

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, June 22, 2016

5:00 PM

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

Committee members absent: Gary Schnip and Richard Caron, Sr.

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

Citizens Present: None

1. Call to Order: Sofee Noblick called the meeting to order at 5:09 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes: On a motion by Alderman Braddock, seconded by Jim Heist, the minutes of May 25, 2016 were unanimously approved as presented.
4. Communications: None
5. Blight updates/concerns:
 - a) 62 North Main: Jim T reported Dan Coley spoke to the owner. The work has not been done but he plans to work this weekend. This will be addressed next month.
 - b) 49 Boswell Avenue: Jim T had no update. This property will be cited for blight.
 - c) 62 Plain Hill Road: Jim T reported neighbors claim the owner has been working on patching the roof.
 - d) 31-33 Cliff Street: Jim T reported the property was secured by Department of Public Works (DPW). Back taxes of \$20,000 - 30,000 are owed on the property. The property is privately owned. The squatters have been removed.
 - e) 85 Town Street: Jim T reported the owner has not received a response from the historic commission on his plan to improve the barn.
 - f) 582 Laurel Hill Road (Route 12): Jim T reported that the City has placed \$18,000 in citations. This will remain a blight concern.
6. Watch List:
 - a) 23 Pearl Street: Jim T had no report. The Board of Review (BOR) noted the barn must be removed.
 - b) 24 Cooper Street: Jim T reported there is a new shed. This can be removed from the Watch List.
 - c) 34 Lake Street (garage): Sofee reported it has been boarded up but the roof is collapsed. Jim T will contact the new owner to ask his intentions for the property.
 - d) Otrobando Avenue mobile homes: Jim T will follow up with Blight Officer Dan Coley.
 - e) Clinton Avenue TLB Machine: Jim T will follow up with Dan Coley. Tucker reported he spoke with the owner regarding the danger of having the autos and wood in an area with the potential for flooding. The BOR noted the wood must be removed. Tucker will have another conversation with the owner.
7. Foreclosure in Progress:
 - a) 15 Park: Jim T reported that Attorney Michael Driscoll told him his office is waiting on an appraisal. The property is still in foreclosure.

- b) 61 Lincoln Avenue: Jim reported Attorney Driscoll reported there is a mortgage on the property that is primary over the property maintenance liens. Jim T will report back to Attorney Driscoll with information on the City's blight liens on the property.
- c) 60 6th Street: Jim T reported the City should own this property at this time. Jim T will order the garage removed by DPW. The BOR will tour the property.
- d) 11 Lake Street: Jim T verified with Attorney Driscoll that the property is in foreclosure. The foreclosure is contested.
- e) 27-29 2nd Street: Jim T reported it is in foreclosure.

8. City Owned Properties

- a) 45 Lake Street (foundation): Sofee noted there is snow fence around the foundation. The committee would like the property on the Watch List.
- b) Reid and Hughes: Alderwoman Gould reported that the at the June 20, 2016 City Council meeting, the Council approved a resolution for City Manager John Salomone to prepare a report on the condition of the building and present the report at their first meeting in August, 2016. She noted that the City Council had taken into consideration the letter submitted by the BOR. Jim T reported he intends to go into the building with an engineer from CLA on Tuesday to get a professional opinion on the condition of the building.
- c) 88-90 Boswell Avenue: Tucker reported the Public Works Committee (PWC) put this property with the realtor.
- d) 270 West Thames Street: Tucker reported the PWC put this property with the realtor.
- e) 13 Baltic Street: Tucker reported this property is being sold. It has gone to the City Council.
- f) 165 Prospect Street: Sofee confirmed the City's ownership. Jim T reported there is a lot of debris. The BOR will tour the building.
- g) 130 Prospect Street: The BOR will tour the building.

9. Other:

120 Tallman Street: Jim T reported that the building collapsed today. It is owned by Seaport Capital who also own 49 Boswell Avenue. The owners are out of state. The BOR noted this property must be cleaned up.

556 East Main Street: Jim Q reported there is no progress on the building. It will go back on the Blight concerns list. Jim T reported an agreement on timelines had previously been reached with the owner and Attorney Driscoll. He will follow up.

17 West Town Street: Jim T will follow up.

241 Broadway: Jim T will follow up. He will be asked to report next month.

98 Washington Street: Jim T will invite Gloria Worheide to report next month.

10. Public Comments: None

11. Next meeting: The next regularly scheduled meeting is Wednesday, July 27, 2016, at 5 PM.

12. Adjournment: On a motion by Jim Heist, seconded by Sofee Noblick, the Board of Review unanimously adjourned at 6:23 PM.

Respectfully Submitted,
Melinda Wilson
Recording Secretary