

Minutes Condemnation & Blight Board Meeting

January 14, 2013

Present:

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

Also present:

Geoff Colvin, 3663 Congress Street, Town
Paul Richter, 2465 Black Rock Turnpike, Town
Charles Woods, 200 Mile Common, Easton, CT

I. CALL TO ORDER by CHAIRMAN:

The meeting was called to order by William Kessler at 2:11 p.m.

William Kessler made a motion to suspend regular order of business to address members of the public present. Sands Cleary seconded the motion which passed unanimously.

Condemnation

3611 Post Road (former Double L) Woods – Condemned

Charles Woods, owner of this parcel appeared before the Board. The property is under contract to be sold. Proposed plans will be before TPZ in February or March at which time the sale should go through.

Sands Cleary addressed the public regarding the “Condemnation” procedures.

600 Hulls Farm Road (corner of Jessica Lane) Colvin - Condemned

Mr. Colvin, owner of this parcel addressed the Board. Mr. Colvin stated that he is speaking with potential builders and is on the verge of taking action to correct the problem. Mr. Colvin understands and appreciates the Boards patience thus far.

4185 Black Rock Tpke. (The Plant Factory) Richter - Condemned

Mr. Richter, owner of this parcel appeared before the Board. Mr. Richter stated that a potential developer is preparing a third proposal to go before TPZ which should be put on the agenda in the next month or two. It is Mr. Richter’s intention to preserve the footprint of the existing structure. The Barn is sealed. He is seeking continued use of the Hut as a ‘hot house’. Sands Cleary asked if Mr. Richter is willing to make necessary

repairs. Mr. Richter indicated that he would be willing to make repairs. The Board indicated repairs would need to be made: Patching 'red house hut'; repairs to Quonset Hut; repairing retaining wall under brown building; entrance-ramp house needs to be secured from access. Repairs would not be made to the house on the on-ramp; however, securing the structure from access would be required. William Kessler indicated that the Board would need to inspect the property prior to the Quonset Hut structure being used as hot-house again.

William Kessler has called the meeting back to the Regular order of business:

II. APPROVAL of MINUTES:

James Gilleran moved to approve the minutes of December 10, 2012. William Kessler seconded the motion which passed unanimously.

III. COMMUNICATIONS: Condemnation & Blight
None.

IV. CONDEMNATION - Old Business

59 Baldwin Terrace:

William Kessler inspected this structure. The building has been shored up; however the foundation is missing two walls. Jacks and temporary framing have been installed. James Gilleran spoke with Dean Karadimas who indicated that he will install fencing around the foundation. Homeowner is awaiting insurance proceeds. This item will remain on the agenda.

The Condemnation Board determined that this parcel will not be formally condemned at this time; however, reserves the right to pursue further action in the future.

661 Fairfield Beach Road - REMOVED FROM AGENDA

House is secure & boarded up. ***Sands Cleary moved to have this item removed from the agenda. William Kessler seconded the motion which passed unanimously.***

989 Fairfield Beach Road – (SeaRanch) REMOVED FROM AGENDA

Thomas Kane appeared on behalf of George Ganim, property owner. Tom stated the deck was secured and is in the process of obtaining a building permit to repair the structure. No loss to utilities and the property is occupied. ***William Kessler moved to have this item removed from the agenda. Sands Cleary seconded the motion which passed unanimously.***

1003 Fairfield Beach Road - Condemned

The structure has been spray painted “Demo”. Structure has been stabilized.

The Condemnation Board has determined that this structure is a menace to public safety. William Kessler moved to condemn this structure. James Gilleran seconded the motion which passed unanimously.

1011 Fairfield Beach Road (Kucej) (previously condemned)

The Building Department issued a “stop work order” on this structure. The building had previously been declared a menace to public safety. Structure appears to be stable and secure.

1019 Fairfield Beach Road (Ganim) Condemned

The Condemnation Board has determined that this structure is a menace to public safety. Sands Cleary moved to condemn this structure. William Kessler seconded the motion which passed unanimously.

1205 Fairfield Beach Road – (Boyle/Ringle) (previously condemned)

No update has been received.

1275 Fairfield Beach Road REMOVED FROM AGENDA

Building permits have been issued. William Kessler moved to have this property removed from the agenda. Sands Cleary seconded the motion which passed unanimously.

1281 Fairfield Beach Road - (previously condemned)

No update has been received.

1305 Fairfield Beach Road (previously condemned)

This property was condemned after Irene. James Gilleran will secure the funding to have this property demolished. This property was condemned pursuant to the Structural Engineer’s Report.

Sands Cleary moved to begin the formal Condemnation proceedings. William Kessler seconded the motion which passed unanimously. A “Notice of Hearing” will be sent to the owner, posted on the structure and proceedings will begin.

1311 Fairfield Beach Road – (previously condemned)

This structure is a *priority* to have demolished. This structure is extremely dangerous and the most structurally un-sound property on the road. James Gilleran will secure the funding to have this property demolished.

1317 Fairfield Beach Road – REMOVED FROM AGENDA

Sands Cleary moved to have this parcel removed from the agenda. William Kessler seconded the motion which passed unanimously.

2115 & 2116 Fairfield Beach Road – (previously condemned)
Demolition is pending. This item will remain on the agenda.

2117 Fairfield Beach Road (previously condemned) Barton REMOVED FROM AGENDA
William Kessler moved to have this item removed from agenda. Sands Cleary seconded the motion which passed unanimously.

2131 Fairfield Beach Road (previously condemned) Sarno REMOVED FROM AGENDA
Sands Cleary moved to have this item removed from agenda. William Kessler seconded the motion which passed unanimously.

2171 Fairfield Beach Road (previously condemned) Barg
No update received.

2170 Fairfield Beach Road (previously condemned)
Sands Cleary received a letter from Mr. Bozzi. An update should be requested.

V. CONDEMNATION - New Business:
None.

~BLIGHT ORDINANCE~

VI. BLIGHT ORDINANCE- Old Business

112 Lalley Boulevard (Blight Citation Order approved 4/2012)
A very small amount of debris remains. This item will remain on the agenda until the remaining items are removed.

355 Kings Highway (355 Kings Highway, LLC formerly Paul Miller VW dealership)
No change in status of structure.

460 Kings Highway East (former I-Brown) (Blight Citation issued fines accruing) REMOVED.
-26 Jennings Road Fairfield Redevelopment
-402 Kings Highway Fairfield Redevelopment
-398 Kings Highway Fairfield Redevelopment
-414 Kings Hwy (lot) Fairfield Redevelopment

The property transfer has occurred. All parcels have been cleaned and privacy fencing was installed. \$38,000 was collected by the Town of Fairfield for Blight fines.

William Kessler moved to have these items removed from the agenda. James Gilleran seconded the motion which passed unanimously.

136 Longfellow Avenue (Blight Citation Order issued 4/2012)
James Gilleran will send a Citation.

283 Dunnlea Road

No change in status. The automobile is still on the property. This item will be referred to Zoning for enforcement. James Gilleran will request funds to have the vehicle towed. Progress has been made.

410 North Cedar Road

Tarps have been put on the roof. James Gilleran sent a letter to the homeowner.

1459 Stratfield Road (former Stratfield IGA)

No change in status.

741 Old Stratfield Road

Slow progress continues. Sands will contact Zoning regarding the motor vehicle on the property.

131 Dunnlea Road

Homeowner has been working on clearing the overgrowth.

66-68 Campfield Drive

This property meets the criteria for Blight. The structure is unsecure and has broken windows. Property needs to be secured. A letter will be sent to the homeowner.

164 Tuller Road (Tuller School)

This property meets the blight criteria. There are several broken windows and an unsecured door which is open. A letter will be sent to the homeowner.

609 Springer Road

Re-inspection will be made to see if this property still meets the blight criteria.

VII BLIGHT - New Business

573 Reef Road (Karageorge) REMOVED FROM AGENDA

Referred to Zoning. ***William Kessler moved to have this item removed from the agenda. Sands Cleary seconded the motion which passed unanimously.***

This item has been removed from agenda.

561 Reef Road (Bevens) REMOVED FROM AGENDA

Referred to Zoning. ***William Kessler moved to have this item removed from the agenda. Sands Cleary seconded the motion which passed unanimously.***

This item has been removed from agenda.

Votes regarding Condemnation:

3611 Post Road:

Sands Cleary moved to declare this property “A Menace to Public Safety” pursuant to §100-2 of the Fairfield Town Code. James Gilleran seconded the motion which passed unanimously.

4185 Black Rock Turnpike:

Sands Cleary moved to declare this property “A Menace to Public Safety” pursuant to §100-2 of the Fairfield Town Code. James Gilleran seconded the motion which passed unanimously.

600 Hulls Highway:

Sands Cleary moved to declare this property “A Menace to Public Safety” pursuant to §100-2 of the Fairfield Town Code. James Gilleran seconded the motion which passed unanimously.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 3:25 pm.

There being no further business, the meeting was adjourned. .

Respectfully submitted,