

Minutes

Condemnation Board

February 14, 2011

PRESENT:

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

Public present:

Kristen Seymour, Mark Brophy

CALL TO ORDER:

The meeting was called to order by James Gilleran at 2:17 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the January 10, 2011 meeting was made, seconded and passed unanimously.

COMMUNICATIONS:

None.

CONDEMNATION OLD BUSINESS:

3611 Post Road

No change in status. Building is secure. This item will remain on Agenda.

4185 Black Rock Tpke. (The Plant Factory)

Plans have been received for the new building proposed for this property. James Gilleran will call Paul Richter and ask that he not renew the lease for this year.

291 Mill Hill Road

No change in status.

734 Knapps Hwy

No change in status. A letter was sent. A mason came out and stated that the wall is not in danger of falling. In the spring after the snow or threat of snow is gone they will repair and rebuild the wall on the corner that is the subject of the complaint.

115-117 Pope Street

No change in condition. A letter requesting an update was sent to the homeowner. Sands Cleary has not heard back from homeowner.

196 Lynbrook Road

No change in status. This item will remain on agenda until further notice. The property is secured with an enclosed fence. Homeowner is awaiting the conclusion of appeal from insurance company. This item will remain on agenda.

Kings Highway West

James Gilleran spoke with Sherry Steeneck regarding cleaning up of the parcel. This item will remain on the agenda until Spring when clean up can be done.

CONDEMNATION NEW BUSINESS

None.

BLIGHT ORDINANCE:

COMMUNICATIONS:

None

OLD BUSINESS:

76 Arbor Terrace

Owner, Kristen Seymour and Mark Brophy were present at the meeting. James Gilleran explained that there are currently no Town of Fairfield regulations governing tree houses from either the Building Department or Zoning; however, upon inspection, it appears to be in an unsafe condition. Ms. Seymour asked what she could do to remedy the situation. James Gilleran said it needs to be finished. Mr. Brophy explained that there is also an ongoing problem with the Complainant neighbor. Kristen Seymour has the plans, and fully intends to finish the Tree House inside and out including a roof. James Gilleran stated she must not have any openings on the side of the tree house which abuts the neighbor's property line for fire safety reasons. Once finished, Ms. Seymour will call James Gilleran for a final inspection to satisfy the Blight requirements.

165 Bennett St.

This item will remain on agenda. Awaiting the scheduling of a second meeting with the owner. No further complaints have been received. Once the snow is gone, a further inspection will be done.

3585 Black Rock Tpke.

No change in status. Attorney Saxl sent a cease and desist letter to the adjoining gas station stating that the automobiles must be removed from the town owned property. Sands spoke to the attorney representing Black Rock Congregational Church. A contract has been prepared and under negotiations. The church plans to remove the fire-damaged building. Mr. Smith

will remain in his home under the terms of his "life-use" title. This item will remain on the agenda.

26 Dalewood Ave.

A letter was sent to Attorney Saxl regarding the adjust penalty fines. Original fines totaled \$130,000.00 and the Board of Selectman made an adjustment thereby reducing the balance owed to \$16,900.00. A proposal included a lien being placed on the property by the Town and the homeowner would pay a monthly amount which includes interest. This agreement was accepted by the Town of Fairfield. This item has been removed.

291 Mill Hill Road

No change in status.

47 Dell Dale Rd.

No change in status. A further inspection will be made when the snow is gone. This item will remain on the agenda.

431 Knapps Hwy.

Sands Cleary contacted Social Services and Mark Barnhart from the Housing and Economic Development Department. Some State of Connecticut agencies are involved with this parcel. Mark Barnhart is willing to do the "one-day handyman" service to assist in the clean up of the parcel.

93-95 Overlook Ave.

No change in status. A further inspection will be made when the snow is gone.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status. A Blight letter will be sent to the owner of the property stating fines will accrue at the rate of \$100.00 per day if the property is not cleaned up according to the Blight criteria.

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

No change in status. This item will remain on Agenda.

283 Dunlea Road

No change in status. A further inspection will be done when the snow is gone.

136 Longfellow Avenue

No change in status. This item will remain on agenda.

104 Old South Road

James Gilleran spoke with the homeowner. Homeowner will make necessary repairs.

14 Plum Street

An inspection of the property will be made to determine if this meets Blight criteria.

() **Fairfield Beach Road** (previously listed as 863)

Garage was previously boarded up. James Gilleran inspected the property and it appears to meet blight criteria. A letter will be sent to owner.

161 Lota Drive

This parcel is currently in Probate. James Gilleran spoke to the attorney who said they will take care of removal of storage containers.

NEW BUSINESS:

None.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the meeting at 3:03pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary