

Enfield Blight Review Committee Special Meeting
Scitico Room – Enfield Town Hall
Thursday, July 11, 2024 3:00 PM
REVISED

A special meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Thursday, July 11, 2024 at 3:00 pm.

Roll Call

Present: Mayor Ken Nelson Jr – Town Council Liaison, Councilor John Santanella – Town Council Liaison, Jennifer Bruyette, Mary Ann Turner

Also Present: Kristy Koistinen - Community Development Specialist

Absent: James Byrne

Approval of Minutes

A discussion took place regarding how detailed the minutes should be for each property review. Mayor Ken Nelson stated minutes should include everything discussed. Kristy Koistinen suggested a recording secretary to allow staff to focus on the discussion. A motion was made by Jennifer Bruyette to approve the minutes for June 6, 2024. The motion was approved 3-1-0 with Mary Ann Turner voting against.

New Business

48 Quaker Lane – Kristy Koistinen reviewed the history of the property and the property maintenance violations (damaged tree and fence) dating back to 2021 with fines totaling \$94,074.00 from April 29, 2021 through January 17, 2023, when staff confirmed violations were corrected. The owner was present and provided a history of the property. A motion was made by Councilor John Santanella and seconded by Mary Ann Turner to recommend to Town Council a reduction of the fines by \$93,574 to total \$500. **The motion was approved 4-0-0.** This recommendation would be reviewed by the Town Council at their July 15, 2024 regular meeting.

11 Ridgefield Road – Kristy Koistinen stated that she spoke to the owner in May who advised he was going to attend this meeting in July. The owner was not present for the meeting. No votes, and the fines will remain at \$89,424 for the three violations (garbage, unsanitary pool and deteriorated tarp) from 2021. No votes were made, and the fines will remain at \$89,424. Unless the owner requests to attend the next meeting in August, this property will be removed from future agendas.

37 Litchfield Drive – Kristy Koistinen advised that the owner, Freedom Mortgage Corporation, is in the process of selling the property. Their attorney reached out to her on Tuesday, July 9 stating there was a closing scheduled for Friday, July 12. To be proactive, she put this property on the agenda to review the \$42,174 in property maintenance fines for the two 2019 violations (trash and unsanitary pool). She advised them that they needed to complete a Blight Review Committee Submission Form and submit the purchase and sales agreement. The seller was not prepared to submit their request so they were not able to address the Blight Review Committee. No votes were made and the fines remain at \$42,174. Unless the owner requests to attend the next meeting in August, this property will be removed from future agendas.

128 Green Manor – Kristy Koistinen reviewed the history of the property. The owner passed away in 2021 and the house has been vacant since. The property was cited for four violations (damaged siding, trash, overgrown grass, and unsightly/inoperable motor vehicle) in October 2023. Two violations have since been corrected (trash and grass) but the property has been left in a state of disrepair and there has been no probate activity. It has been assumed the neighbors are caring for the lawn maintenance. Through July 31, 2024, the property maintenance fines total \$86,724. A motion was made by Mary Ann Turner and seconded by Councilor John Santanella to recommend to Town Council to begin the foreclosure for property maintenance fines. **The motion was approved 4-0-0.** This recommendation would be reviewed by the Town Council at their July 15, 2024 regular meeting.

Old Business

Property Maintenance Ordinance Updates – A discussion took place regarding the recommended ordinance updates. The committee would like to meet again soon to focus on the ordinance updates so they can be finalized. The committee agreed that a public hearing should be held so the public can express their opinions on the recommended process.

Discussion Items

Lien/Property Updates – The committee discussed current outstanding liens and Kristy Koistinen provided updates.

Jennifer Bruyette left at 4:35 pm.

Adjournment

Mary Ann Turner made a motion to adjourn at 5:00 pm, motion seconded by Councilor John Santanella. The motion was approved 3-0-0.

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development