

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES

Wednesday, August 24, 2016

5:00 PM

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

Committee members absent: None

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

Citizens Present: None

1. Call to Order: Gary Schnip 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 Sofee Noblick, the minutes of July 27, 2016 were unanimously approved as presented.
4. Communications: None
5. Blight updates/concerns:
 - a) 62 North Main Street: Jim T reported there has been some work done. Blight Officer Dan Coley has given the owner deadlines. Jim T noted that part of the building is dangerous and needs to come down. Gary noted Jim T needs to keep an eye on the structure and make sure the dangerous part is removed.
 - b) 554-556 East Main Street: Jim T reported the City sent a citation fine which the owner appealed with Attorney Mark Block. Attorney Block has not issued his decision since last week's hearing. The owner has owned the property for ten years.
 - c) 29 Boswell Avenue: Jim T reported this has been vacant for quite a while. It is very overgrown. It is in bank foreclosure with a lis pendens. Jim T will ask Dan Coley to contact the bank. Sofee noted the bank would be notified of blight liens. Jim T will start blight liens.
6. Watch List:
 - a) 23 Pearl Street: Jim T reported the owner agreed to clean it up within two weeks. Dan has been in touch with Ira Turner, the owner. The barn must be taken down. There is a pod on the property.
 - b) 34 Lake Street (garage): Jim T reported George said the new owner came in for permits to work on the property.
 - c) 25 Otrobando Avenue mobile homes: Jim T reported the owner, Jay Doubleday, said he was told he could keep them as rentals and eventually replace them. Since then, he has been told by Zoning that he cannot replace them. He has cut the grass but will not remove them. According to Tianne Curtis, Zoning Enforcement Officer, mobile homes can only be placed in a mobile home park. Discussion ensued about the condition of the mobile homes. Jim T will ask Dan to look into it.

7. Foreclosure in Progress:

- a) 15 Park: Alderwoman Gould reported she spoke with Attorney Amy Wickless. The City will own the property by November 2016.
- b) 61 Lincoln Avenue: Alderwoman Gould reported that Attorney Wickless is proceeding with the City's foreclosure on Blight Liens.
- c) 11 Lake Street: Alderwoman Gould reported Attorney Wickless is still waiting on the appraisal.
- d) 27-29 2nd Street: Jim T had no update. Sofee noted this foreclosure was recently started.

8. City Owned Properties

- a) 45 Lake Street (foundation): Alderwoman Gould reported there will be a resolution presented at the next City Council meeting to sell the property.
- b) Reid and Hughes: Alderwoman Gould reported the City Manager's report on the condition of the Reid and Hughes will be issued to the City Council on September 6, 2016.
- c) 88-90 Boswell Avenue: Alderwoman Gould reported a resolution will go before the City Council to demolish the building.
- d) 270 West Thames Street: Jim T reported Department of Public Works cleaned up around it and put a lock box on it. It is listed with the realtor, Fred Allen.
- e) 13 Baltic Street: Alderwoman Gould reported the property is under contract.
- f) 165 Prospect Street: Alderwoman Gould reported there will be a resolution to the City Council to sell the property.
- g) 60 6th Street: Alderwoman Gould reported the City Council will have a resolution presented at the September 6, 2016 meeting to form a Committee of Sale for the property. All present Board of Review (BOR) members agreed to serve on the new committee.

9. Other:

- a) 196 Yantic Street (The Artform Building): Jim T reported he spoke with Gary Evans, Community Development Supervisor. Gary is getting quotes on the costs of demolition of the building. Jim T will invite Gary to the next BOR meeting, September 28, 2016. This will move to the City Owned list.
- b) 232 Yantic Street: Jim T reported Gary Evans is holding off on a final decision on the property due to the pending work at the 196 Yantic Street site.
- c) Public Works Committee Report: Alderwoman Gould reported that 19 Stonington Road is of concern to the BOR. Alderman Braddock reported 58 Division Street is occupied. The owner has the right of redemption for six months. Sofee pointed out the City can collect rent or evict. The City does have a property manager.

It was decided that select city owned properties from the Public Works Committee will be followed by the BOR on the City Owned list.

10. Public Comments: None

11. Next meeting: The next regularly scheduled meeting is Wednesday, September 28, 2016, at 5 PM.

12. Adjournment: On a motion by Sofee Noblick, seconded by Jim Heist, the Board of Review unanimously adjourned at 6:09 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*