

Minutes Condemnation & Blight Board Meeting

May 13, 2013

Present:

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

Also present:

Chris J. Zadavec, 545 South Benson Road, Town
Agnes Clauson, 1305 Fairfield Beach Road, Town
Janet Wahnquist, 160 Edward Street, Town
Bonnie Bastien, 388 Birch Road, Town
Samuel Bastien, 388 Birch Road, Town
Jack Harwood, 391 Birch Road, Town
Jane. Harwood, 391 Birch Road, Town
Deb Haughn, 404 Birch Road, Town
Charles Woods, 3611 Post Road, Town
Jennifer Elias, 1359 Unquowa Road, Town

I. CALL TO ORDER by CHAIRMAN:

The meeting of the Town of Fairfield Condemnation & Blight Board was called to order by William Kessler at 2:05 PM.

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

Blight Agenda:

159 Edward Street

Garage door is closed. Structure is secured. Basement windows have been boarded up. Owner has had numerous contacts with Sands Cleary. The Handyman Program offered through Community & Economic Development will assist in the cleanup of the exterior of the premises. The Handyman program will give an estimate this week on making repairs and getting the fence back in order. The fence will have to be deemed in "good repair" and standing on its own, not propped up. A building official will make that determination when the work is complete. Owner will clean up garbage and debris that

has been pushed into the bushes. Repairs to the gutters will be made. Owner intends to repair the fence. Owner understands exterior is a priority.

1305 Fairfield Beach Road (previously condemned)

Pre-demolition inspection & testing has been completed. The demolition contractor, AA Wrecking has been lined up. Homeowner is having difficulty with insurance companies. Town is proceeding with demolition and will lien the property for the cost.

1311 Fairfield Beach Road

The demolition contractor, Color Me Gone has contacted Jim Gilleran. Due to the location and stability of the structure, this structure will be removed after 1305 FBR has been demolished.

545 South Benson Road

Owner stated that the barn will be taken down within one month. A vote by the Condemnation Board was taken.

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.

3611 Post Road (former Double L)

Sale is going forward. Within 60 days, transfer should be complete, approvals from various town departments will be secured, and demolition with re-construction will begin.

1401 Unquowa Road – (collapsed garage)

This item is under “condemnation new business”. Garage is partially collapsed. An inspection of the subject structure will be made.

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

II. APPROVAL of MINUTES:

Sands Cleary moved to amend the minutes of April 08, 2013 to reflect that a discussion ensued regarding the structure on 545 South Benson Road. A “notice of hearing” was sent. A vote at this meeting to declare the structure a menace to public safety will be taken. Sands Cleary moved to approve the minutes of April 08, 2013 as amended.. William Kessler seconded the motion which passed unanimously.

III. COMMUNICATIONS: Condemnation & Blight
None.

IV. CONDEMNATION - Old Business

Condemnation

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

Property is being cleaned up. James Gilleran was contacted by a demolition contractor. Action has been initiated.

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

AA Wrecking has provided the owner a quote for removal of the structure and foundation. Owner wants to keep foundation. It will require being secured if the foundation remains. No change in status.

1003 Fairfield Beach Road – Condemned - Ruscito

Plans have been made with AA Wrecking for demolition. Structure has been boarded up and secured. Owner will speak with TPZ before demo.

1011 Fairfield Beach Road (Kucej) (previously condemned)

Work was completed without permits. This structure no longer meets the criteria for Condemnation. This item will be removed from Agenda.

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

1019 Fairfield Beach Road (Ganim) Condemned

No change in status. A neighbor may be interested in purchasing the property. The property will be secured until a decision to repair or sell has been made.

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

Plans are being made to repair the structure. Owner was told that better supports were needed for the second floor deck. No building permits have been taken out yet.

1281 Fairfield Beach Road - (previously condemned)

All repairs have been done. This item will be removed from the agenda.

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

2171 Fairfield Beach Road (previously condemned) Barg

James Gilleran stated that demolition has been scheduled for this month.

2170 Fairfield Beach Road (previously condemned)

Structure has been re-secured and shored up.

19 Overlook Avenue (condemned via emergency meeting on 03/11/13)

Garage has been demolished and removed. This item will be removed from agenda.

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

V. CONDEMNATION - New Business:

1401 Unquowa Road –

Partially collapsed garage. An inspection of the subject premises will be made to see if property meets Blight or Condemnation criteria.

165 Taunton Road

This property will be inspected to see if it meets the Blight or Condemnation criteria. Possibly a vacant estate situation.

~BLIGHT ORDINANCE~

VI. BLIGHT ORDINANCE- Old Business

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

Efforts seem to have stalled. Jim Gilleran will contact Russ Green regarding this parcel. This item will remain on the agenda.

355 Kings Highway (formerly Paul Miller VW dealership)

James Gilleran will contact the owner and will issue a new blight citation.

136 Longfellow Avenue

Demo numbers have been on the house for months. No change in status. James Gilleran will send a blight citation.

283 Dunnlea Road Lussen

A letter was sent to the owner regarding a business that takes vehicles without titles. Mr. Lussen requested a three week extension due to impending surgery.

410 North Cedar Road

No change in status. Jim Gilleran located an address and will send a letter.

1459 Stratfield Road (former Stratfield IGA)

James Gilleran will contact property owner and/or representative from Walgreen's and request they clean up the property again.

741 Old Stratfield Road

James Gilleran will send a letter to the owner.

131 Dunnlea Road

Some vegetation remains. This property no longer meets blight criteria. This item will be removed from agenda.

66-68 Campfield Drive

This item will be moved to the Condemnation Agenda.

William Kessler made a motion to move this item to the Condemnation Agenda. James Gilleran seconded the motion which passed unanimously.

164 Tuller Road (Tuller School)

A possible sub-division will be built on this land. This item will remain on the agenda.

609 Springer Road (tree fallen on deck & house)

Sands inspected this parcel. There has been no change in status. Owner requested an extension to complete repairs. This item remains on agenda.

34 Judd Street

This item no longer meets the Blight criteria.

Sands Cleary moved to remove this item from the agenda. James Gilleran seconded the motion which passed unanimously.

1080 Mill Hill Terrace:

This item does not meet blight criteria

Sands Cleary moved to remove this item from the agenda. James Gilleran seconded the motion which passed unanimously.

VII BLIGHT - New Business

see "Condemnation New Business" above

Summary of Votes regarding Condemnation:

545 South Benson Road

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.

1011 Fairfield Beach Road

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

1281 Fairfield Beach Road

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

19 Overlook Avenue

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

131 Dunnlea Road

Sands Cleary moved to remove this item from the agenda. James Gilleran seconded the motion which passed unanimously.

34 Judd Street

Sands Cleary moved to remove this item from the agenda. James Gilleran seconded the motion which passed unanimously.

66-68 Campfield Drive

William Kessler moved to remove this item from Blight and add it to the Condemnation Agenda. James Gilleran seconded the motion which passed unanimously.

1080 Mill Hill Terrace

Sands Cleary moved to remove this item from the agenda. James Gilleran seconded the motion which passed unanimously.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 3:03 pm.

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

Respectfully submitted,