

Minutes
Condemnation Board
February 13, 2012

PRESENT:

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

Elizabeth Kleinbeck, 124 Lalley Blvd.
Manyil Iin 26 Cornell Road
Scott Sato-Connell 39 Cornell Road

CALL TO ORDER:

The meeting was called to order by William Kessler at 2:07 p.m.

Sands Cleary 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.

Condemnation Item:

53 Cornell Road

Neighbor adjacent to the garage is concerned for the safety of children playing in his yard because the garage is leaning. The neighbor has reached out the owner numerous times to find out the status. The owner has relocated to Port Chester NY. Owner had previously indicated his intent to demolish the structure within a few weeks, but that was over five months ago. There are many children that live in the immediate vicinity of the structure as well as two schools within a short distance..

Personal items have been removed from the garage. Sands Cleary explained that funding would have to be sought for a Structural Engineer and at that point the Board would condemn the property and at that point, the Town would be able to demolish the structure. The neighbor's inquired if the structural engineer could be privately paid for or if it had to be arranged by the town. James Gilleran said anyone could arrange for the engineer's report. Sands Cleary was very specific that under no circumstances was anyone authorized to enter private property for any reason without prior consent of the property owner.

Before further action can be taken by the Town, James Gilleran will seek funding for a structural engineer's report so that a Condemnation Order can be issued and the structure can be demolished.

Blight Item:

112 Lalley Boulevard

Linda Crowley hand delivered a letter to James Gilleran and Sands Cleary. The motor vehicle was donated to a charity which confirmed a pick up date of December 23, 2011. The charity never picked up the vehicle. James Gilleran will send a citation letter Mrs. Crowley explained that she is making every attempt to comply with clean up. Sands Cleary explained that the Board needs to see continued progress or further action will be taken to enforce the Blight Code.

APPROVAL OF MINUTES:

James Gilleran made a **Motion** to accept the minutes of the January 09, 2012 meeting was made, Sands Cleary seconded the motion and the motion passed unanimously.

COMMUNICATIONS:

CONDEMNATION OLD BUSINESS:

3611 Post Road (Double L)

Letter will be sent requesting property be secured.

4185 Black Rock Tpke. (The Plant Factory)

No change in status.

**Due to change in staffing in the First Selectman's office, the request for funding for a structural engineer has been delayed. Jim Gilleran will request that the Board of Selectman approve his request to go before the Board of Finance to request funding for a report for this parcel.

291 Mill Hill Road

This property received TPZ approval.

115-117 POPE STREET

Several attempts to contact the owner have been made. Mr. Giannone is not responding to written correspondence, certified mail or telephone calls.. Funding will need to be obtained to demolish the structure pursuant to the Notice of Findings filed on the Land Records. There are still personal items remaining inside the structure. Condemnation procedures will continue pursuant to the terms outlined in the “Notice of Decision” as filed on the Land Records.

196 Lynbrook Road

Property was sold. Repairs have been made. No further complaints received. Sands Cleary moved and William Kessler seconded the motion to remove this item from the Agenda. This motion passed unanimously.

CONDEMNATION NEW BUSINESS

None.

BLIGHT ORDINANCE:

COMMUNICATIONS:

Hand delivered letter, see 112 Lalley Blvd (see above-Blight Item)

BLIGHT OLD BUSINESS

165 Bennett St.

No change in status.

3585 Black Rock Tpke. (former Smith property)

James Gilleran spoke to new owner who will be taking down the structures in question. This item will be carried forward until next month. The fire damaged structure and shed have been demolished. Sands Cleary moved and William Kessler seconded the motion to remove this item from the agenda. The motion passed unanimously.

47 Dell Dale Rd.

This property does not meet the blight criteria. This property was removed from agenda.

355 Kings Highway (355 Kings Highway, LLC formerly Paul Miller VW dealership)
A Hearing Officer has been appointed for this specific parcel. A date will be set in March or April.

460 Kings Highway East (former I-Brown – Fairfield Redevelopment

-26 Jennings Road	Fairfield Redevelopment
-402 Kings Highway	Fairfield Redevelopment
-398 Kings Highway	Fairfield Redevelopment
-414 Kings Hwy (lot)	Fairfield Redevelopment

Sands Cleary & William Kessler met with a representative who agreed to secure the property and agreed to put up no trespassing and no dumping signs. He indicated that maybe by the end of this calendar year, progress would be made with the development of these parcels. Liens will be filed and fines are accruing on each parcel.

136 Longfellow Avenue

A second notice will be sent to the owner of this parcel. There has been no documentation of an eviction of the current tenant. If there is no reply, a Citation will be sent.

13 Shoreham Village Drive

No change in status. A second notice was sent. A Citation will be sent.

Jessica Lane & Hulls Farm Road

Inspection of property will have to be made. A need for a structural engineer will need to assess the safety and structural integrity of current building. Board will have to see if the Town Engineering Department can make assessments of these properties without a conflict of interest and to determine if the lumber is still usable.

332 Meadow Street (Lexus Dealership)

A blight letter will be sent requesting that the property be re-secured.. Sands Cleary inspected the property. The back door was open and windows are unsecure. Sands will send a letter requesting that the property be secured.

283 Dunnlea Road

This item does not meet blight criteria. This item was removed from the agenda.

64 Fieldcrest Drive.

Sands Cleary inspected the property. It does not meet Blight Criteria. Sands moved and William Kessler seconded the motion to remove this item from the Agenda. The motion passed unanimously.

410 North Cedar Road

James Gilleran will send a letter

1459 Stratfield Road

Building was secure. There was evidence of potential rodent harborage, but no visible signs of rodent activity. A letter was sent to owner of building. James Gilleran will send the owner a letter regarding blight.

741 Old Stratfield Road

Rental property has excessive debris and motor vehicles on property. Rats have been seen on property. Health Department will be notified regarding rodent activity. Zoning will be notified about motor vehicles. There was no evidence of rodent activity; however, there was evidence of harborage.

NEW BUSINESS:

404 Westway Road

Multiple motor vehicles on property. This complaint will be referred to TPZ.

797 High Street

Multiple motor vehicles, a boat and debris are dumped in the yard. This complaint was also referred to TPZ.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 3:28pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary