

Minutes Condemnation & Blight Board Meeting  
September 09, 2013

**Present:**

James Gilleran, Vice-Chairman,  
Sands Cleary, Secretary,

**Also present:**

James Lee, 1401 Unquowa Road, Town

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

The September 09, 2013 meeting of the Town of Fairfield Condemnation & Blight Board was called to order by James Gilleran at 2:05 PM.

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

Condemnation:

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

Attorney Lee stated that the structure has been demolished and cleaned up. This property no longer meets the criteria for Condemnation.

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

*James Gilleran 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 July 08, 2013; James Gilleran seconded the motion which passed unanimously.*

**III. COMMUNICATIONS: Condemnation & Blight**  
None.

**IV. CONDEMNATION - Old Business**

**Condemnation**

**3611 Post Road** (former Double L)

Sands Cleary received an email from the owner who stated that there was a slight delay in the transfer of property, but the sale appears to be going forward. This item will remain on the agenda.

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

The red house has been demolished. However, the other structures still meet the criteria for Condemnation. This item will remain on the agenda.

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

The structure has been demolished down the decking. However, the decking was damaged and the foundation is not secure. Safety fencing needs to be put up around the foundation. Pool was partially filled in. Debris remains on the property and a storage container remains. James Gilleran will contact Mr. Daley.

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

James Gilleran stated that Tom Kane has begun work on this property.

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

Owner continues to work on a resolution. This property will be demolished. The second floor has been shored up.

**1311 Fairfield Beach Road**

The structure has been demolished and the property was cleaned up. This item no longer meets the criteria for Condemnation.

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

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

No change in status.

**545 South Benson Road**

AA Wrecking has been contracted to demolish this structure.

**66-68 Campfield Drive** (*condemned July 08, 2013*)

95% of the windows have been repaired. Most of the work has been completed. Owner plans to fix the siding. A few holes remain. This item will remain on the agenda until all items have been repaired.

**V. CONDEMNATION - New Business:**

None.

**~BLIGHT ORDINANCE~**

**VI. BLIGHT ORDINANCE- Old Business**

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

Debris still needs to be cleaned up and an unregistered vehicle remain on the property which appears is being used to store debris. Owner stated weather has been preventing further clean up.

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

No change in status.

**136 Longfellow Avenue**

Owner has submitted a set of plans for demolition and re-construction which he plans to submit to zoning.

**283 Dunnlea Road Lussen**

Property has been cleaned up and vehicle has been removed.

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

**410 North Cedar Road**

No change in status. This property is now owned by Chase bank.

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

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

**741 Old Stratfield Road**

Progress is no longer being made. Two cars and a recreational vehicle remain. A letter will be sent indicating they have 30 days to complete the clean up or James Gilleran will issue a Blight Citation.

**164 Tuller Road** (Tuller School)

A neighbor has complained that homeless people may have taken occupancy of the structure. Debris piles have developed on the property. James Gilleran will contact the owner.

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

Stairs have collapsed since last month. Property is deteriorating. James Gilleran will send a letter giving owner 30days to comply before a Blight Citation is issued.

**159 Edward Street**

Issues have been satisfied.

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

**165 Taunton Road**

Debris has been cleaned up. This property no longer meets the Blight Criteria.

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

**1010 Catamount Road**

No change in status. A letter will be sent.

**165 Bennett Street**

Sands Cleary inspected property today. Only one old boat remains. Grass was mowed. Property was cleaned up. Progress continues. This item remains on the agenda.

**VII BLIGHT - New Business**

**375 South Benson Road**

A complaint was received that the garage is in disrepair and vermin infested. James Gilleran will send owner a letter.

**205-207 Fairchild Avenue**

Complaint received regarding property condition. Feral cats are living on the property. An inspection will be made of this property.

**Kings Highway East (Steenek)**

Complaint received regarding the piles of dirt on the property. There is also debris in the piles. James Gilleran spoke to one owner who did cut the grass. James Gilleran told Ms. Steenek that a machine would need to be used to move and/or remove the piles of dirt/debris. James Gilleran will contact Sal DiNardo.

**ADJOURNMENT:**

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 2:45 pm.

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

Respectfully submitted,