

What should I do if I receive a Blight Notice?

If you receive a blight notice in the mail, you should contact the Groton Town Staff employee who sent the notice.

Contacting town staff immediately upon receiving the blight notice can prevent a courtesy notice being upgraded to a Notice of Violation.

You may appeal the blight notice to the Town's Citation Officer. The officer is a Groton citizen appointed by the Town Manager to hear appeals of blight notices and makes a ruling as to whether the situation is or is not blight.

Any decision by the Blight Citation Officer can be appealed to New London Superior Court.

Failure to comply with the notice or failure to contact staff to discuss options may limit your grievance in the future. It's best to contact staff to begin a conversation and formulate a plan of action.

What if I can't comply with the Blight Notice?

Town staff can discuss options available to the homeowner for complying with the blight notice.

The Town's first priority is to seek compliance, not punishment. Town Staff may be able to help locate assistance if you are physically or financially unable to remedy the blighted property.

For further assistance please contact:

Office of Planning & Development Services
Inspection Services Division
134 Groton Long Point Road
Groton, CT 06340
(Phone) 860.446.5982

Town of Groton



BLIGHT ORDINANCE FAQ'S



FOR MORE INFORMATION, CONTACT: The Town of Groton

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Inspection Services Division
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What is Blight?

Blighted Premises means any building, structure or parcel of land where at least one of the following conditions exists:

- (1) A condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.
- (2) A building or structure is a fire hazard.
- (3) The property is in a state of disrepair or is becoming dilapidated. "State of disrepair" or "becoming dilapidated" shall mean in a physically deteriorating condition causing unsafe or unsanitary conditions or a nuisance to the general public



How is Blight Identified?

- a. Missing, broken or boarded up windows and doors longer than 6 months.
- b. Collapsing or missing exterior walls or roof, or other exterior features including but not necessarily limited to stairs, porches, railings, hatchways, chimneys or floors.
- c. Seriously damaged or missing siding or roofing.
- d. Unrepaired fire or water damage longer than 6 months.
- e. Rodent harborage and/or infestation.
- f. Persistent garbage or trash on the property.
- g. Parking lots in excess of 10 parking spaces in a state of disrepair or abandonment evidenced, for example, by cracks, potholes, overgrowth of vegetation within the surface, pavement or macadam, or within medians and buffers.
- h. Shrubs, hedges, grass, plants, weeds or any other vegetation that have been left to grow in an unkempt manner that are covering or blocking means of egress or access to any building or that are blocking, interfering with, or otherwise obstructing any sightline, road sign, or emergency access to or at the property, when viewed from any property line.
- i. On any premises with a building or dwelling located thereon, whether said building or dwelling is occupied or not, no grass or weeds shall be permitted by any owner or occupant to reach a height greater than 2 feet.
- j. The overall condition of the property structure and/or grounds causes an unreasonable impact on the value of neighboring properties.

Who Is Exempt From The Ordinance ?

This Ordinance shall not apply within the jurisdictional boundaries of the City of Groton or Groton Long Point.

The following properties and/or portion of properties shall be exempt from this Ordinance.

- (1) Properties with a valid building permit;
- (2) Recently purchased properties for a 90-day limit from date of purchase;
- (3) Agricultural lands pursuant to C.G.S. 22-3(b);
- (4) Land dedicated as public open space or parks;
- (5) Land preserved in its natural state through conservation easements or conservation restrictions;
- (6) Areas designated as buffers or development free areas by a land use agency;
- (7) Upland review areas or wetlands and watercourses;
- (8) Maintained gardens, flower beds, and/or xeriscape landscaping as part of a landscape design, or naturalized areas as defined in Section 2.(d), provided they do not cover or block means of egress or access to any building or block, interfere with, or otherwise obstruct any sightline, road sign, or emergency access to or at the property or promote rodent harborage and/or infestation.

