

**Minutes**  
**Condemnation Board**  
**November 14, 2011**

**PRESENT:**

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

Drew & Anna Vaporis, 740 Knapps Highway, Fairfield, CT  
Elizabeth Kleinbeck, 124 Lalley Blvd.

**CALL TO ORDER:**

The meeting was called to order by William Kessler at 2:02 p.m.

William Kessler made a motion to address the items for which the public members are present for prior to the regular order of agenda. James Gilleran seconded the motion and the motion passed unanimously.

**734 Knapps Hwy**

Sands Cleary explained that the Engineers report was received. A letter was sent to the homeowner with a copy of the report which outlined the structural defects and necessary repairs needed to be made. The letter was a request for his appearance at today's meeting. At this time, there is no appearance by the homeowner or a representative.

*Sands Cleary moved to CONDEMN the wall. William Kessler seconded the motion. The motion passed unanimously*

A "Notice of Decision" order will be filed with the Town Clerk's office and will be mailed to the homeowner by Certified Mail. The legal time frame and process has now begun to rectify this situation.

**New Business: 112 Lalley Boulevard**

This property meets the criteria for Blight and will be added to the December 12, 2011 Agenda

**APPROVAL OF MINUTES:**

A **Motion** to accept the minutes of the October 17, 2011 meeting was made, seconded and passed unanimously.

**COMMUNICATIONS:**

None.

## **CONDEMNATION OLD BUSINESS:**

### **3611 Post Road (Double L)**

No change in status. Awaiting review & report by Structural Engineer.

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

No change in status. A formal TPZ result needs to be determined. If no progress is made, funds will need to be requested for a structural engineer to evaluate the buildings.

### **291 Mill Hill Road**

No change in status. Property was sold. James Gilleran will contact Attorney Fallon for status update.

### **115-117 Pope Street**

Property was Condemned. We have not received the Certified Return Receipt back yet.

### **196 Lynbrook Road**

James Gilleran had inquiries as to permits regarding repairs to this property.

### **80 Kings Highway West**

Removed from Condemnation and moved to Blight.

### **2155 Fairfield Beach Road**

James Gilleran sent a formal letter requiring homeowner to obtain permits as well as a Structural Engineer's report. James Gilleran will send an Engineer on behalf of the Town and follow up regarding lack of permits.

### **53 Cornell Road**

Fire Damage. The garage sustained major structural damage due to arson. The house is secure. William Kessler will try to find out information from the insurance company.

## **CONDEMNATION NEW BUSINESS**

## **BLIGHT ORDINANCE:**

## **COMMUNICATIONS:**

None

## **OLD BUSINESS**

**76 Arbor Terrace**

James Gilleran will make a final inspection of the tree house.

**165 Bennett St.**

No change in status.

**3585 Black Rock Tpke.**

James Gilleran will contact new owner.. House in front needs to be reviewed for “Condemnation”. Inspection needs to be made.

**291 Mill Hill Road**

No change in status. (see above)

**47 Dell Dale Rd.**

No change in status.

**431 Knapps Hwy.**

No change in status. Sands has been monitoring the situation. There is more work that needs to be done.

**93-95 Overlook Ave.**

This item will be removed from the agenda pending receipt of another complaint.

**Miller VW Kings Highway East (former dealership)**

Citation was sent.

**46 Kings Highway East (I-Brown)**

Citation was sent.

**136 Longfellow Avenue**

Eviction of tenants is underway. Owner plans to demolish structure when tenants have vacated the property. Owner believes tenants are causing the destruction of exterior of property.

**161 Lota Drive**

Inspection of property needs to be made. James Gilleran will call Attorney Greene’s office.

**13 Shoreham Village Drive**

James Gilleran sent Citation letter. James Gilleran will send a second notice. If no reply, fines will begin to accrue.

**26 Jennings Road**

Citation letter sent.

**78 Nepas Road**

Inspection will need to be made.

**Jessica Lane & Hulls Farm Road**

Inspection of property will have to be made.

**New England & Meadow Street (Lexus Dealership)**

James Gilleran will send letter asking owner what intent is with property.

**15 Crane Street**

Inspection of property will have to be made. Property did not appear to meet blight criteria.

**72 Crane Street**

Inspection of property will have to be made. Property did not appear to meet Blight Criteria.

**283 Dunnlea Road**

James Gilleran will call homeowner. Owner is not in good health.

**64 Fieldcrest Drive.**

An inspection will have to be made.

**531 High Street**

Inspection will have to be made.

**410 North Cedar Road**

An inspection will have to be made. Abandoned for two years.

**NEW BUSINESS:**

**ADJOURNMENT:**

A **Motion** was made and seconded which passed unanimously to adjourn the meeting at 2:45pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary  
Secretary