

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

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

Committee members absent: James Heist

Others Present: Building Official James Troeger and City Planner Deanna Rhodes

Citizens Present: None

1. Call to Order: Chair Gary Schnip called the meeting to order at 5:55 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 February 28, 2018 of the Board of Review (BOR) were unanimously approved as amended stating that residential use is permitted at 554-556 Main Street.
4. Public Comment: None
5. Communications: None
6. Blight updates/concerns:
  - a) 62 North Main Street: Jim T reported the last violation letter went out in December. Assistant Building Official Dan Coley will update the letter and resend.
  - b) 554-556 East Main Street: Jim T reported that a settlement agreement, with a deadline to comply which involves removing the tower and the brick structure on the uphill side, was reached.
  - c) 337-341 Main Street (YMCA): Alderwoman Gould reported that there has been interest in the property.
  - d) Jordan's Retaining Wall: Jim T reported there has been no action. He will call Mrs. Jordan.
  - e) 209 Boswell Avenue: Jim T reported there is plywood on the garage.
  - f) 38 West Main Street, Marina Towers: Alderwoman Gould reported two boats remain on the property.
  - g) Hale Mill: Jim T reported there are no updates on the blighted conditions of the property.
  - h) 61 Lincoln Avenue: Jim T reported on correspondence he received from BrownJacobson Attorneys which indicates the property owner will have a foreclosure mediation with the mortgage holder in April. Alderwoman Gould will call Attorney Driscoll for clarification of the position of the blight liens.
7. Watch List:
  - a) 24 River Avenue: Jim T reported the property was sold to Absolute Property Management on March 9, 2018.
  - b) 31-33 Cliff Street: Jim T reported no progress. Alderwoman Gould will check into the status.

- c) Norwich Hospital Site: Jim T reported that a foreclosure between partners is in process.
- d) 95 River Avenue: Alderwoman Gould reported there are two fines on the property. Jim T will contact Dan to send the owners another letter.

8. Foreclosure in Progress:

- a) 29 Boswell Avenue: Alderwoman Gould reported the foreclosure is moving forward. An appraisal has been ordered.
- b) 26 Elijah Street: Alderwoman Gould reported this will go to a tax auction this spring.

9. City Owned Properties

- a) Reid and Hughes: Alderwoman Gould reported the City Council approved negotiation on the developer agreement by the city manager. Jim T reviewed the work which needs to be done for stabilization of the building. Discussion ensued.
- b) 270 West Thames Street: Jim Q reported the environmental studies are scheduled to be completed in April.
- c) 13 Baltic Street: Alderwoman Gould asked DPW to clean up the property. The city is foreclosing on the bank in an attempt to clear the title.
- d) 11 Lake Street: Jim T reported the RFP for demolition will go out next week.
- e) 19 Stonington Road: Alderwoman Gould reported the trailer has been secured. DPW is getting prices on removing the trailer or demolishing it on site. The property is vacant.
- f) 130 Prospect Street: Alderwoman Gould reported this property is being sold to an abutter. The property must be combined with the abutter's property. It will convey as a single property.
- g) 482-492 Norwich Avenue: Alderwoman Gould and Jim T reported there is a possibility the property will be sold.

10. Other:

- a) Public Works Committee (PWC) Report: Alderwoman Gould reported that any properties that need to come before the BOR will be presented next month.
- b) 231 Broadway: Darryl brought this property to the committee's attention. The back porch is collapsing. The BOR will watch it.
- c) Verguson Ave: Tucker reported a barn is falling down on the property. The BOR will watch it.

11. Next meeting: The next regular meeting is Wednesday, April 25, 2018, at 5 PM.

12. Adjournment: On a motion by Jim Quarto, seconded by Sofee Noblick, the Board of Review unanimously adjourned at 6:54 PM.

*Respectfully Submitted,  
Melinda Wilson  
Recording Secretary*