

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, January 25, 2017

5:00 PM

Committee members present: Alderman H. Tucker Braddock, Jr., James Heist, Sofee Noblick, James Quarto and Gary Schnip

Committee members absent: Daryl Wickham

Others Present: Alderwoman Stacy Gould, City Building Official James Troeger

Citizens Present: Doris Hamel

1. Call to Order: Gary Schnip called the meeting to order at 5:24 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes: On a motion by Jim Heist, seconded by Alderman Braddock, the minutes of November 30, 2016 were unanimously approved.
4. Communications: Daryl Wickham was appointed by the council to serve on this committee. He did not attend this meeting due to being on vacation.
5. Blight updates/concerns:
 - a) 62 North Main Street: Jim T reported clean-up is proceeding slowly. Construction materials have been brought to the site. No permit has been applied for.
 - b) 554-556 East Main Street: Jim T reported that City Counsel Attorney Michael Driscoll went to court regarding this property.
 - c) 646 East Main Street: Jim T reported a camper has been placed on the property. This can be removed from the blight concern list.
 - d) 337-341 Main Street (YMCA): Jim T had no report. Alderman Braddock reported Hyde Landscaping cleaned it up at no charge to the City.
 - e) 120 McKinley Avenue garage: Jim T reported this is a garage with a huge tree which fell on it a year ago. The tree has been cleaned up but the garage needs repair. Jim asked Dan Coley to send a blight notification.
 - f) 26 Elijah Street: Jim T reported this is owned by Shetucket Ridge Associates. There are past due taxes. A violation letter has gone out. There is a blighted and falling down barn behind the house.
 - g) 109 Baltic Street: Jim T reported Mel Weiss owns this property. His intent is to demolish it. He wants to build a duplex there in the early summer.
6. Watch List:
 - a) 34 Lake Street (garage): Jim T reported there is no work going on. There is currently no junk on the property. This can come off the watch list.

- b) 25 Otrobando Avenue mobile homes: Jim T reported the downed tree and the landscaping has been cleaned but the mobile homes remain. City Planner Deanna Rhodes plans to send a letter to the property owner, Jay Doubleday.
- c) 45 Lake Street: Jim T said this has been cleaned up. This can come off the watch list.

7. Foreclosure in Progress:

- a) 15 Park: Jim T reported this property has been cleaned. The foreclosure is complete. It can be taken off the list.
- b) 61 Lincoln Avenue: There is no update.
- c) 11 Lake Street: Alderwoman Gould reported Mr. Cornelius was in court Monday. He asked for a two week extension to hire an attorney. He was granted an extension.
- d) 29 Boswell Avenue: Alderwoman Gould spoke to Attorney Wickless, who reported the City should have a judgement within a couple of weeks. This is a two-family home. It is vacant.

8. City Owned Properties

- a) Reid and Hughes: Jim T reported there is a proposal which will come before the City on Friday. The city is in the process of developing a Request for Proposal (RFP) for bids for demolition.
- b) 88-90 Boswell Avenue: Jim T reported he will put it out to bid for demolition. The hazardous materials studies have been done. The committee agreed.
- c) 270 West Thames Street: Alderwoman Gould said it is on the market for sale.
- d) 13 Baltic Street: Alderwoman Gould reported this property is actively on the market.
- e) 165 Prospect Street: Alderwoman Gould reported the property has been sold. This can come off the list.
- f) 196 Yantic Street (The Artform Building): Jim T reported the demolition is pending by Mel Weiss. There is a question regarding the coating on some of the masonry.
- g) 232 Yantic Street: Jim T reported this may be paid for with CDBG funding.

9. Other:

- a) Public Works Committee (PWC) Report: Alderwoman Gould reported the PWC has referred three properties to the realtor. 13-15 South A Street was put on the market at \$25,700. 19 Ward Street was put on the market for \$18,250. Realtor Fred Allen is suggesting that the city consider demolishing 19 North Cliff Street. Sofee suggested the committee do a walk-through of 19 North Cliff Street. The committee agreed.
- b) 130 Prospect Street: Alderman Braddock and Alderwoman Gould will take this property to PWC.
- c) Discussion was held regarding having this committee reformed to include the committees of sale. Alderman Braddock will talk to Attorney Driscoll.

d) Jim T reported that the retaining wall on School Street will be replaced.

e) Sofee asked if any properties should be presented to Housing Management Team. Jim T recommended the East Main Street home that recently had a kitchen fire.

10. Public Comments: Ms. Hamel asked if she could attend the walk-through of 19 North Cliff Street but she was told by Sofee that was only for committee members. She asked if she was unable to attend the showings for 60 6th Street if she could have another time. Jim T told her he would meet her if she called him to set-up a time.

11. Next meeting: The next regular meeting is Wednesday, February 22, 2017, at 5 PM.

12. Adjournment: On a motion by Jim Heist, seconded by Jim Quarto, the Board of Review unanimously adjourned at 6:44 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*