

# Minutes

## Condemnation Board

June 14, 2010

### PRESENT:

William Kessler, Chairman; James Gilleran, Vice-Chairman; Sands Cleary, Secretary, Dr. Charles Woods, property owner, Mr. Raymond Wisniewski, property owner.

### CALL TO ORDER:

The meeting was called to order by James Gilleran at 2:30 p.m.

### APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the May 10, 2010 meeting was made by William Kessler, seconded by James Gilleran and passed unanimously.

### COMMUNICATIONS:

None

### CONDEMNATION OLD BUSINESS:

#### **3611 Post Road (L & L Farmstand)**

Dr. Woods stated that the property is not occupied and he has cleaned up the surrounding grounds. The two small buildings have been secured. The debris that was between the two buildings from the spring storms has been cleaned and removed. He is currently in negotiations to long term land lease the property. Sands Cleary inspected the property on two separate occasions. The property does appear to be secure with the exception of one door on the right side. Dr. Woods stated this will be done. This item will remain on the agenda until the property has been fully secured and the land lease has been finalized.

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

Mr. Wisniewski stated that he has made repairs to the chimney and the roof. Mr. Wisniewski has not fixed the railing yet but it will be repaired by the weekend (June 20, 2010). Mr. Wisniewski will notify the Health Department as soon as the railing is complete so that an inspection can be done.

**280 Tuckahoe Lane**

Mr. Wisniewski stated that the juveniles responsible for damage are going to court next week. Repairs will be made as soon as possible. Mr. Wisniewski is seeking restitution from the court, the Town and the responsible parties so that he can make the requisite repairs. Mr. Wisniewski is seeking restitution from the Town for damage caused by the Town gaining entry thru the front door and garage door. James Gilleran stated that once the Town of Fairfield repairs the damage made by gaining entry, this property should be removed from blight.

**4185 Black Rock Tpke. (The Plant Factory)\***

Mr. Richter was not present but sent a letter to James Gilleran which was read into the record. Mr. Richter states that an application to develop the property has begun and Attorney Fallon has been retained. Mr. Richter did not address the Board's concern regarding the small Red House on the property. This property will remain on the agenda for the August meeting at which time the Board will decide on proceeding with Notice of Condemnation Proceedings for both the main structure and the red house. A structural engineer may have to be retained to review and make a determination for demolition.

**291 Mill Hill Road\***

Sands Cleary inspected this property; there is no change in status.

\*James Gilleran will seek allocation of funds from the First Selectman for enforcement of the Condemnation Ordinance so that the Board may begin with the Notice of Condemnation process for both 291 Mill Hill Road and 4185 Black Rock Turnpike.

**691-715 Post Rd.**

James Gilleran stated that this property will remain on the agenda for the August meeting.

**80 Howard Street**

A demolition permit for the garage has been taken. James Gilleran will inspect it for the August 2010 meeting.

## **CONDEMNATION NEW BUSINESS**

### **Property next to 740 Knapps Hwy**

House with an unsecure retaining wall appears to be falling down. The wall may have improper drainage contributing to the unstable condition. James Gilleran stated there were no building permits taken for the construction of the wall. James Gilleran will get exact address and notice them to appear at the August 2010 meeting.

## **BLIGHT ORDINANCE:**

### **COMMUNICATIONS:**

None

### **OLD BUSINESS:**

#### **165 Bennett St.**

James Gilleran arranged for a State Marshall serve the resident with a Blight Citation. Three attempts were made via Certified Mail which were not signed for. Sands Cleary stated the Health Department sent a Notice of Inspection Finding for the maintenance of the dog kennel on the property.

#### **3585 Black Rock Tpke.**

No change in status.

#### **26 Dalewood Ave.**

A Building Permit has been taken out for replacement of the roof.

#### **743 Bronson Road**

This item will remain on the agenda for the August 2010 meeting. Primary complaint was originally for the two sheds which have been resolved. William Kessler made a **motion** to remove this item from the Blight Agenda and the motion was seconded by James Gilleran and **passed** unanimously.

#### **886 Kings Highway West**

James Gilleran stated a demolition permit has been taken out for this structure. The property is in the waiting period for demolition.

**291 Mill Hill Road**

This parcel was discussed under the Condemnation section. This item will remain carried over until the August Meeting.

**243 Romanock Road**

Additional clean up has been done. This property will remain on the agenda for the August 2010 meeting.

**559 Old Dam Rd. (Kaufman)**

The shed is on its own parcel. This parcel will be inspected for the August 2010 meeting for determination of condemnation. James Gilleran will call Mr. Kaufman regarding the status of the shed.

**47 Dell Dale Rd.**

A **Blight Citation Letter** will be sent for the brush and debris on the property.

**431 Knapps Hwy.**

James Gilleran will send a **second notice** regarding Blight.

**93-95 Overlook Ave.**

This parcel will be re-inspected for the August 2010 meeting.

**90 Kings Highway Cutoff (former Eldorado Diner)**

James Gilleran stated he spoke with the owner who said he has plans to fix or demolish the structure.

**300 Lynwood Avenue**

Progress is being made. This parcel is to be inspected for the August 2010 meeting.

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

This parcel will be inspected prior to the August 2010 meeting.

**13 Shoreham Village Drive**

REMOVED FROM AGENDA

**95 Pemburn Drive**

REMOVED FROM AGENDA

**283 Dunlea Road**

A second verbal complaint was received by James Gilleran. He will send them a letter requesting appearance at the August 2010 meeting.

**280 Tuckahoe Lane**

See information under Condemnation

**1410 South Pine Creek Road**

This parcel will be inspected for the August 2010 meeting.

**NEW BUSINESS:**

**3509 Redding Road**

Unfinished house with no windows and no siding. James Gilleran will send a letter to owner.

**54 Riverside Drive**

Garage meets criteria for Blight. A letter will be sent.

**\_\_Reef Road**

James Gilleran received another complaint from neighbor and will speak with Sandy Mann again and inspect for the August meeting.

**ADJOURNMENT:**

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

There being no further business, the meeting was adjourned at 3:35pm.

Respectfully submitted,

Sands Cleary  
Secretary