate served by Marshal. Currently appears that occupant is no longer sleeping there- but many belongings remain.

Complaints Received:

- 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

3. APPLICATION REVIEWS:

Application PZ#23-2 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations. **Received 2/9/23. Public Hearing Scheduled for 3/9/23. APPROVED Effective Date 4/1/23**

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. **Received 3/9/23, PH Set for 4/13/23**

Application PZ#23-1 of Dieter and Gardner, Inc**,** PO Box 335, Gales Ferry CT, 06335 for the modification of a site plan located at 740 Colonel Ledyard Highway, Ledyard CT, 06339. **Received 2/9/23 - Withdrawn 4/6/2023**

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 to Open 4/13/23**

ZBA #23-1 - Application 66 Iron Street – Side yard Setback Variance from 15ft to 7 ft to build a detached garage. **DENIED**

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. **Received 9/6/22; Public Hearing closed 3/7/2023.**

IWWC#23-1URA of Boundaries LLC, 34 Coachman Pike, Ledyard CT, 06339, to construct a New Single-Family Home with the house, septic system, well driveway, grading, and clearing within the 100' Upland Review Area. **APPROVED 4/4/23**

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 scheduled for 4/26**

ADMINISTRATIVE PLAN REVIEW

ZP#5795	9 Crocker Hill Rd.	NSFH
ZP#5796	138 Whalehead.	NSFH
ZP#5797	2 Marty's Way	NSFH
ZP#5798	21 Tanager Ln., GF	NSFH
ZP#5799	121 Whalehead	NSFH
ZP#5800	120 Meetinghouse - Deck	
ZP#5801	14 Partridge Hollow - Pool	
ZP#5802	121A Whalehead	NSFH
ZP#5803	7 Marty's Way	NSFH
ZP#5804	1 Marty's Way	NSFH
ZP#5805	10 Winthrop Rd - Deck	
ZP#5806	8 Heath Spur – Acc. Apt	
ZP#5807	1 Osprey - Shed	
ZP#5808	18 Barry Dr. – Acc Use/Chickens	
ZP#5809	13 Quakertown – Shed	
ZP#5810	2 Mt. Vernon - Shed	
ZP#5811	12 Winthrop – Deck	

ZP#5781 1 Sleepy Hollow – Acc Apt. Waiting on Info
ZP#5773 9 Abbey Rd. – NSFH Waiting on Info
ZP# 5791 3 River Road - Garage conversion to In-Law Apt. – Need Site Plan and LLHD – On Hold

CERTIFICATES OF ZONING COMPLIANCE ISSUED:

3/15/23 3 Chidley Way
3/26/23 4 Rosemarie Ct.
4/6/23 32 Village Dr.

BONDS RECEIVED/RELEASED

4/6/2023 32 Village Dr. ($500 Bond Received)
4/10/23 12, 14,16 & 18 Rockledge CT New Manufactured Home (Bond release for Driveways)
4/10/23 4 Rosemarie Ct. NSFH (Partial Release for completed Driveway. $1,500 remains for Monuments)
4/10/23 7 Fairway Dr. – Bond release (paving and seeding)

4. MEETINGS:

3/11/23 Land Use Law Seminar
3/14/23 Meeting with Dave Harned re: Cashman Development
3/14/23 Status Hearing – Perkins Case
3/14/23 seCTer EDC Meeting
3/15/23 ZBA Meeting
3/20/23 Budget Meeting - CIP
3/21/23 Agricultural Commission – Joint Meeting
3/28/23 Meeting with Cashman representatives, Engineers and M. Cherry
3/29/23 Meeting w/ Kirk Bryson and Peter Gardner re: possible subdivision
3/30/23 Interview – ZEO Candidate
4/04/23 Meeting w/ P. Gardner and prospective developer of property on Silas Dean
4/04/23 Meeting with S. Stanovich, S. Masalin and N. Cardinal re: LLA Thamesview Ptwy.
4/04/23 EDC Meeting
4/04/23 IWWC Meeting
04/10/23 Meeting w/ D. Harned re: Cashman Application
4/13/23 PZC Meeting

5. CERTIFICATE OF TRADE NAMES

3/15/23 Pewter Pot Fine Spiced Chocolates: Robert Lecce Jr.

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. 2 New applications received and an additional 2 expected shortly.
- **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 April to Adopt.
- **2021 RTP GRANT TRI-TOWN TRAIL: C**ontract signed with Kent & Frost. Quarterly report due 4/15. Base Map received.

7. OTHER ACTIVITY:

- Acting Zoning Official to cover vacancy – lots of customer assistance and site inspection/Plan Review and lots of enforcement issues.

- Filling in for Building Dept. Admin. Asst. in her absence: Completed Census reports for Jan, Feb and March 2023 and State Fee report and other Building Dept. related financial reports
- Working with SCCOG and consultants on Housing Plan Map
- 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.
- SCCOG Building Official started 2 weeks ago. New ZEO (not certified) will stary May 1, 2023.
- Planning and Zoning Deposits and monthly reports