

**Enfield Blight Review Committee Special Meeting
Scitico Room – Enfield Town Hall
Thursday, August 1, 2024 3:00 PM**

A special meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Thursday, August 1, 2024 at 3:07 pm.

Roll Call

Present: Mayor Ken Nelson Jr – Town Council Liaison, Councilor John Santanella – Town Council Liaison, Jennifer Bruyette, James Byrne

Also Present: Kristy Koistinen - Community Development Specialist

Absent: Mary Ann Turner

Approval of Minutes

A motion was made by Jennifer Bruyette, seconded by Councilor Santanella to amend the minutes for July 11, 2024 to reflect under Approval of Minutes for the June 6, 2024 meeting, "The motion was approved 3-1-0 with Mary Ann Turner voting against". **The motion was approved 3-0-1 with James Byrne abstaining.**

New Business

The owner of 11 Ridgefield Road was not present, Mayor Nelson made a motion to move 11 Ridgefield Road to the end of the agenda. The motion was approved 4-0-0. Mayor Nelson stated that if the owner was not present by the end of the meeting, foreclosure would be suggested on the property maintenance lien.

Old Business

Property Maintenance Ordinance Updates – Jennifer Bruyette suggested removing Sec. 14-187. Blighted Property Fixed Tax Incentive Program due to the current state of the Town budget. Mayor Nelson stated he agrees but also thinks this program should be utilized by the Town as its own stand-alone program rather than being incorporated into the Property Maintenance Ordinance. Councilor Santanella stated that the public should review the program to get their input. It was agreed to leave the ordinance as is for now. A motion was made by Councilor Santanella, seconded by Jennifer Bruyette to submit these recommended revisions of the Property Maintenance Ordinance to the Town Attorney's Office for their review. **The motion was approved 4-0-0.** After the Town Attorney's Office completes their review, the next step would be a public hearing before a future Town Council Meeting.

The owner of 11 Ridgefield Road arrived during the Old Business discussion, Mayor Nelson made a motion to move 11 Ridgefield Road up on the agenda to discuss. The motion was approved 4-0-0.

11 Ridgefield Road – Kristy Koistinen provided a history of the 2021 property maintenance lien related to trash, a deteriorated tarp, and an unsanitary swimming pool with fines totaling \$89,424. The owner provided additional information regarding the property while it was in violation and how he scheduled a hearing with the Citation Hearing Officer in 2021 but the owner did not attend and the Citation Hearing Officer did not reschedule. The owner confirmed he knew about the lien and spoke with an attorney in the spring of 2022 who contacted the Town. The owner did not follow up on this communication, so it was not addressed by staff again.

A motion was made by Councilor Santanella, seconded by Jennifer Bruyette, to extend the review of the property maintenance fines at 11 Ridgefield Road for six months provided the owner agrees to install siding on the front of the house where it is currently missing, trim bushes, store garbage cans in the appropriate location on the property, and move all vehicles to the driveway and road so there are no vehicles parked on the lawn within 30 days of this meeting. **The motion was approved 4-0-0.** Kristy Koistinen will provide an update at the next meeting in September. If the items in the motion were not addressed and corrected, the Blight Review Committee would recommend to begin foreclosure to Town Council.

Discussion Items

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

Adjournment

Councilor Santanella made a motion to adjourn at 4:59 pm, motion seconded by Jennifer Bruyette. The motion was approved 4-0-0.

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development