



Town of Fairfield

CONDEMNATION BOARD
Fairfield, Connecticut 06824

William Kessler, Fire Marshal – Chairman
Tom Conley, Building Official – Vice Chairman
Sands L. Cleary, Director of Health – Secretary

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Fairfield, CT 06824
Phone: (203) 256-3020
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Minutes Condemnation & Blight Board Meeting

December 09, 2013, 2013

Present:

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

Also present:

Thomas Conley, Building Official

I. CALL TO ORDER by VICE - CHAIRMAN:

The November 18, 2013 meeting of the Town of Fairfield Condemnation & Blight Board was called to order by James Gilleran at 2:05 PM.

II. APPROVAL of MINUTES:

James Gilleran made a motion to approve the Minutes of October 21, 2013; James Gilleran seconded the motion which passed unanimously.

III. COMMUNICATIONS: Condemnation & Blight

None – See individual agenda items.

IV. CONDEMNATION - Old Business

A. 3611 Post Road (former Double L)
Closing of title is projected for end of November.

B. 4185 Black Rock Tpke. (The Plant Factory) Richter - Condemned
Plans have been discussed for future construction. Remodeling is currently underway. This item will remain on the agenda.

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

No change in status. James Gilleran will contact builder to request securing of the decking.

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

No change in status. A letter requesting status update will be sent.

F. 2170 Fairfield Beach Road - Garage (previously condemned)

No change in status. Property secure. A letter requesting status update will be sent.

V. CONDEMNATION - New Business:

None.

~BLIGHT ORDINANCE~

VI. BLIGHT ORDINANCE- Old Business

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

Automobile has returned. A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting. If situation is not corrected, a Determination of Condemnation letter will be issued by the Board.

This item remains on the agenda.

b. 355 Kings Highway (formerly Paul Miller VW dealership)

No change in status. A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting

c. 136 Longfellow Avenue

A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting

d. 410 North Cedar Road

No change in status. This property is now owned by Chase bank however, the Land Records still show prior owner of record.

e. 741 Old Stratfield Road

Multiple cars & equipment still remain on property. A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting. This item remains on Agenda.

f. 144 Tuller Road (Tuller School)

A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting.

g. 609 Springer Road (tree fallen on deck & house)

Deck has been removed, damaged automobile has been removed. Once the railings have been installed, this item will be removed from the Blight agenda.

h. 1010 Catamount Road

No change in status. Sands Cleary left a message with the property management company. A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting

i. 375 South Benson Road

A letter will be sent to Owner requesting and update and/or presence at December Condemnation meeting.

j. 205-207 Fairchild Avenue

Does not meet Blight criteria.

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

k. 886 Kings Highway East (Steenneck)

James Gilleran stated that a pre-blast survey has been completed. This property was previously cleaned and prepped for construction. No longer meets Blight criteria.

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

l. 165 Bennett Street

A volunteer youth group cleaned property. Only one boat remains. 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.

m. 66-68 Campfield Drive

A small area of siding is missing in the rear of the structure. A letter requesting a status update will be sent to owner.

n. 83 King Street

This property meets the Blight criteria. An arrest warrant for the owner was issued by the Health Department for violations. Current occupant is under eviction proceedings. William Kessler will arrange for a fire truck to visit the property to install and/or repair missing smoke detectors.

VII BLIGHT - New Business

874 High Street

Complaint received on November 11, 2013 regarding excessive debris, damaged siding, gutters and roof. Complaint also stated there are unregistered motor-vehicles and a roof is collapsing. An inspection of the subject property will be made. A letter requesting status update will be sent to owner. James Gilleran will check with TPZ about vehicles.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 2:48 pm.

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

Respectfully submitted,

Maura A. Stokes
Recording Secretary

SUMMARY OF MOTIONS

205-207 Fairchild Avenue – REMOVED FROM BLIGHT

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

886 Kings Highway East – REMOVED FROM BLIGHT

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

165 Bennett Street – REMOVED FROM BLIGHT

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