

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES  
Wednesday, April 25, 2018, 5:00 PM

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

Committee members absent: Sofee Noblick

Others Present: Building Official James Troeger

Citizens Present: None

1. Call to Order: Chair Gary Schnip called the meeting to order at 5:28 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes: On a motion by Jim Quarto, seconded by Tucker Braddock, the minutes of March 28, 2018 of the Board of Review (BOR) were unanimously approved as presented.
4. Public Comment: None
5. Communications: None
6. Blight updates/concerns:
  - a) 62 North Main Street: Jim T reported the shrubs have been cut but the pile of lumber is still there.
  - b) 554-556 East Main Street: Jim T reported the owner and the City had a settlement agreement. The owner paid the amount due. He has contacted demolition folks to remove the big smoke stack tower; however it has not been removed. He has not come in to meet with Jim T discuss this further. Jim Q reported the property is on the brownfields list so potentially eligible for assessment funding. Jim T will reach out to City Planner Deanna Rhodes.
  - c) 337-341 Main Street (YMCA): Darryl reported the roof is falling in. Alderwoman Gould reported there has been interest in the building. This site may also qualify for assessment funding.
  - d) Jordan's Retaining Wall: Jim T reported no activity.
  - e) 209 Boswell Avenue: Jim T reported there is new plywood on the garage.
  - f) 38 West Main Street, Marina Towers: Alderwoman Gould reported two boats are still there.
  - g) Hale Mill: Jim T reported the potential buyer met with Deanna.
  - h) 61 Lincoln Avenue: Alderwoman Gould spoke to Attorney Driscoll for clarification of the position of the blight liens. The owner is paying his \$35 per month on the blight liens. The mortgaging bank asked for an extension for foreclosure mediation.
  - i) 95 River Avenue: Jim T had no update on the property.
7. Watch List:
  - a) 24 River Avenue: Jim T reported the property has been sold and a property maintenance letter went out giving the new owner thirty days to clean up the property.
  - b) 31-33 Cliff Street: Alderwoman Gould said there is nothing new to report.

- c) Norwich Hospital Site: Jim T reported there are no updates.
- d) 231 Broadway: Jim T reported the shrubs have been cleaned up and support posts placed. There haven't been any changes in quite a while. He will contact the owner.
- e) Verguson Avenue: Jim T will ask Blight Officer Brittany Williams to follow-up.

8. Foreclosure in Progress:

- a) 29 Boswell Avenue: Alderwoman Gould reported this is in foreclosure.
- b) 26 Elijah Street: Alderwoman Gould reported this is being monitored by the tax collector.

9. City Owned Properties

- a) Reid and Hughes: Alderwoman Gould reported the developers have a key. They gave the city an insurance certificate. Jim T has not seen the stabilization plan.
- b) 270 West Thames Street: Alderwoman Gould reported the Phase 1 and 2 environmental studies have been completed with grant funding.
- c) 13 Baltic Street: Alderwoman Gould asked DPW to clean up the property. Jim T will ask Brittany to follow-up.
- d) 11 Lake Street: Jim T reported the RFP for demolition has not been issued.
- e) 19 Stonington Road: Alderwoman Gould reported that DPW is planning to demolish the trailer. Jim T reported NPU is cutting the utilities at the curb. He said the demolition will take place in the next few weeks.
- f) 130 Prospect Street: Alderwoman Gould reported the city no longer owns this property.
- g) 482-492 Norwich Avenue: Alderwoman Gould reported this property was addressed at the Public Works meeting. An abutter is interested in buying the property from the city. Jim T got a rough estimate on demolition at \$100,000.

10. Other:

- a) Public Works Committee (PWC) Report: Alderwoman Gould reported 504 East Main Street has been recommended for a Committee of Sale. Jim T toured the property. The roof has failed. NPU took the property in 2017 for past due utility payments.
- b) Gary brought a Williams Street property to the committee's attention. The front porch is failing.

11. Next meeting: The next regular meeting is Wednesday, May 23, 2018, at 5 PM.

12. Adjournment: On a motion by Jim Quarto, seconded by Jim Heist, the Board of Review unanimously adjourned at 6:39 PM.

*Respectfully Submitted,*  
*Melinda Wilson*  
*Recording Secretary*