



**MINUTES
TOWN COUNCIL
REGULAR MEETING**

February 3, 2025

7:00 PM - Town Hall - Council Chambers

<https://youtube.com/live/DHsQ5XEUCBk>

1. PRAYER - Bob Cressotti

A prayer was made by Robert Cressotti.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire

Absent: None

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Interim Town Attorney, Tom Tyler; Director of Social Services, Cynthia Guerreri; and Town Clerk, Sheila Bailey. Councilor Santanella left the meeting at 9:35pm.

4. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

5. MINUTES OF PRECEDING MEETINGS

- Regular Meeting - January 21, 2025

MOTION #7125 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7125** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

6. SPECIAL GUESTS

None.

7. PUBLIC COMMUNICATION AND PETITIONS

George Young, 8 Holly Lane

Mr. Young appreciated how well the roads in his neighborhood were plowed after the last storm. Mr. Young inquired about the status of televising future Charter Revision meetings, stating that the decision to televise and the funding should have been decided in 2024 when the committee was created. He hoped that it could be funded by the next meeting on

February 13th. He questioned how members of the Council could make financial decisions concerning funding from the Senior Tax Credit program for projects such as the pickleball courts.

Mr. Young said that the Mayor suggested stipends for elected positions during the last Charter meeting. He said the beauty of Enfield's town government was that it was based on volunteerism. He found the BOE meeting on January 28th informative. The new Superintendent will be taking the board in a new direction and will provide more detailed budget proposals to the Council. He would be in favor of the Council giving half of the portion of the loan the board is supposed to pay back over five years and rewriting the agreement. He hoped the town would receive some of the funds the Governor had transferred to help supplement CT schools' ECS funds. He wished to see a posting for an Internal Auditor added to the Finance Department. He asked for the projected date for the June 30, 2024, audit report.

Paul Gracewski, 1 Martin Terrace

Mr. Gracewski stated his opposition to the removal of the sidewalks and redesign of Martin Terrace. Mr. Gracewski has lived on the street for over thirty-three years and said that it has needed resurfacing for twenty-five of those years. As a father, his children used the sidewalks to safely walk to the bus stop along with the other children on the street. Martin Terrace is often used as a cut through to Elm Street during high traffic times, and many are unaware of the 20 MPH speed limit or that it is a one-way street. He believed redesigning the road would create even more accidents and that speed bumps would be a better solution. He urged the Council to consider alternatives to the removal of the sidewalks since the street has been functioning well since 1929.

Mike Rinaldi, 12 Martin Terrace

Mr. Rinaldi was in support of the removal of the sidewalks on the west side of Martin Terrace. Mr. Rinaldi said that at his end of the street, the sidewalk is located about five feet from his front door with the remaining twenty-five feet to the edge of the road. The location has caused a shorter driveway, oftentimes requiring him to park on the sidewalk. He is in favor of the redirection of the road, with the increased curve reducing traffic speeds. He would like to see the road have curbs, and a snow shelf, and agreed with Mr. Gracewski about the bus stop. He suggested a concrete pad could be added or even to keep just a portion of the sidewalks for the students. He would like to see the sidewalks follow the curvature of the street along with the installation of catch basins, curbing, and the relocation of utility poles.

Brenna Grimson, 37 Grant Road

Ms. Grimson, mother to a 5th grader at Parkman Elementary, said her son is one of twenty-nine students in his class. Ms. Grimson said that the budget cuts for the current school year have had significant impacts. Last year, the 4th grade had five teachers, one of whom was able to help identify her son's ADHD diagnosis. They were able to put the proper supports in place to help him continue to learn.

Ms. Grimson said that while getting her son ready for bed recently, he broke down and said "I have no clue what is going on in school. I don't even know what we're learning." He is concerned that he will not progress to the 6th grade. Ms. Grimson and her husband immediately set up a meeting between his teacher and themselves, along with reviewing his 504 plan to make sure he was on track. Their son's teacher was able to keep her job from last year, but she was moved to a different school, teaching a new grade and subject with thirty students. There were frequent disruptions in the classroom, and she felt like she was drowning. The current staff for 5th grade students includes three teachers, down from five last year. The rest of the grades have four teachers, and she questioned how they could adequately prepare students for the 6th grade. Unfortunately, her son does not qualify for extra math help because he is not in the bottom 25% of his grade. To provide extra help, they have had to hire a private math tutor, something many other parents cannot do or afford. When it was time for her son to enter kindergarten in 2019, she knew without hesitation that he would attend public school. She felt last year was the first year her son got a true school experience after Covid. She urged the Council to put aside party differences and vote in favor of education when the new proposed school budget is presented.

Pam Townsend, 54 Kimberly Drive

Ms. Townsend, Enfield Veteran's Council representative, asked for assistance in identifying local World War II veterans. The CT Veteran's Affairs Commissioner Ron Welch, Major General Francis Evon of the CT National Guard, and the Office of Lt. Governor Susan Bysiewicz will be hosting an event on May 19th to honor the "greatest generation". The event will begin at 11am at the Governor William A. O'Neill State Armory on Broad Street in Hartford. Anyone who knows of an Enfield veteran who served between December 7, 1941, through December 31, 1946, is asked to contact Town Clerk Sheila Bailey at 860-253-6438 or email sbailey@enfield.org. Veteran information is to be received by April 5th, 2025 in order to coordinate with Lt. Gov. Bysiewicz's office. Transportation will be provided from the Town of Enfield to the State Armory for the veteran and one escort. The celebration will commemorate the 80th anniversary of the end of World War II, which ended in September 1945. She quoted Ms. Bysiewicz and stated that it was important to recognize the members of the greatest generation who served in WWII, ensuring we live in a free and democratic state. Veterans of other cities should reach out to their respective Town Clerk

for more information.

Lucien Lefevre, 54 Kimberly Drive

Mr. Lefevre, Commander of American Legion Post 154, invited the public to attend their 75th annual Four Chaplain's Mass at St. Patrick's Church starting at 10am on Sunday, February 9th. Mr. Lefevre said this mass is to honor the memory of four military chaplains who gave their lives to save others when USAT Dorchester was sunk by a German submarine on February 2nd, 1943. They consisted of two Protestant ministers, a Catholic priest, and a Jewish rabbi. Currently, only two have headstones at Arlington National Cemetery, and a member of the staff is working to get the other two headstones. The reason for the delay was because they did not recover bodies. Originally, they wanted to give the Chaplains the Medal of Honor, but due to their noncombatant status, they were ineligible. Another medal was created called the Chaplains Medal, which is equivalent to the Medal of Honor, but for noncombatants.

Eric Drouin, 221 Broad Brook Road

Mr. Drouin was concerned about the intersection of Broad Brook and Abbe Roads, stating that the CT DOT did not seem to be concerned about the blinking light intersection, and wondered if there was anything the town could do to help mitigate the chance of accidents. He suggested blocking off Abbe Road east of that light at the town line to cut off the shortcut, which would force traffic to use Route 140. He noticed the influx of Amazon trucks in the road with their hazard lights on, causing what he believed to be traffic hazards. He believed that it was something that could be addressed, possibly by passing an ordinance. He was happy to see the start of construction on the Town Farm Road multi-use path that would continue on to Broad Brook Road. He looked forward to its construction and couldn't wait to use it once completed.

Jose Berrios, 5 Martin Terrace

Mr. Berrios was opposed to the removal of the westerly sidewalks on Martin Terrace. Mr. Berrios has lived there for seven years and has three children who use the sidewalks to get to the bus stop. He agreed that there are occasionally cars that drive fast through the neighborhood and would like to see an additional one-way sign installed halfway down the road as a reminder. Since his children walk to the bus stop, he said it was important to keep the sidewalks and that his neighbor Paul installed a bench for the children to use while waiting for the bus. Mail carriers walked down Martin Terrace, and he believed it was important for them to still have the sidewalks to use. He suggested a speed bump to cut down on the number of cars speeding down the street. He said he pays over the national average in property tax and would like to see the money used in more efficient ways, like paving Martin Terrace. He echoed Ms. Grimson, saying it was important to focus on

children's education.

Brenna Grimson, 37 Grant Road

Ms. Grimson said that before a meeting with her son's principal to discuss the classroom environment, she asked her son to describe his classroom in three words. Those three words were destructive, loud, and annoying. She said as a parent, you want to send your child to an environment that is happy, safe, and conducive to learning. Truthfully, she had not felt any of those things since the beginning of this school year. She said that what he is learning has taken a backseat to his mental health. She believed if he was a different learner, she and her husband would have pulled him from public school. She urged the voters of Enfield to research the candidates in the upcoming election and what they support and encouraged them to get out and vote.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Santanella revisited a discussion from the last meeting regarding the resolution question and the School Modernization Committee. Mr. Santanella said that during his last leadership meeting, he did receive the amended resolution, contrary to what was said during the last Council meeting. It was important to him to set the record straight. He said that on December 17th the Democratic caucus received an email from Mayor Nelson that said it was "being passed along by the BOE". It was unclear whether more action was required based on the email.

Mr. Santanella announced that members of the legislature would hold a listening session regarding special education funding. The closest event will take place on February 14th at 2pm in Hartford at the Legislative Office Building. Senator Kissel will be in attendance, and it is an opportunity for residents who are concerned about special education funding to come out and voice their concerns. The Fourth of July Committee is hosting their 19th Annual Dinner Dance on March 22nd from 6-11pm at the Enfield Elks Lodge. He encouraged residents to attend.

Councilor Cressotti appreciated the residents of Martin Terrace who came out to speak about the sidewalk removal and redesign, and commended Ms. Grimson for her courage in speaking up. He stated that there are one hundred twenty-seven less staff working in the school system this year compared to the previous year. The Board of Education asked for ninety-two additional support staff in this year's proposed budget, and the superintendent requested eleven in his budget proposal. Mr. Cressotti said that the schools needed support staff for education as well as investment in sports and recreation activities. It's important for parents to voice their concerns, especially when it relates to their education.

Councilor Mangini had the opportunity to attend the Sweetheart Allied event and said it was

a wonderful time. Ms. Mangini provided some background concerning Black History Month, saying that its purpose is to discuss and recognize the achievements and successes of the African American community. She explained the many progressions of Black History recognition starting from a week and then progressing to a month, and said it is celebrated in many other countries. Black History Month was officially recognized by former President Gerald Ford in 1976. Ms. Mangini also announced that the Daughters of the Revolution (DAR) are working hard to put together their 250th celebration, and they had 4,500 bookmarks to distribute. The bookmarks are available at the Central Library, Pearl Street Library, Senior Center, Asnuntuck Community College, and the Town Manager's office.

Councilor Nasuta congratulated Post 154's Commander Lucien Lefevre for being inducted into the CT Veteran's Hall of Fame. Mr. Nasuta attended Allied's dance to support sports and activities, and he wanted to recognize the staff and volunteers for putting on the event, as well as the athletes in attendance.

Councilor Rousseau thanked everyone who spoke this evening, saying he understands personally it's not easy to get in front of the Council to speak. Mr. Rousseau said on February 15th at 6:30 pm at the Enfield Annex, there will be a paint night fundraiser to benefit Buzz Robotics. Tickets are \$35 for adults and \$30 for kids 12 and under and tickets will not be sold at the door. You may purchase tickets from a Buzz Robotic student or by emailing frc0175@gmail.com.

Councilor Unghire thanked Ms. Grimson for coming forward and sharing her experiences. Ms. Unghire said she had spoken to other families, teachers, and staff about the changes during this school year and hoped they could find solutions moving forward. There is a vacancy on the Patriot Award Committee and any interested party can apply online on the town website. She said that the Four Chaplain's Mass is always a moving event and encouraged residents to attend.

Deputy Mayor Pyznar urged residents to attend the Four Chaplain's Mass and join her for donuts after mass. Ms. Pyznar is optimistic about reaching a solution for the upcoming school budget and improving the quality of education for Enfield students. She thanked the North Central Chamber of Commerce and the Economic and Community Development Department for putting on a small business event, which was well received. Directors from Planning and Zoning, Building, and the Town Clerk's departments gave presentations. During leadership, they discussed having a cap on cannabis retailers in Enfield, and she hoped a resolution could be drafted.

Mayor Nelson apologized to the residents of Enfield who use the Enfield Express for the

inappropriate sign in the drive-up window stating that it was demeaning to residents. He wished to see the concern addressed immediately, and felt the direct supervisor should also be disciplined. Mr. Nelson urged residents to watch the last televised Charter meeting, saying it was available online to view. He said they are currently working to make sure that tax increases never exceed 7% without it triggering an automatic referendum. This would ensure that residents have a voice. He also clarified that they discussed stipends and not salaries, and that the Council is eligible for reimbursement of expenses. They wanted clarification about a serving Council member having to leave early from their regular job, and whether that difference in time counts as an eligible reimbursement for missed work hours. He said the discussion died on the table and did not go any further.

Mr. Nelson stated that as a grandfather of twelve, some of whom will need special help, he understood why Ms. Grimson was upset. He said that people don't often want to hear about the money involved in making decisions, and last year, big cuts needed to be made to ensure they could clean up past mistakes and get the BOE in the right direction again. The town provided the largest amount to date to the BOE in one year. He asked Ms. Grimson to take into account the larger picture when it came to having to make the cuts. The current Superintendent is transparent and has presented a thorough budget, showing in detail where the money needed to go. He is hopeful that they will like the outcome for next year because it appears the BOE will be covering their budget without overspending. The School Modernization Committee is prioritizing classroom size issues. He invited residents to sit in at the BOE budget meetings as well as the Council budget meetings.

Mayor Nelson agreed that the Broad Brook Road intersection is dangerous, and he would be surprised if there were no casualties from the recent accidents. Mr. Nelson said he was going to utilize Mr. Santanella in his state representative capacity, along with Representative Hall and Senator Kissel to work with the CT DOT to come up with a solution. Mr. Santanella said he looked forward to being more influential because the accident he saw at the intersection was devastating.

Mayor Nelson asked if the four residents from Martin Terrace who were interviewed by DPW were in the audience. It was noted that letters went out to the residents of the street, but it was not confirmed who would be in attendance to speak tonight. They believed from the emailed responses that three were in favor, and one was against. Mr. Nelson also congratulated Lucien Lefevre for his nomination to the CT Veteran's Hall of Fame and apologized that he could not be in attendance.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Bromson said that a referral was sent to the Town Attorney's office regarding the number of cannabis retailers in Enfield, and upon initial review it appeared as

though towns do not have the authority to limit them. Mr. Bromson said that it was discussed during the last Charter Revision meeting to televise the meetings going forward, and he did not believe there would be an additional charge to televise the meetings as there is another televised meeting at that time. Councilor Ludwick said that the original law stated that there could only be one retail shop for every 25,000 residents, and afterward legislation changed, and they removed the cap. Now there could be an infinite number of retailers regardless of residency number. He reminded residents that the state oftentimes undermines the towns, which was highlighted by the under-funding of special education.

Mayor Nelson noted that Alex Giner, videographer for the Town of Enfield, has been playing a larger role as of late. He had been filming many commission meetings as a part-time employee, and wondered if Mr. Giner was interested, and whether it was feasible to hire him full-time. He said Mr. Giner does a phenomenal job and is always reliable, and he would like to see him rewarded for his dedication. Mr. Bromson said it was a goal to have a larger media presence, and they have been utilizing Stephanie Burby, a split employee between HR and Town Manager's offices, to grow their footprint. In the last week, the average views on Facebook were up to 10,000. The goal is to approach it slowly without using any additional funds, to make sure it's sustainable. He said that the upcoming concert series was sponsored by four individuals and companies who rededicated after last year, and the events will be televised and streamed for those unable to attend in person. They are committed to the residents of Enfield, and it will come at a small cost which will not impact things like education and other programs.

10. TOWN ATTORNEY REPORT

Interim Town Attorney Tyler said he would review whether the town was able to limit the number of dispensaries, and whether they could utilize land use boards like Planning and Zoning to restrict the placement. Mr. Tyler said the town is in the midst of a lot of ongoing litigation and has received good information from Shipman and Goodwin LLP about many land use concerns. Mayor Nelson asked to set up an Executive Session to discuss the status of ongoing litigation.

Councilor Ludwick asked if they could get information comparing the state restriction on the number of liquor licenses allowed within a town and compare it to the impact and difference for cannabis retailers. Mr. Tyler said he would find out whether it is a law or executive decision or another determination. Mayor Nelson did not feel like there would be many dispensary applicants because the taxes in Connecticut are so high compared with Massachusetts.

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Ludwick stated that the next Charter Revision Committee meeting would be held on February 13th at 6:30pm in the Scitico Room. He said the debates have been lively, and

he invited the public to view the meetings.

Deputy Mayor Pyznar said the Commission on Aging received an email from Attorney Cerrato about the outstanding \$10,000 in donations. It was decided that it was up to the discretion of the Town Council to determine how the money could be spent. Mr. Bromson suggested reaching out to the Commission on Aging to see what they propose for expenditures, and as long as it meets the criteria, they would have the authority to spend the funds how they see fit. Ms. Pyznar said she would send out an email to elicit their suggestions and would bring them back to the Council to be voted on.

Councilor Nasuta said the Joint Facilities met, and the DPW is applying and submitting the grant application for the Parkman School roof within the next two weeks. The next committee meeting is February 13th, so an update will follow.

Councilor Cekala said the JFK Building Committee met last week, and Chairperson Randy Daigle hoped that by April they could dissolve the committee. Currently, they are doing some sealing and painting and are waiting to hear from the state on recent reimbursements. She suggested that the Council invite Mr. Daigle as a special guest at a future meeting to give a final presentation to the Council.

12. UNFINISHED BUSINESS

A. Resolution to Remove Sidewalks on the Westerly Side of Martin Terrace

RESOLUTION #7126 by: Cynthia Mangini, seconded: Marie Pyznar.

The DPW made a recommendation to remove the sidewalks on the westerly side of Martin Terrace, create a 5ft snow shelf on the easterly side, and to realign the easterly sidewalks to follow the road alignment. Concerns were raised regarding the potential increase in speeding if the road was realigned, and whether a compromise could be made to satisfy both sides by removing the sidewalk and installing speed bumps. A recommendation to inspect the one-way street signage was also made. Concerns that were raised by residents had not yet been brought to leadership prior to the meeting, so it was not considered wise to move forward with the vote. The possibility of utilizing a grant to install a rotary was also discussed, whether for Martin Terrace or another area in Enfield. Clarification will be provided for the next meeting regarding the concerns surrounding the Martin Terrace bus stop.

MOTION by: Jim Nasuta, seconded: Lori Unghire to table. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted and **Resolution #7126** was tabled. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta,

Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None
Abstain: None.

13. NEW BUSINESS

A. Consent Agenda

Councilor Ludwick requested Consent Items #1,3, and 4 be removed from the Consent Agenda.

2. Resolution to Appropriate Remaining Balance of Multi-Media School Security Grant - \$69,019.61

MOTION #7127 by: John Santanella, seconded: Cynthia Mangini to accept Consent Agenda Item #2.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7127** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. ***A copy of the adopted consent item is below.***

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: GENERAL FUND - NON-DEPARMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES

Contingency	10800092 584000	\$20,871.53
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TO: GENERAL FUND - NON-DEPARMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES

Transfer to Capital	10800092 593010	\$20,871.53
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FROM: CAPITAL NON-RECURRING FUND - REVENUES

School Security Grant	31042024 413310	\$48,148.08
General Fund Transfers In	31042025 480001	\$20,871.53

TO: CAPITAL NON-RECURRING FUND - SCHOOL SECURITY EQUIPMENT

Other Equipment	31008734-573900	\$69,019.61
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I hereby certify that the above-stated funds are available as of January 29, 2025, by John A. Wilcox, CPA, Director of Finance

1. Resolution to Transfer Funds for the Mark Twain Congregate Meal Program - \$40,300

RESOLUTION #7128 by: Cynthia Mangini, seconded: Marie Pyznar.

Director of Social Services Cynthia Guerrieri was happy to announce that the Housing Authority has agreed to provide funding of \$40,300 to help offset the cost of providing a weekly meal program at Mark Twain due to state reductions. It will cover six hours of staff time and the cost of food and food supplies. She said that a cost per meal analysis was presented to the Housing Authority, and they were happy to step forward and help. The funding would be available from November 1, 2024, until September 30, 2025. She said that there has been an increase in residents getting meals because the cook is providing higher quality meals.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: SOCIAL SERVICES FUND - ADULT & ELDERLY

Enfield Housing Authority 22040415-417115	\$40,300
Contributions	

TO: SOCIAL SERVICES FUND - ADULT & ELDERLY

Salaries	22040415-512000	\$5,100
Food	22040415-563000	\$35,200

I hereby certify that the above-stated funds are available as of January 29, 2025, by John A. Wilcox, Director of Finance

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7128** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

3. Request to Transfer Funds for Amplify-Youth Cannabis Prevention Coalition Grant \$57,000

RESOLUTION #7129 by: Cynthia Mangini, seconded: Marie Pyznar.

Ms. Guerreri said the town has partnered with Amplify for many years. There was a new grant opportunity that was sponsored by the Department of Mental Health and Addiction Services where the funds were being disbursed to five regions in CT, with Enfield being one. A competitive application was put together by staff and Enfield was chosen as one of two from our region, and one of ten in the state. The focus is to prevent young people from starting to use cannabis. The second goal is to form a coalition working with the town and region and come together to understand the effects of cannabis and how usage can have a negative impact. They will be partnering with schools to have an in-school curriculum and partner with the police for compliance checks at some area vape shops.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

BE IT FURTHER RESOLVED, that any funds remaining at the end of fiscal year 2025 can be carried forward to fiscal year 2026.

FROM: AMPLIFY CANNABIS PREVENTION GRANT REVENUE

22046171-460170	\$57,000
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TO: CANNABIS PREVENTION GRANT

Salaries	22046171-511000	\$29,402.15
Stipend	22046171-516000	\$750
Overtime	22046171-514000	\$4,000
Professional Development	22046171-532200	\$2,000
Other Professional Services	22046171-533900	\$7,000
Travel	22046171-558000	\$1,250
Advertising	22046171-554000	\$6,800
Supplies/Materials	22046171-561900	\$2,947.85
Food	22046171-563000	\$2,850

I hereby certify that the above-stated funds are available as of January 29, 2025, by John A. Wilcox, Director of Finance

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7129** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr.,

Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. Councilor Mangini had stepped out of the room.

4. Resolution to authorize the Town Manager to sign for a CT Department of Agriculture *CT Grown for CT Kids* grant for the Enfield Child Development Center (ECDC); and to transfer funds to the ECDC from the CT Department of Agriculture grant: \$13,809.00; and to authorize that any funds remaining at the end of the fiscal year 2025 can be carried forward to fiscal year 2026 and 2027.
RESOLUTION #7130 by: Cynthia Mangini, seconded: Marie Pyznar.

Ms. Guerreri said that Amanda LaVache, Manager of the Before and After-School Program at ECDC, had her first grant writing experience and was successful. The program is known as a "Farm to School Program." Two groups of twenty students will work together to build raised garden beds, construct an irrigation system, and install fences around the garden. A nutritionist will work with the students on healthy eating using the produce they have grown. A farmer at Johnny's Roadside Market Garden will volunteer his time to aid students in the process while offering his farm as a field trip destination.

BE IT RESOLVED, that the Town Manager sign the contract for the Enfield Child Development Center from the CT Department of Agriculture *CT Grown for CT Kids*.

BE IT RESOLVED, that in accordance with Chapter V1, Section 8(f) of the Town Charter, the following transfer is hereby made.

BE IT FURTHER RESOLVED, that any funds remaining at the end of the fiscal year 2025 can be carried forward to fiscal year 2026 and 2027.

FROM: ECDC

Miscellaneous	State 22040416-413699	\$13,809.00
Revenue		

TO: ECDC

PT Salaries	22040416-512000	\$1040.00
Professional Services	22040416-533000	\$1500.00
Student Transportation	22040416-551000	\$1100.00
Instructional Supplies	22040416-561100	\$3904.00
Equipment	22040416-573000	\$6265.00

I hereby certify that the above-stated funds are available as of February 3, 2025, by John A. Wilcox, Director of Finance.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7130** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. Councilor Nasuta had stepped out of the room.

B. Appointment(s)–Town Council Appointed

1. **America250 Coordinating Committee** – Enfield Town Council Hereby Appoints Emily Clifford (L), Kelly Davis (D), Chris Fontaine (R), Alex Ranniello (L), Maya Matthews (D), Cindy Kinney (R), Shannon Esslinger (R), Ian Graves (D), and _____ Until June 30, 2027.

NOMINATION #7131 by: Michael Ludwick to nominate Cynthia Erskine (D) to fill the blank appointment on the America250 Coordinating Committee and to accept the remaining slate of candidates.

NOMINATION #7131A by: John Santanella to nominate Peter Sorenson (D) to fill the blank appointment on the America250 Coordinating Committee and to accept the remaining slate of candidates.

MOTION by: Marie Pyznar, seconded: Lori Unghire to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **ROLL CALL** vote, the Chair declared **NOMINATION #7131** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The full slate of candidates was appointed.

2. **Charter Revision Commission** - A Vacancy Exists Due to the Resignation of Seth Klase (R). Recommendation is _____ Until 11/4/2025.

NOMINATION #7132 by: Marie Pyznar to nominate Rob Anderson

MOTION by: Marie Pyznar, seconded: Lori Unghire to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7132** adopted. Yes: Bob

Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini, John Santanella Abstain: None. The Chair declared the appointment made.

3. **Enfield Beautification Committee** – A Vacancy Exists Due to the Resignation of Marilyn Sorenson (U). Recommendation is Betsy Pillitteri (D) Until 12/1/2027.

NOMINATION #7133 by: John Santanella

MOTION by: John Santanella, seconded: Michael Ludwick to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7133** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

4. **Ethics Commission** – A Vacancy Exists for Member. Recommendation is Kyle Burns (R) Until 10/31/2026.

NOMINATION #7134 by: Michael Ludwick

MOTION by: John Santanella, seconded: Marie Pyznar to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7134** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

5. **Ethics Commission** – A Vacancy Exists for Member. Recommendation is Keely Ouellette-Danis (D) Until 10/31/2026.

NOMINATION #7135 by: Michael Ludwick

MOTION by: Bob Hendrickson, seconded: Marie Pyznar to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7135** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

6. **Joint Facilities Committee** – A Vacancy Exists Due to the Resignation of Timothy Neville (D). Recommendation is Emily Clifford (L) for a Life Term.

NOMINATION #7136 by: Michael Ludwick

MOTION by: Michael Ludwick, seconded: Bob Hendrickson to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7136** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

7. **PK-5 School Modernization Pre-Referendum Committee** - Enfield Town Council Hereby Appoints Randy Daigle (R), Christine DeBonee (D) Until 12/1/2025.

NOMINATION #7137 by: Gina Cekala

MOTION by: Robert Cressotti, seconded: John Santanella to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7137** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made. Mayor Nelson stated that the Council members to this committee will be Gina Cekala, Robert Cressotti, Jim Nasuta, and Jeff Rousseau.

C. Resolution Revising Property Maintenance Ordinance

RESOLUTION #7138 by: Michael Ludwick, seconded: Marie Pyznar.

Kristine Koistinen, Community Development Specialist, explained that the Property Maintenance Ordinance was originally adopted in October 2003. There have been

numerous revisions since its adoption. Last fall, the Blight Review Committee made recommendations to amend the current ordinance which was presented to the Town Council and public during a public hearing. The recommended amendments are included in the meeting packet and were reviewed by the Town Attorney's office. Major key changes include the definitions of blight violations. Blight will only be enforced if viewed from a public way (roads, sidewalks, public property), not if it was viewed from an adjacent private property, and the complaints will not be anonymous. A violation was added to include motor vehicles and boats not parked in a legal parking space, driveway, or behind the front lines of a dwelling. Fines will be increased from \$75 to \$100 a day per violation. Once violation charges reach \$10,000, warning notices will be sent to property owners to advise that foreclosure could occur if fines reach \$20,000.

She wanted to let residents know that the current internal property maintenance process is going through an update, which will include additional steps encouraging communication between town staff and property owners in violation. The hope is to achieve compliance before additional steps need to be taken. The new process will include door handle notifications that include the date of the inspectors' visit along with a description of the violation and contact information for the property maintenance inspector. She stated that grass and trash violations have ten days to be corrected, and violations other than grass or trash have thirty days to be corrected, after which citations would be issued and fines would begin. She said they are willing to work with homeowners who take the time to communicate with their office, and they will also suggest available programs if applicable.

BE IT RESOLVED, the Enfield Town Council approves the proposed amended Property Maintenance Ordinance, Chapter 14 Article IV Sections 14-171 through 14-210. ***A full copy of the proposed amended ordinance is appended to these minutes.***

Upon a **ROLL CALL** vote, the Chair declared **MOTION #7138** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

D. Resolution to Authorize the Town of Enfield to Apply to CTDOT for Rails with Trails RESOLUTION #7139 by: Marie Pyznar, seconded: Bob Hendrickson.

Aaron Marcavitch, Director of Economic & Community Development, had the opportunity to speak with Matthew Sniffin who explained what would be required to have a Rail-with-Trails. The first step would be to obtain an access permit to be able to start the design process, which can take upwards of a year to get approved. They would need to determine the means of funding for the design, which he hoped would come in the way of grants, and from that point forward, a survey could be completed. It was suggested to get the application

started because it takes a while to get approved. He provided the logistics of having an active rail line with a secondary line as a trail right beside it, stating it was the avenue they were looking to take. It would cost roughly \$250 for the permit application, and they would like to see the trail connect with East Longmeadow's trail and possibly connect to East Windsor, down to the South Windsor line. The CT DOT will work with a new vendor to repair and maintain parts of the existing railway, improving the condition to put it into service. It would be a low service line with very little traffic. He reiterated that a cost analysis or design could not be completed unless they submitted the application for the access permit first but assured the Council that grants would be pursued to help fund the project.

BE IT RESOLVED, That the Enfield Town Council authorize staff to make application for a Rail Entry Permit or License from the Connecticut Department of Transportation Rail Property and Utilities Unit for the purpose of determining the design and development of a "Rail with Trail" project.

BE IT RESOLVED, That the Enfield Town Council also authorizes the Town Manager or his designee to sign this application.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7139** adopted. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Robert Cressotti, Cynthia Mangini Abstain: None.

E. Resolution Authorizing the Town Manager to Enter Into Agreement with the State of Connecticut for the "Master Municipal Agreement for Right of Way Projects"

RESOLUTION #7140 by: Bob Hendrickson, seconded: Marie Pyznar.

RESOLVED, that the Town Manager, or his designee, is authorized to enter into and amend contractual instruments in the name and on behalf of the Town of Enfield with the State of Connecticut for the "Master Municipal Agreement for Right of Way Projects:", subject to review by the Town Attorney, and to affix the Corporate Seal.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7140** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

14. ITEMS FOR DISCUSSION

None.

15. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

16. PUBLIC COMMUNICATIONS/APPLIES ONLY IF PRIOR TO 11:00 p.m.

George Young, 8 Holly Lane

Mr. Young said that he doesn't specifically address his comments to anyone in particular, but when someone answers back, he will then address the individual. For instance, the stipend was suggested by Mayor Nelson, and that is why he mentioned his name when discussing it. He said he is personally against stipends because most of the town government is based on volunteerism. Unless you are a hired town employee and there is money in the budget, he does not support stipends. Currently, there is a reimbursement fund that can be used for out-of-pocket expenses. He was thankful to hear that streaming was an option for viewing the Charter Revision meetings, and that he did not find that option when he was looking for the January 30th meeting. He was glad that they had agreed upon the Property Maintenance Ordinance, as he knew it had been a work in progress for many months.

Eric Drouin, 221 Broad Brook Road

Mr. Drouin said that most of what comes down the railways is trash and construction debris on trains that are fueled by diesel fuel. He didn't believe it to be environmentally friendly, which he knows the state is big on. He would like to see the trail open during the day for walking, and have it used at night for the train rails.

17. COUNCILOR COMMUNICATIONS

Councilor Hendrickson requested a WPC meeting to discuss the sewer fee changes. He wanted to ensure that residents are getting billed correctly, and it was confirmed that Finance Director Wilcox is monitoring that. Town Manager Bromson said that once they have the figures, they will be presented to the Council so they can make determinations for the upcoming budget. Mayor Nelson said it was discussed at another time and determined that not every resident gets billed at the same time. Some residents have had their bills go down and that is causing friction with those whose bills have not.

18. ADJOURNMENT

MOTION by: Cynthia Mangini, seconded: Marie Pyznar to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 9:45 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

PART IV - CODE OF ORDINANCES
Chapter 14 - BUILDINGS AND BUILDING REGULATIONS
ARTICLE IV. PROPERTY MAINTENANCE

ARTICLE IV. PROPERTY MAINTENANCE¹

Sec. 14-171. Purpose and declaration of policy.

- (a) This article is enacted pursuant to C.G.S. §§ 7-148(c)(7), 7-148aa, and 7-152c as amended and is considered a blight ordinance.
- (b) This article prohibits any person in control of real property located in the Town of Enfield from allowing, creating, maintaining or causing to be created or maintained blighted premises. This article also establishes penalties for violations.
- (c) This article is enacted due to a number of real properties which are in blighted condition, and that the continued existence of such properties in a blighted condition contributes to the decline of neighborhoods, adversely affects the economic well-being of the Town of Enfield, and is in opposition to the health, safety, and welfare of the residents. Furthermore, many of these properties can be rehabilitated, reconstructed, reused, or demolished so as to provide decent, safe, and sanitary housing and commercial facilities, eliminate, remedy, and prevent the adverse conditions herein described, maintain and preserve the integrity of the Town neighborhoods, preserve and protect property values, and control visual blight.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-172. Definitions.

For the purpose of this article the following terms shall have the meanings set forth herein unless the context clearly indicates a different meaning.

Blight means premises containing any one of the following conditions **visible from a public way**:

- (1) It has been determined by ~~the town building official, director of health, fire marshal, town engineer, zoning enforcement officer,~~ a Town Building Official, Director of Health, Fire Marshal, Town Engineer, Zoning Enforcement Officer or other appropriate official, as designated by the ~~town manager~~ **Town Manager**, acting within the scope of their authority, that a condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.
- (2) **A structure that has:**
 - (a) **Missing or broken doors, screens, or windows; or boarded doors or windows for a period of more than 90 days.** Should boarded windows or doors be necessary for any additional period up to 180 days, a valid building permit is required.
 - (b) Collapsing, substantially damaged or dilapidated exterior features which may include, but are not limited to, **walls, roofs, floors, foundations,** stairs, ramps, porches, handrails, railings, fences,

¹Editor's note(s)—Ord. No. 12-1, adopted March 19, 2012, amended Art IV in its entirety to read as set out herein. Former Art. IV, §§ 14-171—14-184, pertained to similar subject matter and derived from Ord. No. 09-1, adopted June 1, 2009.

hatchways, chimneys, metal smokestacks, attics, overhang extensions, awnings, stairways, canopies, signs, marquees, or vents any of which are in a state of decay including but not limited to containing mold, moss, chipping paint, holes, fractures, breaks, loose materials, or other rotting materials.

- (c) Any roof missing exterior materials exposing plywood or sheathing.
 - (d) Persistent garbage, refuse or trash.
 - (e) A tarp on a roof in excess of 90 days; any deteriorated or unsecured tarp.
- (3) Premises that have:
- (a) Parking lots in a state of disrepair or abandonment, evidenced by cracks, potholes, fractured asphalt and cement, overgrowth of vegetation within the surfaces, pavement or macadam, or medians and buffers.
 - (b) Shrubs, hedges, and plants that have been left in a neglected manner ~~by~~ and are covering, blocking, or growing over/into means of egress, driveways, sidewalks, streets, or any other public way.
 - (c) Dead, decayed, diseased, or damaged tree(s) constituting a hazard or danger to adjacent premises or the occupants thereof or to public property or persons lawfully therein.
 - (d) Grass, weeds or similar growths reaching a height greater than 12 inches. ~~Not shall~~ The owner of any undeveloped premises may not allow any grass, weeds, or similar growths thereon greater than 12 inches in height to remain within 25 feet of a street line or any adjoining property line of any premises with a building or dwelling ~~location~~ located thereon whether said building or dwelling is occupied or not. Maintained gardens, including flowers and vegetables, are excluded from this subsection.
 - (e) Graffiti or vandalism.
 - (f) The storage of an inoperable motor vehicle or an unsightly motor vehicle, boat, or trailer.
 - (g) Motor vehicles or boats that are not parked in a legal parking space, driveway, or behind the front line(s) of any dwelling on the premises, which is the portion of the dwelling that is closest to the street.
 - (h) The storage of junk occupying ~~a total~~ at least a cumulative area of 100 square feet.
 - (j) Unsightly or dilapidated above ground or in-ground swimming pools, spas, and hot tubs posing a potential environmental, health, or safety hazard.

Building means any structure having a roof and intended for shelter, housing, or enclosure of person, animals or materials. Any other structure eight feet or more in height shall be considered a building, including a solid fence or wall, but excluding a public utility pole or flagpole.

Citation Hearing Officer means any individual appointed pursuant to C.G.S. § 7-152c to hear contested cases.

~~Decay means to weaken, corrode, rust, or decompose~~ *Decayed* means weakened, corroded, rusted, or decomposed to a point of ineffectiveness.

Dilapidated means in a state of disrepair or ruin as a result of age or neglect.

Driveway means a private way or road for cars, leading from a street or road to a garage, house, etc.

Graffiti means the ~~unauthorized~~ writing, drawing or spraying of words, slogans, symbols, initials on the wall of any public or private building or structure **without the consent of the property owner.**

~~Housing Blight means residential premises containing any of the conditions enumerated in section 14-172(a) and in violation of section 14-173 herein.~~

Inoperable motor vehicle means a motor vehicle that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.

Junk means a worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use and/or material including but not limited to household appliances, parts of motor vehicles, furniture, equipment, building materials, and refuse.

Motor vehicle means a vehicle as defined by C.G.S. § 14-1, as may be amended from time to time, including, but not limited, to an automobile, truck, van, motor vehicle trailer, camper trailer, boat trailer, house trailer, mobile home, motorcycle, and/or any other motorized wheeled vehicle designated or used for highway purpose.

~~Open area means any area that is visible from any public way or adjacent properties.~~

Person means any individual, corporation, or other legal entity capable of occupying, owning or possessing real property.

~~Premises means a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure and includes any such building, accessory structure or other structure thereon, or any part thereof. The term "premises," where the context requires, shall be deemed to include any building, dwellings, parcels or, land or structures.~~

Premises means any real property including, among other things, any dwellings, buildings, or other structures located thereon.

Property Maintenance Inspector means any individual appointed by the Town Manager for purposes of enforcing this article.

Public Nuisance means any premises containing any of the conditions enumerated in section 14-172(a).

~~Public Way means any passageway, including but not limited to an any sidewalk, alley, road, highway, boulevard, turnpike or part thereof, open as of right to the public and designed for travel by vehicle, on foot, or in a manner limited by statute.~~

Structure means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences, provided such fence or wall is less than eight feet in height.

Unightly motor vehicle means a motor vehicle which is substantially damaged, vandalized, dismantled, and/or partially dismantled.

Town means Town of Enfield.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-173. Blighted premises prohibited.

- (a) No person owning real property shall cause or allow blighted premises to be created, nor shall any such person allow the continued existence of blighted premises. Blighted premises are prohibited. Such creation or maintenance of blighted premises shall be considered a public nuisance and shall be prohibited and shall subject such person to enforcement and penalties pursuant to this ordinance.
- (b) Any building, structure, premises or any part of a structure that is a separate unit, in which exists any one or any combination of the conditions defined as blight in section 14-172 shall be deemed to be blighted.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-174. Exemptions.

- (a) The following properties shall be exempt from the application of Section 14-172 ~~(a)(3c) and (3d)~~:
- (1) Agricultural lands pursuant to C.G.S. § 22-3(b).
 - (2) Land dedicated as public open space.
 - (3) Land preserved in its natural state through conservation easements or conservation restrictions.
 - (4) Areas designated as buffers by land use agencies.
 - (5) Upland review areas, wetlands and watercourses.
 - (6) ~~Those lots~~ Lots with slopes in excess of 15 degrees or escarpments left to grow wild provided they are keeping with the established setting and natural character of the neighborhood.
 - (7) Motor vehicle recycler's ~~yard~~, yards licensed pursuant to C.G.S. § 14-67i; that are not in violation of any zoning regulations of the Town of Enfield.
- (b) One inoperable or unsightly motor vehicle shall be allowed ~~in an of real property on any premises~~, provided:
- ~~(1) The motor vehicle shall be rendered safe. The motor vehicle's exterior shall be fully intact and shall be locked or otherwise secured. The motor vehicle shall be free of jagged, sharp, or protruding metal or glass parts. The motor vehicle shall be covered and secured by a motor vehicle cover designed for such use. Tarps or other plastic covers are not acceptable.~~
 - ~~(2) The motor vehicle shall be located behind the front line(s) of the any dwelling on the premises, which is the portion of the house dwellling that is closest to the street.~~
- (c) Farms are exempt from the application of section 14-172 ~~(17)~~ (3f).
- (Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-175. Designated enforcement officer.

The ~~property maintenance inspector~~ Property Maintenance Inspector is charged with the enforcement of this article and is hereby authorized to take such enforcement actions as specified herein. ~~The Town may employ more than one Property Maintenance Inspector at a time.~~

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-176. Violation complaints.

Complaints of alleged violations shall be submitted in writing, including electronic mail or citizen request procedure available at www.enfield-ct.gov, and shall be signed by the individual making the complaint, including electronic signature. ~~The Blight Ordinance may be enforced by the Property Maintenance Inspector without the need for a formal citizen complaint.~~

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-177. Notice of violation.

- (a) The ~~town~~ Town, through its ~~property maintenance inspector~~ Property Maintenance Inspector, shall serve written notice to the person responsible for the blighted premises. The notice may be hand-delivered or mailed by certified mail, return receipt requested to the last known address of the owner, or such notice

may be served by any other method authorized or required in Connecticut. A copy of the notice shall also be sent to the lien holder(s) of the property per C.G.S. § 7-148gg. **Notices shall:**

- (1) Be in writing.
 - (2) Set forth the violations of this chapter that are causing the premises to be considered a blighted premises.
 - (3) Specify a final date for the correction of any violation.
 - (4) Contain an outline of remedial action, which if taken, will affect compliance with the provisions of this chapter pursuant to the current violation and any appeals process.
 - (5) State that the penalties and enforcement provisions of this chapter will become effective on the final date set for the correction of any violation.
 - (6) State that the Town, its employees, its designated agents and/or its contractors may enter the premises to remediate exterior blighted conditions and that the costs of such remediation shall constitute a lien on the premises.
- (b) Such notice shall state **that the violation(s) shall be corrected within 30 calendar days.** ~~the violation and demand its abatement within 30 calendar days.~~ If the owner fails ~~within that time~~ to correct the violation(s) or provide a written plan of correction ~~which that~~ may include a bona fide purchase and sale agreement which addresses the blighted condition that is acceptable to the ~~property maintenance inspector~~ **Property Maintenance Inspector**, the ~~property maintenance inspector~~ **Property Maintenance Inspector** may issue an enforcement citation as specified herein. ~~Any Notwithstanding the foregoing, any violation which pertains only to grass, weeds, or similar growths reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash shall be given a ten-day corrective action period upon receipt of written violation corrected within ten days.~~
- (c) If the ~~owner or other~~ person responsible for the blighted premises cannot be ascertained or does not accept delivery of the written notice, the notice shall be published once in a newspaper having a substantial circulation in the Town. The notice shall include the name of the last known owner of the real property upon which violation has been found and the address of the real property.
- (d) Notwithstanding the foregoing, the Town Manager or his/her designee may elect to first provide informal verbal notice to the person responsible in an attempt to resolve the matter prior to formal written notice being sent.
- (e) If the property owner disagrees with a Notice of Violation issued pursuant to section 14-172(3)(c) of this Ordinance, it is the owner's responsibility to provide the Property Maintenance Inspector with a letter from a licensed arborist, on the arborist's letterhead, stating that the tree(s) in question are not dead, decayed, diseased, or damaged. The letter must be received by the Property Maintenance Officer within the corrective time period set forth in the Notice of Violation.**

(Ord. No. 12-1, 3-19-2012; Ord. No. 14-4 , 10-6-2014; Ord. No. 18-3 , 12-17-2018; Ord. No. 19-3 , 7-1-2019)

Sec. 14-178. Enforcement citation.

- (a) If any violation remains unabated after 30 days, the ~~property maintenance inspector~~ **Property Maintenance Inspector** is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment **to the Town.**
- (b) If any violation which pertains only to grass, weeds, or similar growths reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash remains unabated after ten days, the ~~property maintenance inspector~~ **Property Maintenance Inspector** is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment.

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- (c) Failure to remedy the violation shall subject the violator to criminal penalties as permitted by statute, including referral to the State's Attorney's Office for criminal prosecution.

(Ord. No. 12-1, 3-19-2012; Ord. No. 14-4 , 10-6-2014; Ord. No. 18-3 , 12-17-2018; Ord. No. 19-3 , 7-1-2019)

Sec. 14-179. Penalty for violation.

- (a) Violations of the provisions of this ordinance shall be punishable by a fine of no less than ~~\$75.00~~ **\$100.00** each day the violation continues after the date of the citation. Each day of each violation shall constitute a separate offense subject to the established ~~\$75.00~~ **\$100.00** fine.
- (b) If a hearing is requested pursuant to section 14-180 herein and the citation hearing officer finds liability, fines assessed shall accrue from the date of the issuance of the citation.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-180. Citation procedure.

Any person issued a citation pursuant to this article shall be entitled to a hearing to contest the citation pursuant to the provisions of C.G.S. § 7-152c. The request for a hearing shall be made to the Town Manager. If any person so cited chooses not to timely request a hearing, he shall be deemed to have admitted liability. The Town Manager shall appoint a citation hearing officer. The citation hearing officer shall not be a police officer, any other ~~town~~-Town employee or any person who has the authority to issue citations.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3 , 7-1-2019)

~~**Sec. 14-181. Notice of penalty assessment with clerk of superior court Clerk of Superior Court.**~~

~~If enforcement citation fines levied in accordance with this chapter are not paid within 30 days, despite proper notice to the person found liable, the citation hearing officer shall file a certified copy of the unpaid fines with the clerk of the superior court. Notice with the clerk of the superior court shall be filed within 12 months. The clerk shall enter judgment in favor of the town. The judgment Clerk of the Superior Court. Any judgment issued by the Superior Court thereon shall have the effect of a civil money judgment, and a levy of execution of such judgment may issue without further notice to such person.~~

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-182¹. Appeal of penalty assessment to ~~superior court; blight review committee~~ Superior Court; Blight Review Committee.

- (a) A person against whom a judgment has been entered is entitled to judicial review in accordance with the provisions of C.G.S. § 7-152c; or
- (b) After the appeal period pursuant to C.G.S. § 7-152c has passed, any person having been issued a citation may seek relief ~~of from~~ enforcement citation fines from the Blight Review Committee by contacting the ~~town~~ **manager's Town Manager's** office.

(Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Editor's note(s)—Ord. No. 18-3 , adopted Dec. 17, 2018, repealed the former § 14-182 and enacted a new section as set out herein. The former § 14-182 pertained to appeal of penalty assessment to ~~superior court~~ **Superior Court** and derived from Ord. No. 12-1, adopted March 19, 2012.

Sec. 14-183.2. Recording of lien.

- (a) Any unpaid ~~fine~~ imposed ~~fine~~ for blight violations shall constitute a lien upon the real estate in accordance with C.G.S. § 7-148aa. Each lien shall be continued, recorded and released as provided for in C.G.S. § 7-148aa.
- (b) Any unpaid imposed fine for a blight or public nuisance violation, other than housing, shall be enforced in accordance with the Connecticut General Statutes, including the filing of a judgment lien when appropriate.
- (c) Any unpaid costs associated with bringing the premises into compliance per Section ~~14-184~~ 14-179 herein shall constitute a lien upon the real estate in accordance with C.G.S. § 49-73b. Each lien shall be continued, recorded and released as provided for in C.G.S. § 49-73b.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-183. Foreclosure of liens for blight violations.

- (a) The Town reserves the right to proceed with the foreclosure of property maintenance liens an amount of \$20,000 in unpaid imposed fines for blight violation(s) has been reached or 180 days, whichever comes first.
- (b) The ~~Office of Economic & Community Development~~ **Town Manager or their designee** may serve issue written notices as specified below upon the owner at his last known address by hand-delivery, first class mail, certified mail, return receipt requested, or any other method authorized ~~or, required, or permitted~~ in Connecticut. At its discretion, the Town may also serve notices upon any other person(s) responsible for the blighted premises. A copy of the notice may also be sent to the holder(s) of any recorded liens encumbering the blighted premises pursuant to C.G.S. § 7-148gg. The following notices may be served prior to the commencement of any foreclosure with the purpose of encouraging voluntary compliance without the need for legal action:
 - (1) A First Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$10,000.
 - (2) A 2nd Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$15,000.
 - (3) A Letter of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$20,000.

Sec. 14-184. Municipal performance.

- (a) The ~~town~~ Town may take such steps as are necessary to abate blight ~~on any premises~~ in violation ~~of Section 14-172 (3) (b) and/or (3) (d)~~ of this article per Conn. Gen. Stat. §7-148(c)(7)(H)(xv) and after all appeal periods have expired.
- (b) In addition to any civil or criminal penalties as permitted by statute, the ~~property maintenance inspector~~ **Property Maintenance Inspector** is authorized to institute any and all legal proceedings before the superior court to compel compliance with this article.
- (c) In the event that the ~~property maintenance inspector~~ **Property Maintenance Inspector** prevails in any legal proceedings provided for herein, the violator shall be liable for all costs of bringing the property into compliance and shall further be liable for all legal costs incurred by the town in bringing the property into compliance, including its reasonable attorney's fees.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-185. Pending special permit, site plan or property sale exception.

- (a) Any blighted premises for which a building permit, special use permit, or site plan application is required in order to remediate the blighted premises shall be exempt from the provisions of this ordinance for a period of 30 days in order for the property owner or his designee to apply for any required building permit, special use permit or site plan approval, and shall be further exempt therefrom during the pendency of the review of such application by the municipal agency having jurisdiction.
- (b) Any blighted premises which has been sold to a bona fide purchaser shall be exempt from the provisions of this ordinance for a period of 30 days from the date of sale for any remediation work not requiring a building permit, special use permit, or site plan approval.
- (c) Any blighted premises which has been sold to a bona fide purchaser and which requires a building permit, special use permit or site plan approval for required remediation work, shall be subject to the provisions of subsection (a), above, commencing on the date of sale.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

~~Sec. 14-187. Blighted Property Fixed Tax Incentive Program.~~

~~The Town seeks to incentivize interested parties to purchase, rehabilitate, and ultimately reside in properties recognized as blighted. To do so, the Town hereby establishes a program that will freeze the assessment of eligible properties at their pre-rehabilitation assessment for five years after the rehabilitation has been completed and verified by town staff.~~

- ~~(a) At their discretion, the Assessor shall be empowered to freeze the assessment of an eligible property that is determined to be blighted by the Enfield Town Council, Supervisor of Assessment & Revenue Collection, Office of Economic & Community Development, property maintenance inspector Property Maintenance Inspector, Citation Hearing Officer or the Enfield Blight Review Committee as stated in subsection (c) and pursuant to C.G.S. §12-121e, provided all other criteria established in this section are met.~~
- ~~(b) Prior to any work commencing and before such premises will be considered for a freeze under this section, an "Application for Fixed Tax of Blighted Property" shall be filed with the Town's Assessor's Office which application shall include:

 - ~~(1) Property Address and Owner Information;~~
 - ~~(2) Current blight violation(s) on the property;~~
 - ~~(3) A description of the proposed improvements thereon and intended use;~~
 - ~~(4) An itemized estimate of the cost of those improvements from a licensed contractor; and~~
 - ~~(5) A timetable detailing the schedule of improvements.~~~~
- ~~(c) For a property to be considered eligible for a fixed assessment under this section, the following criteria shall be met:

 - ~~(1) At time of application, the property must be in violation of at least one blight condition defined in Sec. 14-172;~~
 - ~~(2) The property must be a residential single family, multifamily (two to four units);~~
 - ~~(3) It must be the owner's intention to reside in the property as his or her primary residence;~~
 - ~~(4) The cost of improvements must be at least 30% of the assessment at the time of application;~~
 - ~~(5) All improvements or other work must be completed within one (1) year of the approval of the application;~~
 - ~~(6) Town staff will perform a final inspection to confirm that the rehabilitation has been completed;~~
 - ~~(7) All blight conditions must be corrected before the final inspection;~~
 - ~~(8) All taxes and sewer use fees must be current before the final inspection; and~~~~

- ~~(9) The owner must obtain and close out all necessary building, zoning, wetlands and any other permits before the final inspection completed by town staff.~~
- ~~(d) After the rehabilitation has been completed and confirmed by town staff, the fixed tax assessment will begin and will continue for five years. The five year period commences from the time the application is submitted. If at any point throughout the five years any of the following occur, the Town has the right to immediately terminate this fixed assessment:~~
- ~~(1) The property is in violation of the blight ordinances;~~
 - ~~(2) Taxes and sewer usage fees due to the Town of Enfield are no longer current;~~
 - ~~(3) The property is no longer the primary residence of the owner; and/or~~
 - ~~(4) The property is sold or the title has been transferred in any way.~~

Sec. 14-186. Minimum standards.

- (a) The provisions in this article shall not be construed to prevent the enforcement of other statutes, codes, ordinances or regulations which prescribe standards other than are provided for in this article.
- (b) In any cases where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other code of the town or state, the provision which establishes the higher standard for the promotion and protection of the health and safety, and property values of the residents shall prevail.
- (c) This article shall not affect violations of any other ordinance, code or regulation existing prior to the effective date of this code, and any such violations may be governed and continue to be punishable under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-187. Responsibility for compliance.

All persons subject to this article shall be jointly and severally obligated to comply with the provisions of this article. Whenever the person, as herein defined, is a corporation or other legal entity, the officers thereof shall be jointly and severally responsible with that corporation or other legal entity.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-188. Applicability.

Every privately owned property in the Town, including but not limited to, residential, nonresidential or mixed occupancy buildings and the land on which they are (or were) situated, used or intended to be used for dwelling, commercial, business or industrial occupancy, shall comply with the provisions of this article. Such compliance is required whether or not such-buildings have been constructed, altered or repaired before or after the enactment of this article. This article shall also apply to mobile home parks.

Secs. 14-189—14-210. Reserved.