

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES
Wednesday, August 22, 2018, 5:00 PM

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

Committee members absent: Alderwoman Stacy Gould

Others Present: Building Official James Troeger, Blight Officer Brittany Williams, David Kang and Jon Day

1. Call to Order: Chair Gary Schnip called the meeting to order at 5:00 PM.
2. Determination of a Quorum: It was determined that a quorum was present.
3. Acceptance of Minutes: On a motion by Tucker Braddock, seconded by Jim Quarto, the minutes of July 25, 2018 of the Board of Review (BOR) were approved as presented. Jim Quarto abstained due to non-attendance.
4. Public Comment: David Kang and John Day updated the committee on 347 Central Avenue. Progress was reported and pictures submitted. The BOR asked them to come back to the October meeting.
5. Communications: Jim T reported he got a call from Gloria Warheide. She hired a contractor to paint the front of the house, 98 Washington Street.
6. Blight updates/concerns:
 - a) 62 North Main Street: Blight Officer Brittany Williams reported this is in the legal process.
 - b) 554-556 East Main Street: Jim T reported the owner paid the fine as agreed. Brittany reported no new activity at the property.
 - c) 337-341 Main Street (YMCA): No new report.
 - d) Jordan's Retaining Wall: There has been no activity at the property.
 - e) 38 West Main Street, Marina Towers: Brittany reported she sent a notice that they have 30 days to remove the boats or fines resume. It has been almost 30 days with no improvement.
 - f) Hale Mill: Jim T reported the property sold. He met with the new owners. They plan a 152 room hotel, restaurant, pool and hair salon on the property. The project is estimated at \$125 million.
 - g) 61 Lincoln Avenue: Jim reported his department is monitoring the situation closely.
 - h) 95 River Avenue: Brittany reported there is more progress. They are attempting to comply.
 - i) 31-33 Cliff Street: Jim T reported no change.
 - j) 77 Clinton Avenue: Brittany reported the owner is working on compliance.
 - k) 62 Plain Hill Road: Brittany sent a notice to the potential heirs to the estate. One of these people contacted her. She will update the BOR next month.
7. Watch List:
 - a) 24 River Avenue: Brittany reported no significant changes.

- b) Norwich Hospital Site: Gary reported there are legal issues relating to ownership of the site.
- c) 231 Broadway: Brittany reported moving forward with the citation process.
- d) 6 Huntington Avenue: Brittany reported her department is moving forward with the citation process.

8. Foreclosure in Progress:

- a) 29 Boswell Avenue: No update.
- b) 26 Elijah Street: No update.

9. City Owned Properties:

- a) Reid and Hughes: Jim T reported the stabilization is complete. The architect is working on plans. The Chester Building roof is not permanent.
- b) 270 West Thames Street: Jim T reported the roof completely collapsed. The RDA is also involved with this property.
- c) 13 Baltic Street: Jim T had no new report.
- d) 11 Lake Street: Jim T reported there has been progress on getting this out to bid for demolition. The stairs have not yet been removed.
- e) 482-492 Norwich Avenue: Brittany has been in communication with DPW. They have gone out for bid for landscaping. Sofee reported the grass has been cut. Discussion ensued regarding potential property dissolution. Jim T will follow-up with CDBG.

10. Other:

- a) Public Works Committee (PWC) Report: No report.
- b) Checklist: Melinda will resend the draft city-owned property procedures to BOR members.
- c) Issue was raised about the whether the city's interest has been recorded on the Fountain Street and School Street properties. Tucker will follow-up with Attorney Michael Driscoll.
- d) 212 Prospect Street: Jim T reported the deed has still not been recorded.
- e) 504 East Main Street: Jim T reported NPU is working on it.
- f) 702 New London Turnpike: Jim T will check into the status.
- g) 43 Fountain Street: Jim H reported there is also a city-owned lot next door.
- h) 19 North Cliff Street: Jim Q reported work has stalled. Jim T will follow-up with the developer.
- i) 87 5th Street: Jim T reported Uncas Health Department condemned the house.
- j) 60 6th Street: Sofee reported a lot of work is being done.
- k) 253 Broadway: Jim T reported the property has been brought to his department's attention by the fire department. The porch is in bad shape. He will get more details and report next month.

- l) 8 West Town Street: Gary reported the fence was hit by a vehicle in January and the fence is still down. There are multiple trucks in the yard. Brittany will speak to the owner.
- m) Sachem Street apartment building: Jim T reported his department got a call from the insurance company. They had performed an inspection and noticed split beams. Upon inspection, his department condemned the property and ordered the tenants to vacate immediately.

11. Next meeting: The next regular meeting is Wednesday, September 26, 2018, at 5 PM.

12. Adjournment: On a motion by Jim Heist, seconded by Jim Quarto, the Board of Review unanimously adjourned at 6:30 PM.

*Respectfully Submitted,
Melinda Wilson,
Recording Secretary*