

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES  
Wednesday, January 27, 2016  
5:00 PM

Committee members present: Gary Schnip, Alderman H. Tucker Braddock, Jr., James Quarto, Richard Caron, Sr. and James Heist

Committee members absent: None

City of Norwich Staff: Building Official James Troeger

Citizens Present: Greg Grippo, Bill Block, Sue Massey

1. Call to Order: Gary Schnip called the meeting to order at 5:02 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes:  
On a motion by Tucker Braddock, seconded by Rich Caron, the minutes of December 16, 2015 were unanimously approved as amended. Item #5, e) should be 62 North Main.
4. Communications:  
Gary read a letter received from Mayor Deb Hinchey appointing Tucker Braddock as the Alderman to sit on the Board of Review.

On a motion by Jim Quarto, seconded by Tucker Braddock, the Board of Review unanimously voted to suspend the order of the agenda to give citizens the opportunity to speak.

Public Comments:

Bill Block asked about the agenda item for the Reid and Hughes building. Gary read last month's minutes referencing the Board of Review's discussion about how the demolition process would proceed. Tucker was charged with checking into the demolition process. Tucker responded that as it seems the building is currently structurally sound, demolish will not occur. If the building begins to fall into the road or continues damaging Shannon building, Jim Troeger would act in his capacity as the City's Building Official. Jim noted he would need a licensed structural engineer to assess the danger to the public before he can call for demolition,

Jim Troeger reported entering the building on January 26, 2016. The snow is in between the common wall with the Shannon building and the Shannon Building wall. There is more separation than previously seen. The owner of the Shannon building put Jim on notice that they want to know what will be done. Jim hopes to give the new city manager a tour. At this point the building is not a danger to the public. He feels there will be further interior collapse, but the public on the city street is not in danger at this time.

The common wall with the Shannon Building seems to be collapsing and may lead to a lot of water leaking into the Shannon building. Bill feels his questions were answered.

Greg Grippo addressed the Board of Review. Discussion ensued on several properties. He was referred to the Fire Marshal and Blight Officer. Gary suggested Greg meet with Don Conley, Blight Officer, before he comes to the Board of Review again. Jim Troeger noted that Dan is working on many blighted properties within the City.

Sue Massey, 1 Sachem Terrace, Norwich, inquired about the Reid and Hughes building. Gary pointed out that any decision on the Reid and Hughes would involve the City Council. Jim Quarto referred to an article recently published in the Norwich Bulletin which quoted Mayor Deb Hinchey as saying, "I still feel no public money should be put into it, but depending on what happens, we might have to take action." Tucker Braddock noted the condition of the building has been discussed thoroughly through this committee.

5. Blight updates/concerns:

- a) 556 East Main Street: Jim T. reported that Dan Conley, Blight Officer, has sent a blight letter. He has not received any return calls.
- b) 218 Washington Street: Jim T. reported the new owner hopes to have possession this week.
- c) 62 North Main Street: Jim T. reported that a blight letter has gone out, but Dan has not heard back.
- d) 72 Page Street: Jim T. reported that Dan has not been able to find anyone to serve with a letter. The taxes are paid. It was decided to remove this property from the agenda.
- e) 49 Boswell Avenue: Jim T. reported Dan has had contact with the owner of record, Seaport Investments. The fire chief made them close it. They told Dan they were starting work, but it does not appear any work has been done.

6. Watch List:

- a) 16 Fountain Street: Jim T. reported that it will be worked on in the Spring. It was agreed to remove this property from the agenda.
- b) 23 Pearl Street: Jim T. presented pictures of the property. He had a conversation with the owner. Zoning Enforcement Officer Tianne Curtis says the property is over the property line so he cannot get a permit to do the necessary work. The situation is in a stalemate.
- c) 98 Washington Street: Jim T. noted that Gloria Worheide will report again in the Spring.
- d) 34 Otrobando Avenue: Jim T. reported the front porch has been taken off and there is much more work to do.
- e) Otrobando Barn: Jim T. reported the owner has gone as far as he is going to go in repairing and closing in the barn. He will mention it to Tianne.

7. Foreclosure in Progress:

- a) 15 Park: Jim T. reported he called Attorney Amy Wickless but has not heard back. He went to judicial website for status and saw no activity.

- b) 61 Lincoln Avenue: Jim T says the property is salvageable. The owners are not responding. Property maintenance fines and blight fines are compounding on the property. Jim T. does not know if foreclosure has been started. He will contact Attorney Michael Driscoll's office.
- c) 60 6th Street: Jim T. confirmed the last activity on this foreclosure was in 2014 per judicial website. The garage is falling in. Gary said he will email Attorney Driscoll tomorrow. He noted the neighbors have complained over the years.
- d) 11 Lake Street: Gary will also ask Attorney Driscoll about the status of this property.

8. City Owned Properties

- a) 34 Lake Street: Jim T. reported that this garage is secure. Tucker will check on the status of the previously reported potential sale through the City's realtor.
- b) 45 Lake Street: Jim T. reported on a meeting he had with Pat McLaughlin from the Department of Public Works. The foundation is dangerous. Pat said Fred Allen, the realtor, has a buyer and the sale is in progress. Jim T. will contact the realtor for details.
- c) Reid and Hughes: Discussed earlier in the meeting.
- d) 88-98 Boswell Avenue: It was determined that this address number is incorrect. It was agreed that a plan of action is needed. The City obtained the property through a tax auction. This is a potential property for setting up a Committee of Sale if it appraises over \$12,000.

9. Other: None

10. Public Comments: Discussed earlier in the meeting.

11. Next meeting:

The next regularly scheduled meeting is Wednesday, February 24, 2016, at 5 PM.

12. Adjournment:

On a motion by Tucker Braddock, seconded by Jim Heist, the Board of Review unanimously adjourned at 6:26 PM.

*Respectfully Submitted,  
Melinda Wilson  
Recording Secretary*