

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, February 24, 2016

5:00 PM

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

Committee members absent: None

City of Norwich Staff: Building Official James Troeger

Citizens Present: None

1. Call to Order: Gary Schnip called the meeting to order at 5:21 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 Jim Heist, the minutes of January 27, 2016 were unanimously approved with the following correction: On the first page, it should read, "how he thought the demolition process would proceed."

4. Communications:

Gary read a letter received from Fire Chief Ken Scandariato regarding the East District School House on Washington Street Extension. Since the letter, the Norwich Bulletin reported donations were made to fix floors and remove mold.

5. Blight updates/concerns:

- a) 556 East Main Street: Jim T. reported that nothing that has happened. Monetary fines have begun. Jim T. will contact Jianshi (James) Wang about adding a fence along the high wall. Tucker noted that the school is very close by. Jim Q. noted that the property is on the brownfield list.
- b) 218 Washington Street: Jim T. reported the new owner has workers in there. Dumpsters are being filled as he's cleaning it up. As of now, he has not applied for permits. This property can be removed from the agenda.
- c) 62 North Main Street: Jim T. reported that Dan Conley, Blight Officer, has talked to the owner. He has intentions on living there. Jim T. suggests giving him time due to the weather, then he will work on it.
- d) 72 Page Street: Jim T. reported no change as there is no one to talk to. It was decided to remove this property from the agenda.
- e) 49 Boswell Avenue: Jim T. reported Dan Coley, Blight Officer, had contact with the owner of record, Seaport Investments. Some work has been done but not as much as they said they would do.

6. Watch List:

- a) 23 Pearl Street: Jim T. reported there is no movement as the situation is at a stalemate. He told Tianne something must be done. Dan will cite for blight. Ira Turner is the owner.
- b) 98 Washington Street: Jim T. noted that Gloria Worheide will report again in the Spring.
- c) 34 Otrobando Avenue: Jim T. reported he will drive by to check progress.
- d) Otrobando Barn: Jim T. reported the condition is the same.

7. Foreclosure in Progress:

- a) 15 Park: Gary reported he contacted Attorney Michael Driscoll's office.
- b) 61 Lincoln Avenue: Gary contacted Attorney Michael Driscoll's office.
- c) 60 6th Street: Gary contacted Attorney Michael Driscoll's office.
- d) 11 Lake Street: Gary reported he contacted Attorney Michael Driscoll's office.

Gary spoke to Attorney Driscoll and there are issues with each of these foreclosure; all are in limbo. Discussion ensued. It was decided that Jim T. will write a letter to the City Council about these four properties. The letter will be issued from Dan's office, as the Blight Officer. Jim Q. will assist in the drafting of the letter.

8. City Owned Properties

- a) 34 Lake Street: Tucker will check on the potential sale through the City's realtor, Fred Allen.
- b) 45 Lake Street: Tucker reported on the action taken at the Public Works meeting. It was decided to ask the City Council to act so they voted to sell it. The proposed buyer wants to use it for parking. Realtor Fred Allen is taking care of the sale.
- c) Reid and Hughes: Jim T. reported he toured the new City Manager, John Salomone, through the building. Another window has come down on the front. The sash dropped, leaving an opening at the top. Gary reported mortar from the bricks up against the Shannon building is breaking and falling off. That wall has separated from the Shannon Building. He will ask the Department of Public Works to fix the window. It was decided to write a letter to the City Manager regarding the Reid and Hughes building. Gary will begin a draft letter and share it with the Board of Review members for consideration.
- d) 88-98 Boswell Avenue: Tucker will take this to the Public Works Committee as a potential property for setting up a Committee of Sale. It needs to appraise over \$12,000. The Committee agrees it would be good for a committee of sale.

9. Other:

- a) 62 Plain Hill Road: Jim T. raised the issue of this building. He checked with the Norwich Public Utilities and found they have issued an estimated bill for 3 years. He does not know if the bill has been paid. The owners are Stefan J. Toth, et al. It was decided that Dan should look at this property due to blight concerns.
- b) 49 2nd Street: Sofee reported that the porch has fallen down onto the sidewalk. Jim T. will look into it.

10. Public Comments: None

11. Next meeting:

The next regularly scheduled meeting is Wednesday, March 30, 2016, at 5 PM.

12. Adjournment:

On a motion by Tucker Braddock, seconded by Jim Quarto, the Board of Review unanimously adjourned at 6:34 PM.

Respectfully Submitted,
Melinda Wilson
Recording Secretary