

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, April 27, 2016

5:00 PM

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

Committee members absent: James Quarto

Others Present: Building Official James Troeger, Alderwoman Joanne Philbrick

Citizens Present: None

1. Call to Order: Gary Schnip called the meeting to order at 5:18 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 Sofee Noblick, the minutes of March 30, 2016 were unanimously approved as presented.
4. Communications: Gary reported the Board of Review (BOR) sent a letter to the Mayor and City Council on April 14th regarding the condition of the Reid and Hughes building, and the need for a decision and action to be taken. Jim Troeger also sent a letter to City Manager Salomone to provide him with information on the condition of the building. The BOR received no response to the letters.
5. Blight updates/concerns:
 - a) 62 North Main: Jim T reported that Dan has been in touch with the owner. He reported cutting brush.
 - b) 49 Boswell Avenue: Jim T reported that the building is in Trust. The owner is a real estate agency. There may be probate issues.
 - c) 62 Plain Hill Road: Jim T reported the roof is deteriorated. At the Housing Management Team meeting, Sofee asked about the utility usage at the property. She will follow up.
 - d) 49 2nd Street: Jim T reported Dan is working with the owners. They are waiting for an insurance settlement. He gave them a two week deadline to clean it up.
 - e) 55 Oakridge: Jim T reported interest in the property. The BOR will wait till next month.
 - f) 31-33 Cliff Street: Jim T reported Amy Wickless is beginning foreclosure. The building has been secured. Taxes due are \$17,000.
 - g) 85 Town Street: Jim T reported the garage roof has totally fallen in. He met with the owner, who wants to save the building by adding a peaked roof and repairing a wall. It is in a historic district.
 - h) 27-29 2nd Street: Jim T reported the owner walked away. Back taxes and relocation liens are near \$20,000.
6. Watch List:
 - a) 23 Pearl Street: Jim T reported no activity. The fire marshal has noted issues with the property.
 - b) 24 Cooper Street: Jim T reported Dan sent a letter to the owner.
7. Foreclosure in Progress:

Jim called Attorney Amy Wickless for an update on these foreclosures.

- a) 15 Park: Amy cannot get in touch with the owners of Park Street. The little shed in the back is falling over.
- b) 61 Lincoln Avenue: Gary reported there is a large mortgage on the property. Jim T noted it has been cited for Blight in the amount of nearly \$30,000. This lien comes before a mortgage. Tucker said a letter should be sent by Corporate Council and the blight lien recorded. Jim T will follow up.
- c) 60 6th Street: Tucker reported the City will own the property in June.
- d) 11 Lake Street: Jim reported there is no update.

8. City Owned Properties

- a) 34 Lake Street (garage): Tucker will follow up with the Public Works Committee. The BOR recommends to the Public Works Committee that this property be sold through the realtor.
- b) 45 Lake Street (foundation): Tucker said there is a buyer and the closing should occur April 28, 2016.
- c) Reid and Hughes: Discussed under Communications, as noted above.
- d) 88-90 Boswell Avenue: Gary reported the Board of Review visited this property. He said there is no value in the structure. The BOR recommends the Public Works Committee order demolition of the structure and transfer the land to an abutter.
- e) 270 West Thames Street: Gary reported the BOR visited this property. They could not make entry. The shell is salvageable. The garage goes with it. The BOR recommends the Public Works Committee form a Committee of Sale. The BOR will oversee development of the property through the Committee of Sale.
- f) 13 Baltic Street: Jim T reported the Department of Public Works needs to be asked to clean it up. He will follow up. Sofee reported that the Public Works Committee needs to decide on the next steps with the property. The BOR recommends formation of a Committee of Sale for this property. The BOR will oversee the re-establishment of occupancy.

9. Other:

- a) 68 Thermos Avenue: Gary reported that the BOR attempted to visit the property but were not allowed entry.
- b) 130 Prospect Street: The BOR recommends the Public Works Committee sell or auction this property to an abutter with the restriction not to build on the property.
- c) Jim Heist reported the mill on Chestnut Street has broken glass. Jim T will follow up with the owners.
- d) Jim H reported two abandoned mobile homes on Otrobando Avenue. Jim T will follow up.
- e) Rich Caron brought 124 McKinley Avenue to the BOR's attention. There is a hole in the roof and a garage is falling down.
- f) Jim T reported complaints about 1 Terminal Way. Bricks and roofing are falling off. It is secured by chain link fence.

10. Public Comments: None

11. Next meeting: The next regularly scheduled meeting is Wednesday, May 25, 2016, at 5 PM.

12. Adjournment: On a motion by Jim Heist, seconded by Rich Caron, the Board of Review unanimously adjourned at 6:43 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*