

BOARD OF REVIEW - DANGEROUS BUILDINGS MINUTES
Wednesday, September 23, 2020, 5:00 PM
Virtual Meeting

Committee members present: Alderwoman Stacy Gould, Tucker Braddock, James Heist and James Quarto

Committee members absent: Darryl Wickham

Others Present: Building Official Dan Coley, Blight Officer/Code Enforcement Official Brittany Williams

1. Call to Order: Alderwoman Stacy Gould 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 Jim Quarto, seconded by Jim Heist, the minutes of the February 26, 2020 meeting of the Board of Review (BOR) were unanimously approved as presented.
4. Public Comment: None
5. Communications: Alderman Gould noted that Gary Schnip resigned from the BOR due to his retirement. The BOR members expressed appreciation for Gary's many years of dedicated service to the city.
6. New Business:
 - a) Discussion of Chair position
Alderwoman Gould brought up the need for a new Chair due to Gary's resignation. Jim Quarto nominated Tucker Braddock for Chair of the Board of Review. Alderwoman Gould seconded the motion. Discussion ensued. The Board of Review unanimously voted-in Tucker Braddock as Chair.

Mr. Braddock noted that Darryl Wickham has moved out of Norwich. Alderwoman Gould reported that the Chair can write a letter to the City Clerk to remove a member who has moved out of the city. Tucker will first send the form to Darryl at his new address.

Tucker noted that the BOR now needs two members. The qualifications were discussed. There are currently two Democrats and one Republican on the BOR now. The one Republican meets the minimum representation requirement. Alderwoman Gould explained the process of completing the volunteer application online and interviewing for a committee position. Then the recommendation of goes to the City Council for appointment. Tucker asked BOR members to recruit among their qualified contacts.

Alderwoman Gould also reported that the inventory of homes for sale in Norwich is very low. Homes are selling. There currently are no city-owned candidates for homestead projects. As the committee is evolving, a new chair could lead a new direction for the BOR. Building Official Dan Coley reported on a meeting held with Corporate Counsel Michael Driscoll, who pointed out that members could suggest a new charge for the committee. Dan notes that the BOR could direct him and his staff in the direction Norwich would like them to go. Also, a distinction could be pointed out between property maintenance issues versus blighted properties. With the real estate market going so well, this is a good opportunity to clean-up properties throughout the city. Dan handed out a copy of the original and updated charge of the BOR in 1958/1995/2001 to each member. He will also email a scanned copy to the Recording Secretary.

b) 2021 Meeting Schedule

On a motion by Jim Heist, seconded by Jim Quarto, the BOR unanimously approved the 2021 meeting schedule to follow the current pattern of fourth Wednesdays of the month, with the exception of no November meeting and the December meeting held on the first Wednesday, at 5 PM, either virtually or at 23 Union Street.

8. Other:

a) Public Works Committee (PWC) Report

Aldерwoman Gould briefly reported on the following properties:

504 E Main Street: The pink building by the old Zip's by Hamilton Avenue has been torn down.

270 West Thames Street: The roof collapsed. An RFP for demolition has been issued.

482-492 Norwich Avenue: Has been sold

21 Fairmont Street: There is no room for parking. A demolition RFP will go out.

212 Prospect Street: Sold for \$30,000 to TAG Enterprises of Waterford.

18 Falls Avenue: The water meter building was sold to the Thayer's.

87 5th Street: Sold for \$15,000

8 Garfield Avenue: Sold for \$35,000

58 Division Street: Sold for \$30,000

She reported that the city has had more success in selling properties.

13 Baltic Street: Still has title issues

11 Lake Street: Has been demolished

46 Sunnyside: An RFP for demolition has been issued.

There is interest in 48 Hinkley Street and 253 Broad Street. They may be sold in the next month or so.

The Caulkins Family bought the little house at the foot of the industrial park. It was a family homestead for their ancestors. They are revamping the home. It was a carriage shed converted to a home.

The PWC will recommend an RFP for demolition of 36 Huntington Lane.

702 New London Turnpike: Rose City Land Trust title issues exist. Tilcon is interested in the property to widen the driveway for access to their business.

98 Washington Avenue: The city was the high bidder at the tax auction. Due to the closure of the courts due to the pandemic, Gloria Warheide is still living in the house. This is known as the Dr. Cassidy House.

b) Other

Blight and Code Enforcement Officer Brittany Williams reported on the property behind the school on East Main Street. She had to put the improvements on hold due to permit issues. The owner has to demonstrate that he has contractor hired to do the abatement. City Planner Deanna Rhodes reviewed the site with Amy Vaillancourt of Tighe and Bond. Ms. Rhodes has offered to help with a Phase 2 Environmental Study with the city's EPA grant funds.

Brittany also reported on 62 North Main Street. The owner is living there. He has made improvements that allow for him to live at the property. Since the building is a multi-family, the work has been done by licensed electricians and plumbers. Mr. Coley reported that it could be switched to a single family.

Jim Quarto left the meeting at 5:56 pm.

Discussion was held on 308 Washington Street with various suggestions made and options considered.

9. Next meeting: The next regular meeting will be Wednesday, October 28, 2020, at 5 PM.

10. Adjournment: On a motion by Jim Heist, seconded by Alderwoman Gould, the Board of Review unanimously adjourned at 6:00 PM.

*Respectfully Submitted,
Melinda Wilson
Recording Secretary*