

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, February 22, 2017

5:00 PM

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

Committee members absent: None

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

Citizens Present: Ginger Gendreau and Nancy Behrens entered at 5:17 PM

1. Call to Order: Gary Schnip called the meeting to order at 5:06 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 Jim Quarto, the minutes of January 25, 2017 were unanimously approved.
4. Communications: Gary reported on an email he received from the City Manager's office. Each committee member is required to complete online ethics training. He asked the recording Secretary to complete the information needed and disseminate it.
5. Blight updates/concerns:
 - a) 62 North Main Street: Jim T reported that Dan Coley, Blight Officer, said it looks better than it did a month ago. Sofee requests the owner be invited to the next meeting. She has not noted changes in the past year.
 - b) 554-556 East Main Street: Jim T reported this case is still in court. There seem to be a few more open windows. Gary said winter time is causing damage. Jim T will check into the owner's representation of counsel.
 - c) 337-341 Main Street (YMCA): Jim T had no new report. Alderwoman Gould said as of last night someone is still interested in the property.
 - d) 120 McKinley Avenue garage: Jim T reported it will be repaired in the spring. He will ask Dan Coley to follow-up.
 - e) 26 Elijah Street: Jim T reported it is owned by Shetucket Ridge. No taxes have been paid since 2011. The taxes are estimated to be between \$20,000 - \$30,000 total including all of the empty lots nearby. Alderwoman Gould said they can go five years or \$5,000 per property before foreclosure starts. She will look into it.
 - f) 109 Baltic Street: Jim T reported Mel Weiss intends to demolish it in the spring.

On a motion by Sofee Noblick to suspend the meeting agenda at 5:17 PM for Citizen Comment, seconded by Jim Quarto, the committee unanimously agreed. Ginger Gendreau and Nancy Behrens entered the meeting.

Ginger spoke regarding 60 6th Street which she said has been vacant for 20 years. She lives across the street. She noted it is an eyesore. She commented on the future use of 165 Prospect

Street. She doesn't want a halfway house in the neighborhood. Jim T notified her that there is no longer a separation requirement for this type of specialized housing. He referred them to Deanna Rhodes, City Planner, for further information on the regulations. Alderwoman Gould reported that the realtor has taken a deposit on the property but he has no indication that it will be a halfway house. Sofee will keep Ms. Gendreau updated.

The Board of Review returned to the agenda at 5:28 PM.

6. Watch List:

- a) 25 Otrobando Avenue mobile homes: Jim T reported Deanna Rhodes, City Planner, wants to meet with owner Jay Doubleday, of Evergreen Landscaping, to discuss his options. Gary inquired about the septic system situation. There are past due taxes on the properties of about \$4,000.

7. Foreclosure in Progress:

- a) 61 Lincoln Avenue: Alderwoman Gould said they are still paying the \$35/week on the Property Maintenance Liens. Alderman Braddock suggested inviting Attorney Wickless to the next Board of Review meeting in March.
- b) 11 Lake Street: Alderwoman Gould reported on a conversation with Attorney Driscoll. Attorney Wickless took this to court on February 6, 2017 and a Judge ordered a strict foreclosure which will happen next month.
- c) 29 Boswell Avenue: Alderwoman Gould reported that Attorney Driscoll told her Mr. Murphy has worked out a payment plan. Taxes have not been paid since 2009. Sofee reported that neighbors have complained. Jim T will research the property. This should stay on the list.

8. City Owned Properties

- a) Reid and Hughes: No new report.
- b) 88-90 Boswell Avenue: Jim T reported the bid specifications have been written. The specs are with Bill Hathaway, the City's Purchasing Agent. He hopes to get it out soon. Hazmat testing has been done. This will have to be backfilled and that is detailed in the specifications of the bid.
- c) 270 West Thames Street: Alderwoman Gould reported it is on the market for \$17,500 with Realtor Fred Allen.
- d) 13 Baltic Street: Alderwoman Gould reported that Chicago Title is trying to clear it up. The mortgage has been sold but there is no clear title between banks. We have buyers but there is still no clear title.
- e) 196 Yantic Street (The Artform Building): Jim T reported the issue regarding the bricks has been cleared up. He does not know why demolition hasn't been started. The contract may not be finished.
- f) 232 Yantic Street: Jim T reported there was enough funding to do both demolitions.

9. Other:

- a) Public Works Committee (PWC) Report: Alderman Braddock reported the PWC is developing a plan to more quickly turnaround homes with committees of sale. Sofee noted these committees will continue to be separate subcommittees of the Board of Review.
- b) 130 Prospect Street: Alderman Braddock noted this is still open land. He has not yet spoken to one of the abutters. Sofee suggested asking the City Council to notify the abutters once a decision has been made that it will be an abutter auction.
- c) 19 North Cliff Street walkthrough: Sofee reported the committee did a walkthrough and wants to form a committee of sale. Alderwoman Gould will get it on the agenda for City Council.
- d) 11 Lake Street: Jim T said the fire did a lot of damage.
- e) 15 Park St: Jim H suggested that since the property has been cleaned up, it should go to an abutter. Alderwoman Gould noted that the cost of the clean-up was over \$14,000. Sofee suggested the abutter needs to legally join it to their property. This will be done through the PWC.
- f) Gary reported that behind John Mason School (Norwich Public Schools Administrative offices), three pickup trucks have been abandoned. This is behind 8 West Town Street. Jim T will have Dan Coley follow up.
- g) Darryl noted that there are vehicles in an alleyway behind 29 7th Street. Alderman Braddock will look into it.
- h) Gary asked about 631 West Main Street. Discussion was held regarding legally joining this to 647 West Main Street. Alderwoman Gould will follow up.
- i) 367 Boswell Ave: This is a cape that burned years ago. Jim T will ask Dan Coley to find out the status.
- j) Gary asked if the plywood on the Reid and Hughes windows should be painted. Jim T will check the property maintenance code and write a letter to Ryan at DPW.
- k) 646 East Main Street: There is still a mobile home and a camper on the property. Alderwoman Gould will follow up. Kelly Vais is the owner. This will stay in the Other section of the agenda.

10. Public Comments: The agenda was suspended earlier in the meeting for Citizen Comment.

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

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

Respectfully Submitted,
Melinda Wilson
Recording Secretary