

**Enfield Blight Review Committee Special Meeting
Scitico Room – Enfield Town Hall
Thursday, September 5, 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, September 5, 2024, at 3:01 pm.

Roll Call

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

Also Present: Kristy Koistinen – Town of Enfield’s Office of Economic & Community Development

Approval of Minutes

A motion was made by Jennifer Bruyette, seconded by James Byrne to approve the minutes of the August 1, 2024 meeting. **The motion was approved 4-0-1 with Mary Ann Turner abstaining.**

New Business

5 Cedar Street –The owner of 5 Cedar Street and his attorney were present. Kristy Koistinen provided a history of the 2021 property maintenance violations and lien related to a broken fence, chipped paint and trash. The property went through foreclosure between 2021 – 2023 and the bank, Lakeview Loan Servicing, took ownership of the property, August 21, 2023. Lakeview was aware of the lien as Kristy Koistinen addressed the multiple people she spoke to regarding the lien. In February 2024, the attorney’s office representing Lakeview in a pending sale requested a payoff for the property maintenance lien, which was sent via emailed by Kristy Koistinen and acknowledged by the attorney’s office. Without the lien being paid off or released, the property was sold April 1, 2024. Through the date of this sale, the property maintenance fines total \$167,799.

James Byrne recused himself because CATIC is a client of his law firm. He left the room for the balance of the discussion about this matter.

The owner’s attorney provided some background on the sale and how the property maintenance lien was not identified in the title search and he stated neither himself or the buyer were aware of the lien. The owner purchased title insurance through CATIC and the owner’s attorney has been in contact with them as he submitted a claim. He stated he will contact CATIC for someone to reach out to Kristy Koistinen to review next steps to attend and address the Blight Review Committee at an upcoming meeting. Councilor Santanella made a motion, seconded by Mary Ann Turner to table this item for 90 days. **The motion was approved 4-0-1 with James Byrne abstaining.**

11 Sherwin Road – The owner was present. Kristy Koistinen provided a history of the 2021 property maintenance violations and lien related to overgrown shrubs and grass that totals \$76,524 in fines. The owner provided some background on the property and why it was in violation through a letter she read to the committee. Councilor Santanella made a motion, seconded by Jennifer Bruyette to table this item for 12 months during which time he owner committed to keeping the property in compliance by maintaining the lawn and shrubs and fixing the broken gutter in the front of the house. **The motion was approved 5-0-0.**

48 Prospect Street – Kristy Koistinen provided a history of the 2023 property maintenance violations and lien related to trash, overgrown grass, storage of junk and an unsanitary pool. The owner passed away in 2017 and her husband has been living at the property. There is a current outstanding tax

balance over \$83,000 and over \$15,000 outstanding in sewer fees/liens. Through September 5, 2024, the fines total \$92,049. A motion was made by James Byrne, seconded by Councilor Santanella to recommend to Town Council to begin the foreclosure for property maintenance fines. **The motion was approved 5-0-0.**

155 Elm Street – Kristy Koistinen provided a history of the 2023 property maintenance violations and lien related to broken window(s), dead decayed or damaged trees, grass and the storage of junk. Through September 5, 2024, the fines total \$115,524. The property is currently vacant and the owner has lived in Maryland since obtaining ownership in 2010. In June 2024, a letter was mailed certified and first class to owner in Maryland inviting him to call staff to discuss the lien and to address the Blight Review Committee. The certified letter was returned unclaimed in August 2024. A motion was made by Mary Ann Turner, seconded by Councilor Santanella to recommend to Town Council to begin the foreclosure for property maintenance fines. **The motion was approved 5-0-0.**

Old Business

11 Ridgefield Road – Kristy Koistinen reviewed a motion that was made and approved at the August 1, 2024 Blight Review Committee meeting 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 that meeting. Kristy Koistinen provided an update confirming all corrections were made within the requested 30 day window. Staff will continue to monitor the property and will return this matter to the agenda in five months.

Discussion Items

Lien/Property Updates – No updates were discussed.

Adjournment

Councilor Santanella made a motion to adjourn at 4:32 pm, motion seconded by Jennifer Bruyette. The motion was approved 5-0-0.

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development