

Minutes
Condemnation Board
October 17, 2011

PRESENT:

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

Drew Vaporis, 740 Knapps Highway, Fairfield, CT

Mark Barnhart, Director, Community & Economic Development

CALL TO ORDER:

The meeting was called to order by James Gilleran at 2:02 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the September 12, 2011 meeting was made, seconded and passed unanimously.

COMMUNICATIONS:

None.

CONDEMNATION OLD BUSINESS:

734 Knapps Hwy

James Gilleran spoke with Nick Cuoco, Structural Engineer. Mr. Cuoco has inspected the wall and is preparing a Retaining Wall Assessment. Upon receipt of the Assessment, if the wall is deemed unsafe, the owner will be notified and issued an order to make the necessary repairs. If the owner fails to do so, then further legal action will commence. A discussion with the Town Attorney will take place regarding exact procedure from this point forward.

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. Sands spoke to Joseph Devonshuk from Zoning and while he has seen proposed plans for the parcel, nothing official has been presented.

291 Mill Hill Road

Upon inspection, property remains standing. James Gilleran placed a call to Attorney Fallon who stated that the Town has lost all appeals. The property is now on the market as a four lot sub-division with interested buyers. Once a property transfer takes place, the structure will be demolished.

115-117 Pope Street

There have been no updates from the homeowner. In May of 2011 the owner stated he was planning on securing permits to rebuild. No further action has been taken.

James Gilleran moved to CONDEMN the garage. Sands seconded the motion. The motion passed unanimously.

The homeowner will be notified by Certified mail that the garage has been condemned and he has 30 days to remedy the situation or legal action will commence.

196 Lynbrook Road

No change in status. The house is for sale and is no longer being maintained by the insurance settlement company. Letter will be sent to homeowner requesting the tarp on roof to be secured.

80 Kings Highway West

Removed from Condemnation and moved to Blight.

CONDEMNATION NEW BUSINESS**2251 & 2155 Fairfield Beach Road**

Houses damaged by Hurricane Irene. One house slid into Pine Creek as a result of Hurricane Irene. James Gilleran posted this houses as unsafe. Tenant is occupying house while house is still in 'unsafe' condition.

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.

BLIGHT ORDINANCE:**COMMUNICATIONS:**

None

OLD BUSINESS**80 Kings Highway West**

No change in status . James Gilleran will re-inspect this parcel to see if this item can be removed.

76 Arbor Terrace

Sides facing neighbor's house are still unfinished. Sands inspected the tree house again. Owner feels she has complied with the requirements. No further complaints have been received. This item does appear to meet the minimum requirements for Blight. James Gilleran will make a final inspection of the tree house.

165 Bennett St.

No change in status. No further complaints have been received. James Gilleran is awaiting a meeting with Russ Green regarding the fines imposed.

3585 Black Rock Tpke.

A transfer in title had occurred. The white automobile has been removed. The new owner needs to be made aware of the issues regarding this property. This parcel will be moved to the Condemnation Agenda for the November 14, 2011 meeting. James Gilleran will advise the new owner of the status.

291 Mill Hill Road

No change in status. (see above)

47 Dell Dale Rd.

No change in status.

431 Knapps Hwy.

A dumpster was there. The pool was removed. A lot of debris was cleaned up, but there still remains more. Perhaps with another month, another dumpster can be obtained and more progress will continue with the help of Housing & Economic Development.

93-95 Overlook Ave.

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

90 Kings Highway Cutoff (former Eldorado Diner)

The stone was stripped off and the siding was painted. Once the door and broken window are secured this item can be removed. An inspection needs to be done.

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

A second notice will be sent by James Gilleran on all five parcels.

136 Longfellow Avenue

Backyard has been partially cleaned up. Owner is planning on evicting the tenants. Siding remains missing. This parcel meets the Blight definition. James Gilleran will send a Citation.

161 Lota Drive

No change in status.

13 Shoreham Village Drive

James Gilleran will send a Citation letter.

26 Jennings Road

The property was cleaned up.

3 Buena Vista Road

Sands Cleary made an inspection of the property. House is well maintained. This item does not meet Blight Criteria. This item will be removed.

78 Nepas Road

An inspection will have 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 follow up with Mark Barnhart on status.

431 Reid Street

Sands Cleary is working with Mark Barnhart regarding this parcel. Owner is no longer using the outside burning.

NEW BUSINESS:

64 Fieldcrest Drive.

Complaint regarding heavy equipment and machinery being parked in the yard and excessive debris. The general condition of the building is in poor condition. An inspection will have to be made.

531 High Street

Complaint received stating house is abandoned house in blighted condition. Inspection will have to be made.

410 North Cedar Road

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

741 Old Stratfield Road

Inspection will have to be made for debris and fence falling down.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the meeting at 3:15 pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary