

Minutes Condemnation Board June 13, 2011

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

Drew & Anna Vaporis, 740 Knapps Highway, Fairfield, CT

CALL TO ORDER:

The meeting was called to order by William Kessler at 2:06 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the May 09, 2011 meeting was made, seconded and passed unanimously.

COMMUNICATIONS:

None.

CONDEMNATION OLD BUSINESS:

734 Knapps Hwy

James Gilleran stated the complaint originated from the Engineering Department. No permits had originally been taken out for the construction of the retaining wall. To re-construct the wall, an application must go thru Zoning first. Mr. Vaporis has requested an update regarding the request for the first selectman to cover the cost of a structural engineer to assess the safety of the wall. James Gilleran explained that funding was part of the 2012 budget process and he was granted a small stipend which will allow him to be able to send a structural engineer out to the property to assess the wall and issue a report.

Mr. Vaporis stated that the February Minutes referred to "a mason looked at the wall and stated it was not in danger of falling and would repair the wall in the spring after the snow melts..." Mr. Gilleran explained that a masonry work does not require license. And while he may have commented on repairing the wall, there is much more that is required by code for a wall over three feet in height including a design specification, footings, etc., before repairs. Any wall over four feet in height requires a building permit.

3611 Post Road

Building is again unsecure. Access is available and slider is open. A letter will be sent requesting the owner secure the property.

4185 Black Rock Tpke. (The Plant Factory)

No change in status. Still in the P&Z process.

291 Mill Hill Road

William Kessler spoke to Attorney Fallon and they are expecting a ruling from the State Court any day. Sands Cleary stated the property is secure.

115-117 Pope Street

No change in status. A letter will be sent to property owner for update on status.

196 Lynbrook Road

Sands Cleary spoke with the property owner and with Eric VonBrockish, insurance adjuster. The insurance adjuster stated that the settlement will be finalized this month. The roof has been secured. Property owner will accept the insurance settlement offer, then sell the property to a buyer who is waiting. Insurance adjuster said there should be significant action regarding the status of this property by the end of June.

80 Kings Highway West

No significant change in status. No recent complaints have been received. This property no longer meets the requirements of Condemnation. James Gilleran will call Attorney Saxl to see if this meets the conditions of Blight.

CONDEMNATION NEW BUSINESS

None.

BLIGHT ORDINANCE:**COMMUNICATIONS:**

None

OLD BUSINESS:**76 Arbor Terrace**

(Tree House). Two sides facing the neighbors are still in the same state of repair. No new complaints have been received. Sands Cleary left a "Notice of Inspection Attempt" at the residence.

165 Bennett St.

No change in status. Remaining items appear to be mostly Zoning issues. James Gilleran will speak to the Zoning department. This item will remain on Blight Agenda also due to outstanding fines.

3585 Black Rock Tpke.

Transfer of title will take place within the next few weeks. Otherwise, no change in status.

291 Mill Hill Road

No change in status.

47 Dell Dale Rd.

No change in status. James Gilleran will discuss this property with Attorney Saxl.

431 Knapps Hwy.

Sands Cleary spoke with homeowner. Mrs. Targowski is working with Community & Economic Development and Social Services to obtain services to help resolve issues within the Blight and general living conditions. Significant clean up has already occurred. No further complaints have been received.

93-95 Overlook Ave.

James Gilleran will contact homeowner.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status.

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

No change in status.

136 Longfellow Avenue

Sands Cleary gave tenant a Handyman pamphlet. Debris is still in rear of property. Some improvements have been made.

966 Fairfield Beach Road (garage)

Chris Klutch of 963 Fairfield Beach Road is the owner of the property. James Gilleran will send letter.

161 Lota Drive

No change in status. Storage containers are still on the property. Property may be for sale.

33 Rackozy Avenue

James Gilleran said that Al Camorata purchased parcel and plans to build.

NEW BUSINESS:

13 Shoreham Village Drive

Fence is falling down due to trash and debris leaning up against it. Property is eyesore due to debris.

26 Jennings Road

Vacant 6 family home behind iBrown Brothers. Debris and dumped garbage, house abandoned, appears unsecure.

3 Buena Vista Road

Vehicle in driveway appears abandoned full of garbage & debris.

78 Nepas Road

Unsafe & unsightly debris in yard.

Jessica Lane & Hulls Farm Road

Abandoned home. Partially built home abandoned. Building debris left strewn about property.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the meeting at 2:55 pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary