

Minutes Condemnation & Blight Board Meeting

March 11, 2013

Present:

William Kessler, Chairman,

Sands Cleary, Secretary,

Also present:

Rita Dolan, 1775 Congress Street, Town

Sharon Lane, 25 Overlook Avenue

I. CALL TO ORDER by CHAIRMAN:

The meeting was called to order by William Kessler at 2:03 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.

Sands Cleary made a motion to add 19 Overlook Avenue to the Agenda. William Kessler seconded the motion which passed unanimously.

19 Overlook Avenue

This parcel has a collapsed garage structure which happened due to a fire in 2008. Owner's mother stated she is trying to negotiate a price with the insurance company for a certified demo contractor. Ms. Dolan claimed that the garage will be demolished and removed within 30 days. Sands Cleary explained that the garage will be declared a menace to public safety and the owner has 30 days to remedy the situation. Ms. Dolan agreed to have the structure removed within that time.

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

II. APPROVAL of MINUTES:

Sands Cleary moved to approve the minutes of January 14, 2013. William Kessler seconded the motion which passed unanimously.

III. COMMUNICATIONS: Condemnation & Blight

None.

IV. CONDEMNATION - Old Business

Condemnation

3611 Post Road (former Double L) Woods – Condemned

A “Notice of Appeal” was served upon the Condemnation Board. Answer date is April 16, 2013. Sands Cleary spoke with Attorney DeNicola. A 30 day extension was requested for the enforcement period.

William Kessler made a motion to approve a 30 day extension on enforcement action for 3611 Post Road. Sands Cleary seconded the motion which passed unanimously.

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

Sands placed a phone call to Mr. Richter for a status update. Engineers are reviewing the property and a Traffic Study has been requested.

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

No change in status.

59 Baldwin Terrace: REMOVED FROM AGENDA

William Kessler inspected this structure. It appears that the foundation has been repaired. This item no longer meets the Condemnation Criteria.

William Kessler made a motion to remove this item from the agenda. Sands Cleary seconded the motion which passed unanimously.

1003 Fairfield Beach Road - Condemned

No change in status. The insurance company has made it’s final offer to the homeowner. Sands has spoken to the homeowner on two occasions this month.

1011 Fairfield Beach Road (Kucej) (previously condemned)

Structure appears to be stable and secure. No action has been taken.

1019 Fairfield Beach Road (Ganim) Condemned

No update has been received Building should be secured against unauthorized entry..

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

Structure is secure. Upon Jim’s return, he will be asked to inspect the 2x4s which support the I-Beam.

1281 Fairfield Beach Road - (previously condemned)

No update has been received. Property appears occupied. There is a new electric meter running on the structure. A "For Rent" sign is hanging. James Gilleran needs to verify building permits were issued.

1305 Fairfield Beach Road (previously condemned)

The structure is secure. Owner is in the process of obtaining a demo contractor.

1311 Fairfield Beach Road – (previously condemned)

Final insurance documents should be signed this week. A demo contractor has been lined up along with a plan for asbestos abatement.

2115 & 2116 Fairfield Beach Road – (previously condemned)

Demolition permit has been issued. Some debris have been removed.

2171 Fairfield Beach Road (previously condemned) Barg

No update received.

2170 Fairfield Beach Road (previously condemned)

Mr Bozzi is awaiting a plan from an engineer with regard to securing the structure from further movement. Structure needs to be secured..

V. CONDEMNATION - New Business:

~BLIGHT ORDINANCE~

VI. BLIGHT ORDINANCE- Old Business

112 Lalley Boulevard (Blight Citation Order approved 4/2012)

Very few items remain. This item will be carried over for one more month.

355 Kings Highway (formerly Paul Miller VW dealership) (Blight Citation issued 9/2012)

More windows appear to be broken. Confirmation of Blight Citation to be reviewed.

136 Longfellow Avenue (Blight Citation Order issued 4/2012)

James Gilleran will send a Citation.

283 Dunnlea Road

No change in status.

410 North Cedar Road

No change in status.

1459 Stratfield Road (former Stratfield IGA)

Building appears to be deteriorating. James Gilleran will be asked to issue a Blight Citation.

741 Old Stratfield Road

Sands will check with TPZ for status update.

131 Dunnlea Road

A re-inspection will be needed.

66-68 Campfield Drive

No change in status.

164 Tuller Road (Tuller School)

No change in status

609 Springer Road (tree fallen on deck & house)

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

VII BLIGHT - New Business

34 Judd Street

There are three unregistered vehicles on property along with piles of wood and wood chips. James Gilleran sent a letter to the homeowner. TPZ & Solid Waste were notified for follow up.

Votes regarding Condemnation:

19 Overlook Avenue:

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

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 2:50 pm.

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

Respectfully submitted,