

## Blight Prevention Board Meeting Minutes for April 25, 2017 (approved)

Please note these minutes are not verbatim

Attendees: First Selectman Rudy Marconi, Zoning Enforcement Officer Richard Baldelli, Building Official Bill Reynolds, Fire Marshall Mickey Grasso and Recording Secretary Linda Andrews. Absent: Health Director Ed Briggs.

Guests: John Metzger (21 Colonial Lane), John Macko ( 29 Colonial Lane), Helen Toama (197 Branchville Rd.), Ed Schenkel of Gregory and Adams representing 616 Bennetts Farm Rd. owned by Eureka V.

### Agenda:

1. 29 Colonial Lane- Citation issued
2. 197 Branchville Road- 30 day Extension
3. 616 Bennett's Farm Road- Determination of Blight
4. New Complaints:
5. Approval of Meeting Minutes: March 28, 2017
6. Old/New Business

Mr. Marconi called the Blight Prevention Board meeting to order at 9:02 am.

1. 29 Colonial Lane- John Macko explained that he has been in contact with a builder regarding a cash deal on the property that may be signed on or about 6/1/17. Mr. Macko noted that his friend will secure the building this week. Mr. Macko stated that his mortgage and taxes on the property are paid. Mr Macko said his other option is to have the house removed entirely. Mr. Reynolds hand delivered an unsafe notice that was sent to Mr. Macko on 3/17 via certified mail but was returned to the sender. According to the instructions in the unsafe notice, the rear entrance must be blocked or boarded up, the doors and windows secured, and the front wall supported. In addition, Mr. Baldelli commented that the house is still "blight" since the safety issue has not been addressed. Also, the sale of the home has not been settled nor do we need to have a time frame for the work to be done. Mr. Macko stated that he has also been in contact with a demo contractor in New Fairfield. Mr. Reynolds advised Mr. Macko that he will need to use a licensed demo contractor and will need an application for a demo permit. Mr. Marconi stated that we need to have a contract with a builder and a date certain submitted to the BPB. Mr. Grasso said our hands are tied because we haven't moved forward. Mr. Baldelli suggested that we would need to see a demo permit issued, a sale contract, the house demolished or blight and safety measures met by our next meeting or the town would proceed to the next step in the process and could bill Mr. Macko for the demo and legal costs. Richard Baldelli motioned to grant a 30 day extension. Mr. Reynolds seconded the motion. The Board voted 4-0, motion carried.

2. 197 Branchville Road- Helen Toama discussed her effort to sell the property to a local builder which recently fell through. She hired a landscaper to tidy the yard and had the open doors in the front, back and basement closed within 24 hours. She said she is current on her taxes. Mr. Reynolds suggested that she be given an extension because she addressed the safety concerns immediately. Mr. Baldelli said that her attendance at the meeting negates the need to issue a citation at this time. However, because the property is still in deplorable condition, the structure still needs to be taken down or invested in. Ms. Toama stated that 30 days isn't enough time for marketing the property and asked why the town didn't address this 3 yrs ago? Mr. Marconi replied that the BPB did address the property but since then the house has continued to deteriorate. Mr. Marconi read from page 1 of the Blight ordinance the definition of Blighted Premises. Mr. Grasso was concerned about the safety of the house for the public and the fire department and suggested we need to set a date of between 30, 60 and 90 days. Mr. Baldelli motioned to make a Determination of Blight in 30 days at our next BPB meeting. Mr. Grasso seconded the motion. The Board voted 4-0, motion approved.
3. 616 Bennetts Farm Rd- Mr. Baldelli noted that although the safety issues appear to have been addressed, the property remains an eyesore. Mr. Reynolds had spoken with J. Casey Healy of Gregory and Adams, law firm for Eureka V, regarding a window on the residential building that was above grade and was not secured. Mr. Marconi noted that the view from the street needs to be addressed. Mr. Baldelli suggested that because of their quick response time, no Citation or Determination of Blight be made until our next meeting to allow Attorney Schenkel, in attendance representing Eureka V to speak with his client. The Board voted 4-0 for a continuance to the May 23<sup>rd</sup> meeting.
4. New Complaints: 9 Still Hollow Place. Complaint received from Joyce Schiffer regarding 9 Still Hollow Place was distributed to the BPB members.
5. Approval of Meeting Minutes: March 28, 2017. Mr. Grasso motioned to approve the meeting minutes. Mr. Marconi seconded the motion. The Board voted 4-0, motion passed.
6. Old/New Business: There was no old/new business to discuss.
7. The meeting adjourned at 10:15 am.