

Minutes
Condemnation Board
April 11, 2011

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

Debra Strachan
Alan Offeney

CALL TO ORDER:

The meeting was called to order by William Kessler at 2:05 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the April 11, 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)

William Kessler noted that there is an "open" sign and a "clearance" sign in front. As soon as the owner get the final approval from Zoning, all buildings will be demolished. Sands Cleary inspected the property. The main building has a tarp covering the roof and is secured with pieces of wood. The smaller structure's roof has caved in. There is a sign directing people to the other greenhouse.

291 Mill Hill Road

James Gilleran will call Attorney Saxl regarding this parcel.

734 Knapps Hwy

The wall was to be repaired in the spring time.

115-117 Pope Street

Sands Cleary inspected the property and it appears that there has been additional collapse of the roof in the rear of the garage. A letter was sent in March, requesting his appearance at today's meeting. There was no reply or status update from the owner.

A motion was made by James Gilleran to condemn the property. This motion was seconded and approved unanimously.

A letter will be served upon the owner by a Connecticut State Marshall requesting his appearance at the May 09, 2011 meeting.

A "POSTED NOTICE" will be attached to the structure notifying the public of the meeting date and time and that the Condemnation Board has determined that the structure constitutes a menace to public safety and that remedial action shall be determined at the May 09, 2011 meeting.

James Gilleran will hire a structural engineer to further evaluate the condition of the structure.

196 Lynbrook Road

James Gilleran has not made contact with owner yet. He has left messages at her place of work. Owner is in negotiations with the Insurance Company. James Gilleran explained the difference between Condemnation and Blight to the members of the public present. Ms. Strachan is concerned about the orange netting around the building is not sufficient to keep people or animals out. Ms. Strachan is also concerned with the smell emitting from the house. Ms. Strachan is concerned that there has been an increase in rodent activity as well as animal activity (such as raccoons living inside the structure) since the house was damaged. William Kessler explained that in cases such as this, it is not unusual for an insurance settlement to take a year. Sands Cleary said they will inspect the property again for evidence of animal activity. Ms. Strachan is concerned about trash to the right of the rear screen porch and debris piled in the back yard. Mr. Offeney also stated that he has seen raccoons and possums inside the house. He is equally concerned about the trash in the rear of the house.

James Gilleran stated that he will add this property to the Blight Agenda and will send a letter to the owner requesting her appearance at the May meeting.

80 Kings Highway West

James Gilleran spoke with owner. An excavator is on the property. The property will be cleaned up. There was an issue regarding a pole on the property and the owner looked into whether it was owned by the Town or not. The machine is on the property for the purpose of cleaning it up.

CONDEMNATION NEW BUSINESS

None.

CONDEMNATION OTHER:

Commerce Drive

The lien was released and a check was received in the amount of \$15,000.00.

Dalewood Avenue

A mortgage was issued to owners for payment of fines owed.

BLIGHT ORDINANCE:

COMMUNICATIONS:

None

OLD BUSINESS:

76 Arbor Terrace

(Tree House). No change in status. This item will remain on agenda. This property will be inspected prior to May meeting.

165 Bennett St.

This item will remain on agenda. No change in status. This property will be re-inspected for the May meeting.

3585 Black Rock Tpke.

Sale still pending with Probate. There is a legal dispute between neighbors regarding this parcel. An agreement was previously made regarding the clean up of the property including environmental clean-up.

291 Mill Hill Road

James Gilleran will get in touch with Attorney Saxl regarding this parcel. This property will be re-inspected for the May meeting.

47 Dell Dale Rd.

No change in status. The property will now be re-inspected for the May meeting. This item will remain on the agenda.

431 Knapps Hwy.

No change in status. This item will remain on the agenda. Boat, car and now a van is still parked in the driveway. Debris was cleaned up into black plastic bags, which remain on the property. James Gilleran will send a letter and request the owner's appearance.

93-95 Overlook Ave.

No change in status. A letter will be sent to the homeowner.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status. James Gilleran will send a citation letter to Anthis.

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

No change in status. James Gilleran will send a citation letter to owners.

283 Dunlea Road

No written complaints received to date. This item will remain on the agenda pending receipt of written complaint.

136 Longfellow Avenue

Sands inspected the property. A substantial amount of work has begun. James Gilleran will send a citation letter.

104 Old South Road

James Gilleran will inspect the property before the May meeting.

14 Plum Street

REMOVE FROM AGENDA

() Fairfield Beach Road (previously listed as 863)

James Gilleran will find the proper address for this complaint.

161 Lota Drive

James Gilleran will call Attorney for the owner.

33 Rackozy Avenue

James Gilleran has spoken with owner who assured him that this property will be cleaned up. Sands Cleary stated that the foundation is filled with water. James Gilleran will issue a citation if property is not cleaned up by the May meeting.

NEW BUSINESS:

136 Lynbrook Road

James Gilleran will send a letter to request the owner's appearance at the May meeting.

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