

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES
Wednesday, February 28, 2018, 5:00 PM

Committee members present: Tucker Braddock Jr., Alderwoman Stacy Gould, James Heist, Sofee Noblick James Quarto, and Darryl Wickham

Committee members absent: Gary Schnip

Others Present: Alderwoman Stephanie Burnham, Alderman Joe DeLucia, City Planner Deanna Rhodes, Building Official James Troeger

Citizens Present: None

1. Call to Order: Sofee Noblick called the meeting to order at 5:14 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes: On a motion by Alderwoman Gould, seconded by Jim Quarto, the minutes of January 24, 2018 of the Board of Review (BOR) were unanimously approved as presented.
4. Public Comment: None
5. Communications: None
6. Blight updates/concerns:

On a motion by Tucker Braddock, seconded by Alderwoman Gould, the BOR unanimously voted to suspend the rules to reorganize the agenda to address several properties with City Planner Deanna Rhodes.

554-556 East Main Street: Jim T reported the case is going back to court on Monday, 3/5/18. He asked Deanna to comment on the potential uses of the property. Deanna reported that residential uses are not allowed at the site. The lack of parking is a contributing factor to limited uses. She noted that the building needs investment in order to take care of the blight issue. Deanna said that Phase 1 and 2 environmental studies need to be done. There are funds available for assessment and potentially for remediation.

YMCA: Jim T asked Deanna about the YMCA. She noted the taxes due have raised issues within the city. This is another high visibility location. There are other tax issues involved.

Marina Towers: Jim T reported there has been some interest in the property. Alderwoman Gould said the houseboat is gone. This could be a potential site for brownfield assessment.

Hale Mill: Deanna reported the property has been taken off the market. Jim T said the owner wants to covert the first floor into storage. He reported a tax agreement plan has been entered into. Jim T told the owner he needs a sprinkler system. Sofee said the property has been added to the Housing Management Team list. The fire marshal set some deadlines and will be following up.

Norwich Hospital Site: Deanna reported the property is going to foreclosure. There is a lawsuit between owners. There is a forestry operation going on behind the property and it was being used to access that land. Due to unauthorized access over a waterway, the forestry operation was stopped by the city.

482-492 Norwich Avenue: Deanna reported the building is not in good shape. There is the potential for the property to serve as parking or recreation.

Reid and Hughes: Alderwoman Gould said the developers are coming in front of the council on Monday, 3/5/18.

387 North Main Street (Atlantic Packaging): Deanna reported that Evan Bloom was sent an email today from her department staff. To date, the owner has not gotten a zoning permit. He has one week to get the permit. Jim T reported the sprinkler system was down.

19 Stonington Road: Jim T spoke to Ryan at DPW this afternoon. DPW will demolish the trailer and remove it from the site.

270 West Thames: Deanna reported that Tighe & Bond gave an update at this week's Redevelopment Agency meeting. They completed the environmental studies. This may be put on the city owned list for consideration for disposition.

Deanna left the meeting at 5:48 pm.

- a) 62 North Main Street: Jim T reported taxes are up to date. The blight fines of \$7,500 are outstanding. Foreclosure can occur with \$20,000 in fines or taxes, or three years of non-payment of taxes, whichever comes first.
- b) 554-556 East Main Street: Previously addressed.
- c) 337-341 Main Street (YMCA): Previously addressed.
- d) 26 Elijah Street: Alderwoman Gould reported this is in active foreclosure. Shetucket Ridge Associates owns several properties with back taxes that will go to tax auction in the spring.
- e) Jordan's Retaining Wall: Jim T reported there has been no action. The BOR will continue to watch this.
- f) 209 Boswell Avenue: Jim T reported the tarp has been exchanged for a gray one. One garage door is off.
- g) 38 West Main Street, Marina Towers (boats): Previously addressed.
- h) Hale Mill: Previously addressed.
- i) 61 Lincoln Avenue: Alderwoman Gould reported the taxes have been paid. She checked on the property and saw no activity. She will ask Attorney Michael Driscoll for a letter of clarification on the city's options. Jim T will follow up with the owner.

7. Watch List:

- a) 24 River Avenue: Jim T said it is owned by Bank of NY Mellon. The committee will wait to see what action they take.
- b) 31-33 Cliff Street: Jim T reported taxes are due from 2011.
- c) Norwich Hospital Site: Previously addressed.

8. Foreclosure in Progress:

- a) 29 Boswell Avenue: Alderwoman Gould reported this is in active foreclosure.

9. City Owned Properties

- a) Reid and Hughes: Previously addressed.
- b) 270 West Thames Street: Previously addressed.
- c) 13 Baltic Street: The BOR referred to Alderman Browning's comments during last month's meeting.
- d) 11 Lake Street: Jim T reported he is working towards demolition of the building. The hazardous materials study has been done. The lot will be joined to the Lake Street playground. Jim T has given all of the information to Bill Hathaway to get bids for demolition.
- e) 19 Stonington Road: Previously addressed.
- f) 130 Prospect Street: Alderwoman Gould reported it has been taken care of with the condition that the property be joined with the abutter's property.
- g) 482 – 492 Norwich Avenue: Previously addressed.

10. Other:

- a) Public Works Committee (PWC) Report: Alderwoman Gould has no new report.
- b) Alderwoman Gould requested that 95 River Avenue be added to the watch list.
- c) Jim T reported that 241 Broadway has been sold to be a summer residence. The roof is being repaired.

11. Next meeting: The next regular meeting is Wednesday, March 28, 2018, at 5 PM.

12. Adjournment: On a motion by Jim Quarto, seconded by Jim Heist, the Board of Review unanimously adjourned at 6:15 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*