

Minutes Condemnation & Blight Board Meeting  
July 08, 2013

**Present:**

William Kessler, Chairman,  
Sands Cleary, Secretary,

**Also present:**

James Lee, 1401 Unquowa Road, Town  
Mark Lokuta, 106 Culloden Road, Stamford  
Eddie Zislis, 592 Hope Street, Stamford  
Thomas Bozzi, 2170 Fairfield Beach Road, Town

**I. CALL TO ORDER by CHAIRMAN:**

The July 08, 2013 meeting of the Town of Fairfield Condemnation & Blight Board was called to order by William Kessler at 2:02 PM.

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

Condemnation:

**1401 Unquowa Road** – (collapsed garage)

Attorney Lee stated that he has received quotes for demolition of the garage. Demo permit will be pulled and will be removed before the end of July.

***Sands Cleary made a motion to table further action until the September 2013 meeting. William Kessler seconded the motion which passed unanimously.***

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

**II. APPROVAL of MINUTES:**

Sands Cleary made a motion to approve the Minutes of June 10, 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)

A delay in the transfer of title has occurred due to environmental issues and pending final Zoning approval. This item will remain on the agenda.

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

A demo contractor has been contracted for the small red house. No action has been taken as of today.

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

Mark Lokuta was present on behalf of Mr. Colvin. The property is very close to contract. James Gilleran has approved demo intent. Structure will be removed down to the foundation with first floor deck securing the basement.

**1003 Fairfield Beach Road** – Condemned - Ruscito

Structure has been demolished.

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

**1019 Fairfield Beach Road** (Ganim) Condemned

Zoning officials requested that the structure remain open for viewing with the building department to determine the percentage of damage. Once the structure has been viewed, the contractor will board up the open walls.

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

Second floor decking has been secured with additional lumber. Owner has a structural engineer's report stating that the second floor is secure. Owner is working with FEMA on a final resolution.

**1305 Fairfield Beach Road** (previously condemned)

Structure has been demolished. A Lien will be filed on the Land Records for the actual cost of demolition.

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

**1311 Fairfield Beach Road**

This structure is partially demolished. Abestos inspections and abatement could not be completed as originally planned. Further work needs to be done before debris is removed. The structure is taped off.

**2171 Fairfield Beach Road** (previously condemned) Barg

Structure has been demolished. A Lien will be filed on the Land Records for the actual cost of demolition.

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

**2170 Fairfield Beach Road** (previously condemned)

No change in status. A notice of hearing was sent to Owner.

**545 South Benson Road**

No change in status. A Notice of Hearing was sent to Owner. Further action will be taken at next meeting.

**66-68 Campfield Drive**

No change in status. A Notice of Hearing was sent to Owner.

*Sands Cleary made a motion 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.*

A Notice of Decision will be sent to Owner of Record.

**V. CONDEMNATION - New Business:**

None.

**~BLIGHT ORDINANCE~**

**VI. BLIGHT ORDINANCE- Old Business**

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

Owner stated weather has been preventing further clean up.

**355 Kings Highway** (formerly Paul Miller VW dealership)

Mr. Miller stated there are currently two proposals before Zoning from prospective buyers.

**136 Longfellow Avenue**

Owner has hired an architect firm. Owner is applying for Zoning variance from single family to multi-family use. Owner was told vacant house needs to be secured.

**283 Dunnlea Road Lussen**

A youth group will be assisting owner this Saturday. Awaiting reply from Fire Training Grounds regarding the vehicle.

**410 North Cedar Road**

No change in status. Structure is vacant but secure.

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

**2170 Fairfield Beach Road – Condemnation Item:**

Owner was present and stated debris will be removed. Sands Cleary requested a Structural Engineer's Report prior to removing this item from the Agenda.

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

**1280 Stratfield Road** (former Stratfield IGA)

Building was painted and grounds were freshened up. Repairs are pending on the siding. Owner plans to have clean-up completed in a timely manner.

**741 Old Stratfield Road**

Property is approximately two-thirds cleaned up. Owner continues to make progress.

**164 Tuller Road** (Tuller School)

This property is currently on the Zoning Agenda and will be demolished upon Zoning approval.

**609 Springer Road** (tree fallen on deck & house)

No change in status.

**159 Edward Street**

A few minor issues remain which meet the Blight Criteria. Progress is being made.

**165 Taunton Road**

Occupant continues to make progress with cleaning up the property.

**VII BLIGHT - New Business**

**60 Flower House Drive**

Complaint received regarding peeling paint and condition of pool on the property. Sands Cleary inspected the property. The pool is covered and secure. The pool was treated with BTI mosquito larvicide. This property does not meet the Blight Criteria and will be removed from Agenda.

**146 Wheeler Park Avenue**

Complaint received regarding overgrowth, paint peeling, general disrepair. Upon visual inspection of this property, the yard does appear to be overgrown. This property in its current condition does not meet Blight Criteria and will be removed from the Agenda.

**1010 Catamount Road**

Complaint received regarding the gutter hanging off the front of the house, items of household debris in the yard. Photos were submitted with complaint.

***William Kessler moved to add this item to the Blight Agenda. Sands Cleary seconded the motion which passed unanimously.***

**ADJOURNMENT:**

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 2.39 pm.

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

Respectfully submitted,

July 08, 2013

Summary of Votes regarding Condemnation/Blight

**1401 Unquowa Road**

*Sands Cleary made a motion to **table** further action until the September 09, 2013 meeting. William Kessler seconded the motion which passed unanimously.*

**1003 Fairfield Beach Road**

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

**1305 Fairfield Beach Road**

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

**2171 Fairfield Beach Road**

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

**66-68 Campfield Drive**

*Sands Cleary made a motion 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.*

**1010 Catamount Road**

*William Kessler moved to **add** this item to the Blight Agenda. Sands Cleary seconded the motion which passed unanimously.*