



**Enfield Blight Review Committee
Regular Meeting Minutes
Scitico Room – Enfield Town Hall
Thursday, December 4, 2025 4:00 PM**

A regular meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Thursday, December 4, 2025 at 4:00 pm.

Roll Call

Present: Councilor John Santanella – Town Council Liaison, Councilor Carol Hall – Town Council Liaison Mary Ann Turner, Jennifer Bruyette, and Jim Byrne

Also Present: Matthew Coppler – Town Manager, Jenice Poulin – Assistant Building Official, Kristy Koistinen – Community Development Specialist

Approval of Minutes

A motion was made by Jennifer Bruyette, seconded by Mary Ann Turner, to approve the October 16, 2025 minutes. **The motion was approved 3-0-2 with Jim Byrne abstaining due to his absence and Councilor Hall abstaining due her recent appointment to the Committee.**

New Business

56 Maple Street – The owner was present.

Kristy Koistinen provided some background on the property that included a property maintenance lien and fines totaling \$4,724 for a damaged fence. The current owner purchased the property when the fence was in disrepair in December 2024 and has rehabilitated the property since, including removing the fence. There is a pending purchase and sale agreement in place with a closing date set of December 19, 2025. The taxes are delinquent, but the owner stated they will be paid off before or at the closing.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to reduce the fines of \$4,724 to \$724, with the condition that the taxes are current by the time of or at closing. The motion was approved 5-0-0.

Old Business

3 Cook Avenue – The owner and the interested buyer were present.

Kristy Koistinen reminded the committee that this property has been discussed at multiple meetings over the past year. At the last meeting, the buyer was going to replace the siding on

the home and fix the porch on the owner's behalf and then the committee could review the request to reduce the fines related to a 2014-2016 violation for a damaged garage. Since the last meeting, the buyer pulled a building permit to make the appropriate repairs, and the violations were corrected.

Councilor Santanella brought up concerns that he has had since the previous meeting and stated that he did not want to move forward with voting on a reduction of fines until he is satisfied that actions taken by the buyer since the last meeting have been appropriate.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to table this item until staff confirms it is appropriate to move forward with a vote. The motion was approved 5-0-0.

132 Weymouth Road – Two of the property owners were present and joined by two attorneys.

Kristy Koistinen reminded the Committee that this property was discussed at the last two meetings (October 2 and October 16). At the last meeting, no action was taken after a discussion about whether to recommend foreclosure to the Town Council or allow the owners time to provide a remediation plan for the outstanding blight violations as there were not enough votes to pass either.

Staff confirmed that since the last meeting, the owners have not provided a remediation plan and there has been no work or attempt to correct any of the outstanding violations.

Between the two property maintenance liens (\$67,973 in fines through December 4, 2025), sewer usage fines (\$7,930.39), expenses associated with DPW boarding windows/doors over the summer (\$488.38) and previous snow liens (\$1,469), total debt to the town equals \$77,860.77.

The Committee was collectively disappointed and frustrated that there was no attempt to address any of the violations during the almost two months since the last meeting.

A motion was made by Councilor John Santanella, seconded by Mary Ann Turner, to make a recommendation to Town Council to begin the foreclosure on the property maintenance fines. The motion was approved with a vote of 5-0-0.

Recess – The meeting recessed from 4:58 pm to 5:09 pm.

Discussion Items

2026 Meeting Calendar – The committee agreed to continue to hold their meetings through 2026 on the first Thursday of each month at 4pm in the Scitico Room.

Appoint of Chair – The committee agreed that Councilor Santanella would lead the meetings. He advised that if he is not present, it would be ok for Councilor Hall to take his place or any of the remaining three members, if no Council Member is present.

Property Maintenance Ordinance Revisions(s) – This item was tabled until the next meeting.

Adjournment

A motion was made by Mayor Nelson to adjourn at 5:13 pm. The motion was approved 5-0-0.

Respectfully Submitted,

Kristy Koistinen
Office of Economic & Community Development