

Minutes

Condemnation Board

December 13, 2010

PRESENT:

William Kessler, Chairman; Sands Cleary, Secretary; James Gilleran, Vice Chairman,

Public present:

Paul Miller, 355.Kings Highway, Fairfield, CT
Mark Barnhart, Town of Fairfield, Housing & Economic Development
Attorney John Knuff, on behalf of Fairfield Redevelopment (iBrown Brothers)

CALL TO ORDER:

The meeting was called to order by William Kessler at 2:05 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the November 08, 2010 meeting was made, seconded and passed unanimously.

COMMUNICATIONS:

None.

CONDEMNATION OLD BUSINESS:

3611 Post Road

The building has been secured. This building still meets the criteria for Condemnation. This item will remain on agenda. No change in status.

4185 Black Rock Tpke. (The Plant Factory)

Property is thru Zoning and Conservation and development should begin soon. A sale is pending. This item will remain on agenda.

291 Mill Hill Road

Property appears to be in the same condition. This parcel is still in court under appeal process. James Gilleran will contact Attorney Fallon to secure the property and put no trespassing signs up.

734 Knapps Hwy

Sands Cleary has visited property on two separate occasions. No change in status.

115-117 Pope Street

No change in condition.

469 Woodridge Avenue: REMOVED FROM AGENDA

REMOVED FROM AGENDA. Engineer's letter states it is not endanger of collapse.

196 Lynbrook Road

James Gilleran will contact Probate Court to check on status. Sands Cleary spoke with insurance adjuster. Settlement is in negotiation for compensation by insurance company. Either the insurance proposal will be accepted by homeowner and building will be demolished or repaired, or if rejected by homeowner, will proceed to Superior Court. Building is secure and fenced in. Health Department complaint was closed. This item will remain on agenda until further notice.

CONDEMNATION NEW BUSINESS**NEW OFFICERS:**

Officers for the 2011 calendar year will remain the same: William Kessler, Chairman, James Gilleran, Vice Chairman, Sands Cleary, Secretary

2011 Meeting Schedule:

The 2011 Meeting Schedule was approved and is attached hereto.

BLIGHT ORDINANCE:**COMMUNICATIONS:**

None

OLD BUSINESS:**165 Bennett St.**

Improvements have been made. From the front the parcel appears within the character of the other homes in the neighborhood. There are two rottweiler dogs in the rear of property which prevents inspection. Setbacks regarding the boat is with zoning regulations. This item will remain on agenda.

3585 Black Rock Tpke.

Jim met with Attorney from Probate Court representing the estate and a survey crew. This parcel is in negotiation for sale to the neighboring church. Jim was able to locate property markers. Attorney Saxl will send cease & desist order to gas station regarding the parking of cars.

26 Dalewood Ave.

No change in status.

291 Mill Hill Road

No change in status.

47 Dell Dale Rd.

No change in status. Jim will send a letter.

431 Knapps Hwy.

No change in status. A referral to Social Services will be made. The owner's are elderly & handicapped and have no ability to clean up parcel of the mattresses and collapsed pool. Complaint was limited to the driveway and the area surrounding the driveway.

93-95 Overlook Ave.

No change in status. Jim will send a letter to appear.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status. Jim will send a letter to appear.

300 Lynwood Avenue

A zoning referral will be made regarding a motor home parked on state land. Some improvements have been made. A reinspection will be made to determine if this parcel will remain or be removed from agenda.

460 Kings Highway, East, Fairfield Redevelopment Corporation & Miller VW

Attorney Knuff was present on behalf of Fairfield Redevelopment Corporation. Approval is pending for construction on the iBrown Brothers site; however the other parcels are still awaiting approval. James Gilleran stated that the property needs to be cleaned up and the other two buildings need to be demolished but in the meantime they need to be secured to keep people and vandals out. Attorney Knuff will discuss the demolition with the current mortgage holder. Jim Gilleran advised that

there is a \$100.00/day fine that will accrue and that should be presented to the lender as well.

Mr. Miller stated that he has replaced the windows multiple times at the cost of \$4,000.00 each time but were subsequently vandalized each time. Therefore, he boarded the windows. It was requested that he paint the wood to match the building. James Gilleran also requested that the weeds & growth be kept trimmed. This parcel is under contract to be sold to a developer. Building is slated to be demolished in 2011.

283 Dunlea Road

There appears to be some debris on side yard and an unregistered motor vehicle in driveway.

280 Tuckahoe Lane REMOVED FROM AGENDA

No change in status. Property is secured. REMOVED FROM AGENDA.

3509 Redding Road REMOVED FROM AGENDA.

House was demolished.

645 Mine Hill Road REMOVED FROM AGENDA

Property was inspected. This parcel does not fall under Blight Ordinance. Property is occupied and there are no apparent issues.

68 Granville Street REMOVED FROM AGENDA

Property was inspected. This parcel does not fall under Blight Ordinance..

217 Greenbriar Street

Awaiting status update from Mike Zembruski in Solid Waste regarding this parcel.

136 Longfellow Avenue

Sands spoke to owner. This item will remain on Agenda. Owner is doing improvements.

4405 Black Rock Turnpike

This parcel was inspected. It does not appear to meet the blight criteria. A further inspection will be done. This item will remain on agenda.

NEW BUSINESS:

80 Kings Highway West

A review will be done to see if this parcel meets Blight requirements.

Old South Road

This parcel upon initial inspection did not appear to meet the blight criteria. Jim will contact owner regarding gutter. This parcel was also referred to Historic District.

BUDGET MEETING:

James Gilleran has an upcoming budget meeting and will request funds for actions to be taken by Blight & Condemnation Boards.

NEW OFFICERS:

Officers for the 2011 calendar year will remain the same: William Kessler, Chairman, James Gilleran, Vice Chairman, Sands Cleary, Secretary.

2011 Meeting Schedule:

The 2011 Meeting Schedule was approved and is attached hereto.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary