

Minutes

Condemnation Board

September 13, 2010

PRESENT:

Sands Cleary, Secretary; James Gilleran, Vice Chairman

CALL TO ORDER:

The meeting was called to order by James Gilleran at 2:00 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the August 09, 2010 meeting was made, seconded and passed unanimously.

COMMUNICATIONS:

None

CONDEMNATION OLD BUSINESS:

3611 Post Road

A lease is pending with demolition to occur in approximately six months.

92 Grasmere Ave. (a/k/a 2 Ash St.)

Re inspection needs to be made.

4185 Black Rock Tpke. (The Plant Factory)

Letter was mailed to both Mr. Richter and Attorney Fallon. This property is before the Zoning Board with plans to demolish and re-develop the property. James Gilleran will check with the TPZ department and Mr. Richter to determine what the proposed plans are.

291 Mill Hill Road

The four lot subdivision went before TPZ and was rejected. They are in the appeal process now. This should be heard in October.

740 Knapps Hwy

James Gilleran will provide status update at the next meeting. This inspection will require a structural engineer to determine the stability of the wall which appears to be collapsing. A request to the First Selectman needs to be made for funds to cover the expense of hiring an engineer.

CONDEMNATION NEW BUSINESS

115-117 Pope Street

Garage appears to be caving in. A Condemnation Letter will be sent.

BLIGHT ORDINANCE:

COMMUNICATIONS:

None

OLD BUSINESS:

165 Bennett St.

James Gilleran met with Hearing Officer Russ Greene on August 23, 2010. They met with daughter who has power of attorney for the father. An inspection will be made before September 23, 2010 and report back to Russ Green. If inspection is satisfactory, he will forgive fines.

3585 Black Rock Tpke.

No change in status.

26 Dalewood Ave.

No work has been done. Board of Selectman rejected assessing fines.

886 Kings Highway West

Building was demolished. Upon inspection, this item will be removed.

291 Mill Hill Road

No change in status. Subdivision is in appeal process.

243 Romanock Road

This property appears to be deteriorating. A Citation Letter will be sent.

559 Old Dam Rd. (Kaufman)

No James Gilleran will re-inspect. No change in status.

47 Dell Dale Rd.

No change in status. Re inspection will be done. James Gilleran will send another letter and if the items are not corrected by the property owner a Citation Letter will be sent.

431 Knapps Hwy.

No change in status. This property should be referred to Social Services for assistance.

93-95 Overlook Ave.

Debris remains on the property.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status. Tenant will be notified. If no progress has been made, a Citation Letter will be sent to the owner.

300 Lynwood Avenue

No change in status.

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

No change in status. James Gilleran will send a Citation Letter.

283 Dunlea Road

Re inspection needs to be done, some work has been done.

280 Tuckahoe Lane

No change in status. Property remains boarded up.

3509 Redding Road

No change in status.

54 Riverside Drive

Letter was sent in August and there was no response by homeowner..

98 Harris Street

House is for sale; property has been mowed and cleaned up. This item will be removed from agenda.

645 Mine Hill Road

Abandoned residence.

NEW BUSINESS:

James Gilleran requested that the Board must request funds from either the First Selectman or Board of Selectman for a structural engineer to assess properties and determine condemnation as well as funds to demolish condemned structures..

492 Ruane Street

Seven abandoned unregistered vehicles filled with trash. Property will be inspected.

78 Adelaide Street

Unsigned complaint was received. Blight cannot accept anonymous complaints. This item will be removed from Blight.

449 High Street

522 High Street

543 High Street

Numerous illegible complaints were received. Because they are signed illegibly as "concerned neighbor" they need to be treated as anonymous. This item will be removed from Blight. It appears to be a vegetation issue. Sands Cleary stated the Health Department will look into complaint regarding rodents.

68 Granville Street

This parcel has an on going issue of blight. The residence is currently for sale. James Gilleran will inspect this property and a letter will be sent.

217 Greenbriar Street

A complaint was received and is regarding household garbage. James Gilleran will refer this item to Michael Zemruski in Solid Waste for action.

198 Castle Avenue

Inspection will need to be made to determine if property falls under Blight Ordinance.

136 Longfellow Avenue

This is another ongoing issue. James Gilleran will call owner for status update.

385 Brookside Drive

Inspection will need to be made to determine if this property falls under the Blight Ordinance.

76 Massachusetts Avenue

This property has a history of ongoing Blight issues. An inspection of property needs to be made again. Zoning previously sent an Order to Comply and property was temporarily cleaned up.

800 Oldfield Road

Order to Comply from Judge Chiota was received for clean up of property. This property is now bank owned. Mold abatement was completed on this parcel. All sheetrock was removed from house. This property does not appear to fall under the Blight Ordinance. James Gilleran will speak to Judge Chiota.

109 Roanoke Avenue

Inspection of property needs to be made to determine if it falls under the Blight Ordinance.

ADJOURNMENT:

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

There being no further business, the meeting was adjourned at 2:47 pm.

Respectfully submitted,

Sands Cleary
Secretary