

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, May 25, 2016

5:00 PM

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

Committee members absent: Richard Caron, Sr.

Others Present: City Building Official James Troeger

Citizens Present: None

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 Sofee Noblick, the minutes of April 27, 2016 were unanimously approved as amended with the addition of the indication that the Board of Review had not received any response to the letters.
4. Communications: None
5. Blight updates/concerns:
 - a) 62 North Main: Jim T reported the owner has been in touch with Dan. He indicated he sent someone up to clean it up but there is no evidence of this. He is due to be in the area this weekend.
 - b) 49 Boswell Avenue: Jim T had no update.
 - c) 62 Plain Hill Road: Jim T reported they asked the police for a wellness check. He has not heard back from NPD. The electricity is on and Norwich Public Utilities (NPU) has done estimated billing because they can't get in the building.
 - d) 31-33 Cliff Street: Jim T reported it is secured, boarded up, and supposedly going into foreclosure.
 - e) 85 Town Street: Jim T reported the owner is getting approvals through the Historic District to repair the building.
 - f) 27-29 2nd Street: Jim T reported there are back taxes due. This should be on the foreclosure list.
 - g) 582 Laurel Hill Avenue: Jim T reported tarps on the roof and tall grass. No taxes are due on the property. Bank of America has a lis pendens on the property.

On a motion by Gary Schnip, seconded by Tucker Braddock, the Board of Review voted unanimously to suspend the meeting to return to the 59-61 School Street Committee of Sale meeting at 5:19 PM.

6. Watch List:
 - a) 23 Pearl Street: Jim T reported no activity. The Fire Chief is concerned about the condition of the barn. The Building Department will order it torn down.
 - b) 24 Cooper Street: Jim T reported this is supposedly being repaired. They have been given notice.
 - c) 55 Oakridge: Jim T reported that it is no longer on the blight list. There is some interest in the property.

7. Foreclosure in Progress:

Jim T noted that he has been unable to speak with Attorney Amy Wickless for updates. Gary will contact Attorney Driscoll regarding these properties.

- a) 15 Park: No report.
- b) 61 Lincoln Avenue: The BOR recommended Jim T contact Attorney Michael Driscoll to act on the blight liens.
- c) 60 6th Street: After discussion it was determined that Jim T will confirm City ownership and schedule a walk through for the BOR members.
- d) 11 Lake Street: No report.

8. City Owned Properties

- a) 34 Lake Street (garage): Tucker reported this property has been sold.
- b) 45 Lake Street (foundation): Jim T will check into ownership.
- c) Reid and Hughes: No report.
- d) 88-90 Boswell Avenue: Tucker reported the Public Works Committee (PWC) voted to put the property on the market for sale. The BOR agreed to suggest a three month time limit on the realtor contract to bring a qualified offer before forming a Committee of Sale. Tucker will bring this suggestion to the PWC.
- e) 270 West Thames Street: Tucker reported the PWC voted to put the property on the market for sale. The BOR agreed to suggest a three month time limit on the realtor contract to bring a qualified offer before forming a Committee of Sale. Tucker will bring this suggestion to the PWC.
- f) 13 Baltic Street: Jim T reported a lot of interest on the property which is listed through the real estate agent.
- g) 165 Prospect Street: The BOR will tour the building.

9. Other: Jim T reported that he and Dan Coley, Blight Officer, will report to the City Council on August 1, 2016 and will include the Reid and Hughes Building in their report.

Gary asked about the mobile homes on Otrobando Avenue. Jim T will check into them.

Gary also asked about the Chestnut Street building where there is a lot of broken glass. The owner thinks he has a buyer for the property.

Sofee said 130 Prospect Street should move into the City Owned Properties.

Jim Q received a complaint about TLB Machine on Clinton Avenue. There are logs and cars that are hazardous. Jim T will pass this information to Dan.

10. Public Comments: None

11. Next meeting: The next regularly scheduled meeting is Wednesday, June 22, 2016, at 5 PM.

12. Adjournment: On a motion by Jim Heist, seconded by Sofee Noblick, the Board of Review unanimously adjourned at 6:19 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*