FILED
Brenda M. Lafleur
AUG 23 2013
TOWN CLERK
STAMFORD, CT

ANTI-BLIGHT COMMITTEE
Meeting Minutes

August 14, 2013

Members		**Staff**
Thomas Mills	- present (late arrival)	Paul Zeiss - present
Milton C. Thomas, Esq.	- present	
Franklin Melzer, Esq.	- present	Special **Counsel**
Carl Franzetti	- present	Vincent J Freccia III, Esq. - present
Patricia Parry	- present	

Guest – Frank Acello, 158 Davenport Dr.

1. Call To order

Mr. Thomas called the meeting to order at 4:15 PM and informed members that Mr. Mills would arrive late due to traffic. Draft minutes form 3/22/13 were reviewed and approved with correction to Mr. Thomas arriving late instead of Mr. Melzer and minor spelling corrections.

2. Collection and Enforcement

Attorney Freccia reviewed the list of anti-blight properties on the list dated 8/15/13. Updates included:
484 High Ridge Road – property sold per foreclosure judgment.
172 Vine Rd – owner's bankruptcy converted to to Chapter 7
52 Briarwood Ln – a private buyer was secured, property sold and lien fines settled & collected
156 Eagle Dr –judgment of foreclosure entered
299 Chestnut Hill Rd – work w lender ongoing; a request has been made to IRS to release tax lien
19 Bridle Path – blight remediated but lien not settled, final letter to go out
1086 Long Ridge Rd – blight remediated but lien not settled, "
265 Greenwich Ave – blight remediated but lien not settled, "
81 High Clear Dr – ABO reports that blight issue corrections begun seem to have stopped and Atty Freccia issue a final letter addressing need for corrective action to resume or lien enforcement
1 Finney Lane – starting foreclosure
52 Diaz St – starting foreclosure

3. Presentation of Properties by Anti-Blight Officer

Due to guest attendance, (h) property on list was taken 1st.

H) 158 Davenport Dr. – ABO presented condition on property, including pictures, of debris, tree limbs, cut up tree trunks, approximately 8 propane tanks of varying sizes and indeterminate ages, back porch damage, and water marks on house indicating water damage. There are several vehicles on the property including a boat, and not all are registered. The property is on the water and suffered damage in Hurricane Sandy. Mr. Acello indicated that he heats his home with a wood burning fireplace and collects wood for this purpose. Some propane tanks are his and others washed up after storm and he feels they have value. He reported that he has started to address some of the issues and recently sold his home in Florida which will allow him to pay for work to correct issues with property. He informed the committee that he has to pay past due taxes to get a permit and expects to do this in the next few weeks. Mr. MILLS arrived during this presentation and discussion and advised Mr. Acello that propane tanks have an expiration date and he should check these. Mr. Melzer made a motion to table this matter until the Committee's September meeting, allowing Mr. Acello time to address these matters. Motion was seconded by Mr. Franzetti and unanimously approved.

A) 74 Barmore Dr W – ABO presented conditions of property. Ms. Parry noted the letter from a neighbor citing the conditions on the property including odors, containers of liquids of unknown origins, accumulation of trash, presence of rodents, and the ransacking of garbage bins by those living in the house. ABO agreed these claims are accurate. Motion to certify blighted made by Mr. Thomas, seconded by Mr. Melzer and carried unanimously.
B) 5 Randall Ave – ABO presented findings and pictures of property. He has attempted to reach the owner unsuccessfully, by letter and knocking on the door. Motion to certify blighted made by Mr. Thomas, seconded by Mr. Melzer and unanimously approved.
C) 12 West Haviland Ln – ABO presented findings and pictures. The property is completely overgrown, the house appears to be abandoned, and there is no answer to knocking on the door. Motion to certify blighted made by Mr. Melzer, seconded by Ms. Parry and carried unanimously.
D) 41 Ashton Rd – ABO presented findings and pictures. Property is completely overgrown and house unoccupied after death of homeowner. ABO received call from owner (son) that he has hired a landscaper to remediate but could not remember the name of the landscaper/business. Motion to certify blighted made by Ms. Parry with understanding that if work begins before the 15 day period after notice is provided when fines begin to accrue, that the penalties will not be incurred. Motion seconded by Mr. Thomas and carried unanimously.
E) 245 Fairfield Ave – resolved by ABO
F) 516 Fairfield Ave – ABO presented findings of property appearing abandoned; house has been boarded up from some time and boards falling off; property is overgrown. Motion to certify blighted made by Mr. Melzer, seconded by Ms. Parry and carried unanimously.
G) 230 High Ridge Rd – ABO presented findings of damaged tree that is felt to be posing danger to neighbors. The neighbors have notified the property owners of this and nothing has been done. Motion to certify blighted made by Mr. Franzetti, seconded by Mr. Melzer and carried unanimously.

The properties I, j, and k on the list are tabled until September meeting because no letter of notice had been provided to the property owners.

6. Certification of Blighted properties

The above properties listed above as blighted are certified as such by this committee. Vote carried unanimously.

6. Future Meeting Dates

The next meeting will be September 26, 2013 at 6 PM. The properties [1056 (actually 1051) E Main Street – 985 E main Street – 197 Main Street] are all properties that house massage parlors that were issued orders by the HD, upheld by the Health Commission. It is felt that they pose a health risk, are sites of criminal activity and zoning violations. The owners will be notified of pending action by the Anti-Blight committee

7. Committee Help

Mr. Franzetti asked again about support for the work of this committee. He asked about the use of the monies collected in fines to support the preparation of agendas, printing of materials (including photographs) to be provided/mailed to the members in advance of meetings, a the taking of minutes. All committee members concurred with Mr. Franzetti's comments and Mr. Freccia will look into how this support can be obtained.

8. Adjournment

Ms. Parry moved to adjourn the meeting at 5:15 PM, seconded by Mr. Franzetti3:25 PM; seconded by Mr. Melzer and carried unanimously.

Respectfully submitted,

Patricia Parry

Patricia Parry
Secretary