



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 161 Mather Avenue, Bldg. 18, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- AC unit appears to be leaking onto living room floor. Rental Housing Code, Section: PM 601.3; Mechanical Equipment
- Electrical receptacle in child's bedroom will not hold plugs in place. Rental Housing Code, Section: PM 602.3; Electrical Hazards, PM 401.3; Light Other Spaces, PM 602.2; Installation
- Entrance door not sealed. Rental Housing code, Section: PM302.13; Doors, PM 302.11; Window & Door Frames

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 174 Branford Avenue, Bldg. 39, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 16, 2022, where the following violations were discovered:

- No Code compliant receptacle for sump pump. Rental Housing Code Section: PM 602.3; Electrical System Hazard, PM 602.2; Installation
- Kitchen sink has rust. Rental Housing Code Section: PM 503.1; General Plumbing Fixtures
- Zone valve motor in basement not working. Rental Housing Code Section: PM 601.3; Heating Facilities, Mechanical Equipment, PM 602.3; Electrical System Hazards

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 175 Branford Avenue, Bldg #14, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Face plate taped to wall (Rental Housing Code Section: PM600.2; responsibility)
- Crack in stair treads (Rental Housing Code Section: PM 303.2; Structural member, PM 303.6; stairs and railings)
- Dining room has peeling paint (Rental Housing Code Section: PM 303.9; Painting)
- Cold air at dishwasher/corner cabinet (Rental Housing Code Section: PM 500.1 ; Scope, 500.2; Responsibility, PM 503.1; General)
- Bathroom leaks into dining room light fixture (Rental Housing Code Section PM-503.1, general)
- Mice reported in Unit (Rental Housing Code Section: PM 303.5; Insect and rat harborage, PM 301.1; Insect and rat control)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



## THE CITY OF GROTON

### Building and Zoning Department

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

#### Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 181 Branford Avenue, Bldg #14 Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 31, 2022, via Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Fan for crawl space not working (Rental Housing Code Section: PM302.1; General; Painting, PM 302.4; Exterior structure, foundation walls)
- Bathroom fan is not clean (Rental Housing Code Section: PM 402.2; Bathroom ventilation)
- Report of cockroaches and termites (Rental Housing Code Section: 301.1; Insect and rat control)
- Report of broken pipes in crawl space (Rental Housing Code Section: 500.2; Plumbing facilities, PM 302.5; Exterior walls)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 194 Branford Avenue, Bldg. 40, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- Electrical outlets in bedroom and living room spark and trip breaker in panel box. Rental Housing Code, Section: PM 602.2 Installation, PM 602.3; Electrical System Hazards
- Living room paint is peeling. Rental Housing Code, Section 303.9; Painting, PM 303.3; Interior Surfaces
- Bathroom fan is plugged. Rental Housing Code, Section: PM 402.1; Ventilation, PM 602.2; Installation, PM 602.3; Electrical System Hazards
- Kitchen ceiling has peeling paint. Rental Housing Code, Section PM303.3; Interior Surfaces, 303.9; Painting
- Dining room ceiling light is not secured. Rental Housing Code, Section: PM602.3 Electrical Hazards, PM 602.2; Installation
- Bathroom cabinet chipped. Rental Housing code, Section: PM303.1; General, PM 303.3; Interior Surfaces
- Water in bathtub in between fiberglass. Rental Housing Code, Section: Plumbing Fixtures, PM 503.1; General
- Baseboard heater cover is cut open. Rental Housing Code, Section: Heating Facilities, PM601.2; Cooking and Heating Equipment, PM 601.3; Mechanical Equipment

- 4 x 4 wiring box in basement ceiling is unsafe. Rental Housing Code, Section; Electrical Facilities, PM 602.2 Installation, PM 601.1: Heating facilities, PM 602.3 electrical System Hazards
- Water leaking into basement through foundation wall. Rental Housing Code, Exterior Structure, PM 302.5: Exterior Walls

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 204 Branford Avenue, Bldg #41, Groton CT**

Dear Ms. Phillips,

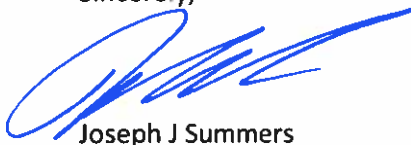
Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Leak detector alarm going off (Rental Housing Code Section: PM 602.2; installation)
- Improper support of plumbing (Rental Housing Code Section: PM 500.0; responsibility, PM 503.01; general)
- Bathroom has peeling paint (Rental Housing Code Section: PM 303.9; painting, PM 303.3 interior surfaces)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 222 Branford Avenue, Bldg #42, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Bathroom peeling paint (Rental Housing Code Section: PM303.9; Painting, PM303.10; Interior walls and ceiling)
- Bath tub is chipped (Rental Housing Code Section: PM 503.1; Plumbing fixtures, general)
- Bedroom has peeling paint and nail pops (Rental Housing Code Section: 303.9 Painting, PM 303.10 Interior walls and ceiling)
- Bedroom flooring is buckling (Rental Housing Code Section: 303.1; General, 303.3 Interior surfaces)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



## THE CITY OF GROTON

### Building and Zoning Department

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

#### Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 224 Branford Avenue, Bldg #42, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Handrail is loose (Rental Housing Code Section: PM303.7; Handrails & guardrails)
- Bathroom fan is dirty (Rental Housing Code Section: PM 402.2; Bathroom ventilation)
- Hallway paint is peeling on the ceiling (Rental Housing Code Section: PM-303.9 Painting, PM 303.10 Interior walls and ceiling)
- Bedroom peeling paint (Rental Housing Code Section: 303.9; Painting)
- Damaged baseboard (Rental Housing Code Section: PM-601.1; heating facilities, Section PM-601.3; mechanical equipment)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 254 Branford Avenue, Bldg #43, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Living room peeling paint and paint bubbles (Rental Housing Code Section: PM303.9; Painting, PM 303.10; Interior walls and ceilings)
- Bathroom fan slow to run (Rental Housing Code Section: PM 402.2; Bathroom ventilation)
- Bedroom has peeling paint in corner (Rental Housing Code Section: 303.9 Painting, PM 303.10 Interior walls and ceiling)
- Crack at door to bathroom (Rental Housing Code Section: 303.3; Interior surfaces)
- Rat droppings (Rental Housing Code Section PM 303.5; Insect & rat harborage, PM 301.1 Insect and rat control)
- Foundation wall spalled concrete and cracks (Rental Housing Code Section: PM-302.4; foundation walls)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 258 Branford Avenue, Bldg. 44, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 16, 2022, where the following violations were discovered:

- Dining room ceiling paint is peeling. Rental Housing Code, Section: PM 303.3 Interior Surfaces, PM 303.9; Painting
- Kitchen sink drain is leaking. Rental Housing Code, Section: PM 504.3, Water System Supply
- Dining room window blind not secure. Rental Housing Code, Section PM 303.3; Interior Surfaces
- Baseboard cover is missing. Rental Housing Code, Section: PM 601.3; Mechanical Equipment, Heating Facilities
- Bathroom ceiling paint is peeling. Rental Housing Code, Section: PM 303.3; Interior surfaces, 303.9; Painting
- Bedroom ceiling and wall paint is peeling. Rental Housing Code, Section PM 303.3; Interior Surfaces, 303.9; Painting
- Basement window is leaking water on the floor. Rental Housing Code, Section PM 302.5; Exterior Walls, Exterior Structure, PM 302.11; Window and Door Frames, PM 302.11.1; Windows

- Overhead ceiling light in basement is not secured. Rental Housing Code, Section: PM 602.3; Electrical Facilities, Electrical System Hazards

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 268 Branford Avenue, Bldg #44, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Kitchen and dining room have peeling paint on the ceilings (Rental Housing Code Section: PM 303.9 painting, PM 303.10; interior walls & ceiling)
- Leak detector not functioning properly (Rental Housing Code Section: PM 602.2; installation electrical facilities)
- Living room has peeling paint (Rental Housing Code Section: PM 303.9; painting, PM 303.10; interior walls and ceiling)
- Water infiltration in basement (Rental Housing Code Section: PM302.5; exterior walls)
- Baseboard is taped (Rental Housing Code Section: PM 303.3; interior surfaces)
- Bathroom has peeling paint (Rental Housing Code Section: PM 303.9; painting, PM303.3 interior surfaces)
- Bedroom has nail pops and peeling paint on ceiling and walls (Rental Housing Code Section: PM303.3 interior surfaces, PM303.9; painting)
- Hallway peeling paint (Rental Housing Code Section: PM 303.9; painting)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 270 Branford Avenue, Bldg #44, Groton CT**

Dear Ms. Phillips,

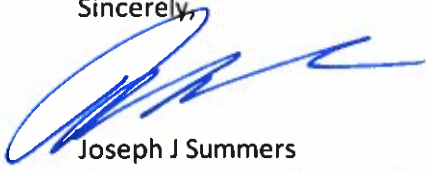
Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Bedroom has a crack in the wall (Rental Housing Code Section: PM 303.3 interior surfaces)
- Bathroom,; dirty fan, bubble paint(Rental Housing Code Section: PM 303.9; painting, PM 303.10 interior walls & ceiling, PM303.3; interior surfaces)
- Closet door is cracked (Rental Housing Code Section: PM 303.3 interior surfaces)
- Peeling paint in basement (Rental Housing Code Section: PM-303.9; painting)
- Water infiltration in basement (Rental Housing Code Section: PM302.5; exterior walls)
- Damaged baseboard (Rental Housing Code Section: PM601.1; Heating facilities, Section PM 601.3 Mechanical equipment)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 274 Branford Avenue, Bldg. 44, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- Kitchen ceiling paint peeling. Rental Housing Code, Section: 303.3; Interior Surfaces, PM 303.9; Painting
- Counter top needs caulking. Rental Housing Code, Section: 303.3; Interior Surfaces
- Wiring in basement is unsafe. Rental Housing Code, Section PM 602.3; Electrical System Hazards
- Water leaking from wall into basement. Rental Housing Code, Section PM302.4; Exterior Structure Foundation Walls, PM 302.5 Exterior Walls
- Basement window is not secure. Rental Housing code, Section: PM 302.11.2; Openable Windows Exterior Structure, PM302.11.1; Windows
- AC in living room not installed correctly. Rental Housing Code, Section 602.3; Electrical System Hazard
- Bath Tub has water between the floor and tub base. Rental Housing Code, Section: PM303.3; Interior Surfaces, PM 303.10; Interior Walls and Ceiling, PM 503.1 Plumbing Fixtures General, PM 503.3; Bathroom floors
- Bedroom ceiling paint is peeling and the wall is cracked. Rental Housing Code, Section: PM 303.3; Interior Structure, PM 303.9; Painting

- Bathroom door needs repair. Rental Housing Code, Section: PM 303.3; Interior surfaces
- Handrail at the top of the stairs needs to be repaired. Rental Housing Code, Section: PM303.6; Stairs and Railings, PM 303.7; Handrails and Guardrails

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



## THE CITY OF GROTON

### Building and Zoning Department

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 278 Branford Avenue, Bldg #45, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Kitchen and dining room have peeling paint on the ceilings (Rental Housing Code Section: PM 303.9 painting, PM 303.10; interior walls & ceiling)
- Leak detector not functioning properly (Rental Housing Code Section: PM 602.2; installation electrical facilities)
- Bathroom wall separation (Rental Housing Code Section: PM 303.3; interior services)
- Bathroom fan not clean (Rental Housing Code Section: PM 303.1; general, PM 303.3; interior surfaces)
- Bathroom window springs are broken (Rental Housing Code Section: PM 302.11.2; operable windows, PM 302.1; general)
- Bedroom receptacle (Rental Housing Code Section: PM 602.2; general, PM 602.3; electrical system hazard)
- Hall peeling paint (Rental Housing Code Section: PM 303.9; painting)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/5/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 133 Branford Avenue, Bldg. 10, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 10-133 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/30/2022.

- Second floor tub leaking into dining room – has been repaired.
- Bathtub drain runs slow – has been repaired.
- Kitchen ceiling paint is peeling – ceiling has been scrapped/compounded. Scheduling for painting
- Living room paint is peeling – peeling paint has been scrapped/compounded. Scheduling for painting.
- AC unit is leaking – has been repaired.
- Nails popping in ceiling – has been repaired.

Sincerely,

Shonda Harrison

Senior Community Manager



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/6/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 137 Branford Avenue, Bldg. 10, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 10-137 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/29/2022.

- Water leaking and kitchen ceiling paint peeling – contacting contractor to repair kitchen ceiling and wall.
- Bathroom closet has a hole in the wall – has been repaired.
- Bathroom and bedroom doors are broken – reschedule to replace doors.
- Kitchen stove elements shorting out and sparking – stove element has been replaced.
- Bathroom ceiling paint peeling – ceiling has been scrapped/compounded. Scheduling for painting.
- Water leaking in basement – part of planned remediation process.

Sincerely,

Shonda Harrison

Senior Community Manager



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/6/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 161 Mather Avenue, Bldg. 18, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 18-161 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/28/2022.

- AC unit appears to be leaking onto living room floor – has been repaired
- Electrical receptacle in child's bedroom will not hold plugs in place – has been repaired
- Entrance door not sealed – has been repaired

Sincerely,

Shonda Harrison

Senior Community Manager



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/5/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 107 Mather Avenue, Bldg. 22, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 22-107 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/29/2022.

- Electrical panel cover is broken – has been repaired.
- Baseboard cover is missing – baseboard cover has been replaced.
- Second floor stair baluster is missing – stair baluster was installed.
- Screw in floor, next to stair rail, sticking up from floor – has been repaired.
- Thermostat not working – has been repaired.
- Paint peeling in second floor child's bedroom – peeling paint has been scrapped/compounded. Scheduling for painting.
- Kitchen ceiling has a hole in it – hole has been patched and fixed. Scheduling for painting.

Sincerely,

Shonda Harrison

Senior Community Manager





37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/6/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 32 Branford Avenue, Bldg. 31, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 31-32 that was conducted on September 16<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/30/2022.

- Refrigerator not working – has been repaired.
- Oven door is cracked – contacting resident to reschedule repairs.
- Peeling paint – contacting resident to reschedule repairs.
- Fan not working – contacting resident to reschedule repairs.
- Baseboard heater not secure – contacting resident to reschedule repairs.
- Kitchen floor separates at the door – contacting Allied Flooring for an assessment.
- Bathtub water between the tub liners – has been repaired.

Sincerely,

Shonda Harrison

Senior Community Manager



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 32 Branford Avenue, Bldg. 31, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 16, 2022, where the following violations were discovered:

- Refrigerator not working. Rental Housing Code, Section: PM601.2; Cooking and Heating Equipment
- Over door is cracked. Rental Housing Code, Section: PM303.10; Interior Walls & Ceiling, PM 303.3; Interior Surfaces
- Peeling paint. Rental Housing Code, Section: 303.9; Painting
- Fan not working. Rental Housing Code, Section PM602.3; Electrical System Hazards
- Baseboard heater not secure. Rental Housing Code, PM 601.3, Heating Facilities Mechanical Equipment, PM 601.2; Cooking & Heating Equipment
- Kitchen floor separates at the door. Rental Housing code, Section PM303.3; Interior Surfaces, PM 303.1; General, PM 303.2 Structural Members
- Bathtub water between the tub liner. Rental Housing Code, Section PM 503.1; Plumbing fixtures General

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/6/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 76 Branford Avenue, Bldg. 33, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 33-76 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/29/2022.

- Bathtub base filled with water – has been repaired.
- No heat on second floor – thermostat was reading at 70 degrees. Heat is working throughout the apartment.
- Second floor top of stairs is separated – has been repaired.

Sincerely,

Shonda Harrison

Senior Community Manager



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 38 Branford Avenue, Bldg #32, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Damaged baseboard (Rental Housing Code Section: PM601.1; Heating facilities, Section PM 601.3 Mechanical equipment)
- Living room smoke detector removed (Rental Housing Code Section: PM 704.1; General, Section: 704.5; Smoke detectors, Section: 704.5.1; Tampering)
- Stair baluster (Rental Housing Code Section: PM 302.10; Handrails & guardrails, Section: PM 303.6; Stairs)
- Hall smoke detector removed (Rental Housing Code Section: PM 704.1; General, Section: 704.5; Smoke detectors, Section: PM 704.5.1; Tampering)
- Handrail split (Rental Housing Code Section: PM 303.6; Stairs & railings, Section: PM 303.7; Handrails & guardrails)
- Sanitary drainage basement not properly repaired (Rental Housing Code Section: PM-505.2; maintenance)
- Dishwasher possible leak (Rental Housing code Section: PM503.1; Plumbing fixtures, general)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/5/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 174 Branford Avenue, Bldg. 39, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 39-174 that was conducted on September 16<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/29/2022.

- No code compliant receptacle for sump pump – has been repaired.
- Kitchen sink has rust – kitchen sink has been ordered.
- Zone valve motor in basement not working – has been replaced.

Sincerely,

Shonda Harrison

Senior Community Manager



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/5/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 194 Branford Avenue, Bldg. 40, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 40-194 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/30/2022.

- Electrical outlets in bedroom and living room spark and trip breaker in panel box – resident reschedule repairs for 10/10/2022.
- Living room paint is peeling – resident reschedule repairs for 10/10/2022.
- Bathroom fan is plugged – resident reschedule repairs for 10/10/2022.
- Kitchen ceiling has peeling paint – resident reschedule repairs for 10/10/2022.
- Dining room ceiling light is not secured – resident reschedule repairs for 10/10/2022.
- Bathroom cabinet chipped – resident reschedule repairs for 10/10/2022.
- Water in bathtub in between fiberglass – resident reschedule repairs for 10/10/2022.
- Baseboard heater cover is cut open – resident reschedule repairs for 10/10/2022.
- 4 x 4 wiring box in basement ceiling is unsafe – resident reschedule repairs for 10/10/2022.
- Water leaking into basement through foundation wall – resident reschedule repairs for 10/10/2022.

Sincerely,

Shonda Harrison

Senior Community Manager





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 44 Branford Avenue, Bldg #32, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Kitchen sink- hot and cold are reversed (Rental Housing Code Section: PM500.2; Plumbing, General, Responsibility)
- Basement electrical not supported (Rental Housing Code Section: PM 600.2; General, Section: 602.1; Electrical facilities)
- Stair- peeling paint and cracked (Rental Housing Code Section: PM 303.10; Interior walls & ceiling, Section: PM 303.6; Stairs)
- Tub caulking (Rental Housing Code Section: PM 303.10 Interior walls & ceiling)
- Shower valve loose in wall (Rental Housing Code Section: PM 503.1; Plumbing fixtures, 505.2; Maintenance, 504.1; General))
- GFCI issues in kitchen (Rental Housing code Section: PM503.1; Plumbing fixtures)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/5/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 258 Branford Avenue, Bldg. 44, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 44-258 that was conducted on September 16<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/28/2022.

- Dining room ceiling paint is peeling – ceiling has been scrapped/compounded. Scheduling for painting.
- Kitchen sink drain is leaking – has been repaired.
- Dining room window blind not secure – reschedule to finish repairs.
- Baseboard cover is missing – reschedule to finish repairs.
- Bathroom ceiling paint is peeling – ceiling has been scrapped/compounded. Scheduling for painting.
- Bedroom ceiling and wall paint is peeling – ceiling has been scrapped/compounded. Scheduling for painting.
- Basement window is leaking water on the floor – has been repaired.
- Overhead ceiling light in basement is not secured – has been repaired.

Sincerely,

Shonda Harrison

Senior Community Manager



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

10/6/2022

Joseph J. Summers

City of Groton, Building and Zoning Department

295 Meridian Street

Groton, CT 06340

**RE: 274 Branford Avenue, Bldg. 44, Groton CT**

Dear Mr. Summers,

This is in response to the inspection of unit 44-274 that was conducted on September 15<sup>th</sup>, 2022.

The following items have been noted, corrected or repaired in the apartment on 09/28/2022.

- Kitchen ceiling paint peeling – ceiling has been scrapped/compounded. Scheduling for painting.
- Counter top needs caulking – has been repaired.
- Wiring in basement is unsafe – has been repaired.
- Water leaking from wall into basement – part of planned remediation process.
- Basement window is not secure – has been secured.
- AC in living room not installed correctly – AC cover has been installed.
- Bath tub has water between the floor and the tub base – has been repaired.
- Bedroom ceiling paint is peeling and the wall is cracked – ceiling has been scrapped/compounded. Scheduling for painting.
- Bathroom door needs repair – has been repaired.
- Handrail at the top of the stairs needs to be repaired – has been repaired.

Sincerely,

Shonda Harrison

Senior Community Manager



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 76 Branford Avenue, Bldg. 33, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 16, 2022, where the following violations were discovered:

- Bathtub base filled with water. Rental Housing Code, Section: PM 503.1; General Plumbing Fixtures
- No heat on second (2<sup>nd</sup>) floor. Rental Housing Code, Section: PM601.3; Mechanical Equipment, PM 601.1; Heating Facilities
- Second (2<sup>nd</sup>) floor top of stairs is separated. Rental Housing Code, Section: PM 303.2; Structural Member, PM 303.3; Interior Surfaces

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 102 Branford Avenue, Bldg #35, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Bathroom fan not functioning (Rental Housing Code Section: PM 402.2; bathroom ventilation, PM 602.2; installation, PM 602.3; electrical system hazard)
- Living room baseboard not secured (Rental Housing Code Section: PM 303.1; interior structure general, PM 303.3 interior surfaces)
- Basement; nail on railing (Rental Housing Code Section: PM 303.6; railings, PM 303.7; handrails & guardrails)
- Water infiltration in basement through walls and windows (Rental Housing Code Section: PM302.5; exterior walls)
- Peeling paint in basement (Rental Housing Code Section: PM-303.9; painting)
- Dining room peeling paint and cracks (Rental Housing Code Section; PM303.10; interior walls and ceiling)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 107 Mather Avenue, Bldg. 22, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- Electrical panel cover is broken. Rental Housing Code, Section: Electrical Facilities PM 602.2; Installation, PM 602.3; Electrical System Hazards
- Baseboard cover is missing. Rental Housing Code, Section: PM 601.3; Mechanical Equipment
- Second (2<sup>nd</sup>) Floor stair baluster is missing. Rental Housing Code, Section: PM 303.6; Stairs and Railings, PM 303.7; Handrails & Guardrails, PM 303.6; Stairs & Railings
- Screw in floor, next to stair rail, sticking up from floor. Rental Housing Code, Section: PM 303.1; General Interior Structure, 303.3; Interior Surfaces, PM 30.6; Stairs & Railings
- Thermostat not working. Rental Housing Code, Section: PM601.1; Heating Facilities, PM 601.3; Mechanical Equipment
- Paint peeling in second (2<sup>nd</sup>) floor child's bedroom. Rental Housing Code, Sections: PM 303.9; Painting, PM 303.10; Interior Walls and Ceiling
- Kitchen ceiling has a hole in it. Rental Housing code, Section: PM 30.10; Interior Walls and Ceiling

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



## THE CITY OF GROTON

### Building and Zoning Department

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

#### Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 110 Branford Avenue, Bldg #35, Groton CT**

Dear Ms. Phillips,

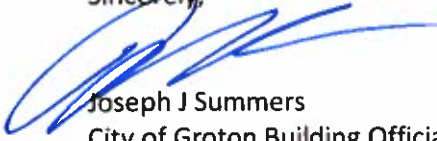
Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Railing to basement is loose (Rental Housing Code Section: PM 303.6; stairs and railings, PM 303.7; handrails and guardrails)
- Sump pump discharge is not piped properly (Rental Housing Code Section: 503.1; general plumbing fixtures, PM 301.3; grading & drainage PM 505.2 maintenance)
- Sink drain-improper piping (Rental Housing Code Section: PM 503.1; general plumbing fixtures)
- Bathroom; peeling paint (Rental Housing Code Section: PM303.9; painting)
- Hallway; peeling paint (Rental Housing Code Section: 303.9; painting)
- Bedroom; peeling paint (Rental Housing Code Section: PM 303.9; painting)
- Dining room ceiling is cracked (Rental Housing Code Section: PM 303.10; interior walls & ceiling, PM303.9; painting)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 132 Mather Avenue, Bldg #37, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Kitchen drywall separating(Rental Housing Code Section: PM 303.10 ;interior walls & ceiling)
- Front door weather stripping(Rental Housing Code Section: PM 302.1; general exterior structure)
- Peeling paint on dining room ceiling (Rental Housing Code Section: PM 303.9 ;painting)
- Back door: dip in floor (Rental Housing Code Section: PM 303.1; general, PM 303.3; interior surfaces)
- Gaps around receptacles (Rental Housing Code Section: PM 602.3; electrical system hazard, PM 602.2 installation)
- Bathroom fan is being held by drywall screws, peeling paint (Rental Housing Code Section: PM303.9; painting, PM602.3; electrical system hazard)
- Tub caulking separation (Rental Housing Code Section: PM 302.10; interior walls and ceiling)
- Banister is loose and split (Rental Housing Code Section: PM 302.10; handrails and guardrails)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 133 Branford Avenue, Bldg. 10, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- Second (2<sup>nd</sup>) floor tub leaking into dining room. Rental Housing Code, Section: PM 504.3; Supply Water System, 503.1; General Plumbing Fixtures, 505.2 Maintenance Sanitary Drainage System
- Bath tub drain runs slow. Rental Housing Code, Section: PM 504.3, Supply Water System, 503.1; General Plumbing Fixtures
- Kitchen ceiling paint is peeling. Rental Housing Code, Section: PM 303.9; Painting, PM 303.10; Interior surfaces
- Living room paint is peeling. Rental Housing Code, Section: PM 303.9; Painting, PM 303.10; Interior Surfaces
- AC unit is leaking. Rental Housing Code, Section: PM 601.3; Mechanical Equipment
- Nails popping in ceiling. Rental Housing Code, Section: PM 303.10; Interior Walls and Ceiling

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 26, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 137 Branford Avenue, Bldg. 10, Groton, CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on September 15, 2022, where the following violations were discovered:

- Water leaking and kitchen ceiling paint peeling. Rental Housing Code, Section: PM 303.10; Interior Walls and Ceiling, PM 303.9: Painting
- Bathroom closet has a hole in the wall. Rental Housing Code, Section: PM303.10; Interior walls and Ceiling
- Bathroom and bedroom doors are broken. Rental Housing Code, Section: PM303.3; Interior Surfaces
- Kitchen stove elements shorting out and sparking. Rental Housing Code, Section: Mechanical and Electrical, PM 601.2; Cooking and Heating Equipment, PM 601.3; Mechanical Equipment
- Bathroom ceiling paint peeling. Rental Housing code, Section PM303.9; Painting, PM 303.3; Interior Surfaces
- Water leaking in basement. Rental Housing Code, Section; Exterior Structure; PM 302.5; Exterior Walls, PM 302.1; General

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 139 Mather Avenue, Bldg #19, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Peeling paint(Rental Housing Code Section: PM 303.9; painting)
- Mouse droppings (Rental Housing Code Section: PM 301.; insects and rat control)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,

Joseph J Summers  
City of Groton Building Official

JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton

Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 144 Branford Avenue, Bldg #37 Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 30, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Water infiltration in basement through walls and windows (Rental Housing Code Section: PM302.5; exterior walls)
- Peeling paint in basement (Rental Housing Code Section: PM-303.9; painting)
- Foundation wall spalled concrete (Rental Housing Code Section: PM-302.4; foundation walls)
- Bath tub needs to be sealed (Rental Housing Code Section: PM 303.10; Interior walls and ceiling)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 147 Branford Avenue, Bldg #10, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Peeling paint on stairs (Rental Housing Code Section: PM303.9; Painting, PM 303.10; Interior walls and ceiling)
- Hallway peeling paint(Rental Housing Code Section: PM 303.9; Painting, PM 303.10; Interior walls)
- Peeling paint in the basement (Rental Housing Code Section: 303.9; Painting, PM 303.10 Interior walls and ceiling)
- Sanitary drainage in basement not properly repaired (Rental Housing Code Section: PM505.2, maintenance)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a written timetable, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable





THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 154 Branford Avenue, Bldg #38, Groton CT**

Dear Ms. Phillips,

Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 31, 2022, where the following violations were discovered:

- Water infiltration (Rental Housing Code Section: PM302.4; Foundation walls)
- Basement stair railing (Rental Housing Code Section: PM 303.7; Handrails and guardrails)
- Foundation wall spalling concrete (Rental Housing Code Section PM-302.4; foundation walls)
- Damaged gypsum board in basement (Rental Housing Code Section: PM-303.3; interior surfaces)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Heath District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity L. Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zack Simmons, Senior Vice President, Related Affordable



THE CITY OF GROTON  
**Building and Zoning Department**

295 Meridian Street  
Groton, CT 06340-4012  
Telephone (860) 446-4104  
zb@cityofgroton-ct.gov

September 06, 2022

Via Electronic Mail

Heather Phillips, CPM  
Regional Vice President CT & MA  
Related Companies  
hephillips@related.com

**RE: 159 Mather Avenue, Bldg #18, Groton CT**

Dear Ms. Phillips,

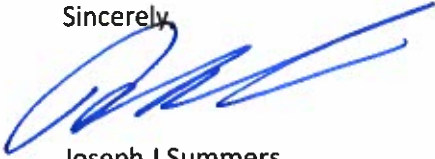
Please be advised a complaint was received in this office on August 18, 2022, via email from Amity L. Arscott, Esq., with regard to the above-referenced address. Environmental issues, if applicable, will be addressed under separate correspondence from Ledge Light Health District. An inspection was performed on August 30, 2022, where the following violations were discovered:

- Moisture in crawl space, non-vapor barrier; insulation falling (Rental Housing Code Section: PM 302.5; exterior walls)
- Electrical panel cover painted shut (Rental Housing Code Section: PM 602.2; installation, PM602.3; electrical system hazard)
- Bathroom floor buckling (Rental Housing Code Section: PM 303.3; interior surfaces, PM 303.10; interior walls and ceilings)
- Bedroom floor separating (Rental Housing Code Section: PM 303.3; interior surfaces, PM 303.10; interior walls and ceiling)
- Nail pops in bathroom ceiling (Rental Housing Code Section: PM303.10; interior walls and ceiling)
- Second floor bedroom, peeling paint around receptacle (Rental Housing Code Section: PM 303.9; painting)

All violations found in this inspection must be addressed, and repaired, with the proper permits applied for. Please supply me with a **written timetable**, within ten (10) days from the date of this letter, as to when these repairs will be done.

Should you have any questions, please contact my office. Thank you.

Sincerely,



Joseph J Summers  
City of Groton Building Official  
JJS/djf

Cc: Keith Hedrick, Mayor, City of Groton  
John Burt, Town Manager, Town of Groton  
Stephen Mansfield, Director, Ledge Light Health District  
Katie Baldwin, Supervisor of Regulated Facilities and Housing, LLHD  
Amity Arscott, Esq., Embry, Neusner, Arscott & Shafner  
Zak Simmons, Senior Vice President, Related Affordable