

**Enfield Blight Review Committee Regular Meeting
Scitico Room – Enfield Town Hall
Thursday, February 6, 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, February 6, 2025 at 4:02 pm.

Roll Call

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

Also Present: Kristy Koistinen – Community Development Specialist

Approval of Minutes

A motion was made by Mary Ann Turner, seconded by Jim Byrne to approve the January 2, 2025 meeting minutes. **The motion was approved 4-0-1, with Jennifer Bruyette abstaining.**

Old Business

The owner of 122 Windsor Street was not present at the time 122 Windsor Street was called.

A motion was made by Mary Ann Turner, seconded by Jennifer Bruette to move 122 Windsor Street after 11 Ridgefield Road on the agenda. The motion was approved 5-0-0.

11 Ridgefield Road – The owner was present. Staff reviewed that at the September 5, 2024 meeting, a motion was made to monitor the property over the next five months and to have this property return to the February 6, 2025 meeting agenda. Staff confirmed that there have been 1-2 inspections a month since the September meeting and the property has stayed in compliance.

The Committee addressed the fact that there is a current sewer usage fee due and that would need to be paid as soon as possible. The owner stated he could pay the balance the next day, which Kristy can confirm once it has been paid.

A motion was made by Jim Byrne, seconded by Councilor Santanella to make a recommendation to Town Council to waive the property maintenance fines of \$89,424 with the condition that the owner pays the current sewer usage fee before the next Town Council meeting. The motion was approved 5-0-0.

122 Windsor Street – The owner was present. Staff reviewed the discussion that took place at the January 2, 2025 Blight Review Committee meeting and advised that the Zoning Enforcement Officer confirmed there were no current zoning violations on the property. The Property Maintenance Officer confirmed the property is in violation of multiple property maintenance violations.

The Committee discussed that some members were able to drive by the property and confirmed that the property is blighted. The owner stated that he hired a landscaping contractor to maintain the property in the future but there was no contract in writing. The Committee discussed how this

property has been under review for almost two years and it is still blighted after the owner has attended numerous Blight Review Committee meetings and a Town Council meeting. They discussed how it should be referred back to the Town Council to review foreclosure. Mayor Nelson stated that if this is referred to Town Council for foreclosure at their next meeting and it is approved, if the owner enters into a purchase and sale with a buyer before the foreclosure is finalized, the fines and foreclosure could be referred to the Town Council again to review a reduction of fines and possible withdraw of the foreclosure. The owner requested something in writing that would confirm this would take place. Mayor Nelson confirmed that there is no guarantee of any future actions since he cannot speak for the Town Council or the future Town Council but it is something that can be suggested.

A motion was made by Jim Byrne, seconded by Mary Ann Turner to make a recommendation to Town Council to begin the foreclosure on the property maintenance lien at 122 Windsor Street. The motion was approved 5-0-0.

66 Fletcher Road – Staff advised that the owner has been sent numerous letters, phone calls, and emails regarding the current outstanding lien and accruing fines. Since the last meeting, staff called additional phone numbers found through White Pages and was unable to make contact. The Committee reviewed the past due taxes balance of \$12,061.90.

A motion was made by Jim Byrne, seconded by Mary Ann Turner to make a recommendation to Town Council to begin the foreclosure on the property maintenance lien at 66 Fletcher Road. The motion was approved 5-0-0.

New Business

The representative for 26 King Court, Fannie Mae, was not present at the time 26 King Court was called.

A motion was made by Mary Ann Turner, seconded by Jennifer Bruette to move 26 King Court on the agenda after 27 Francis Avenue. The motion was approved 5-0-0.

27 Francis Avenue – Kristy Koistinen provided a summary of the property's history. The owner was present and spoke on the current condition of the property. The Committee discussed that there are multiple violations at the property currently but will work with the owner to address the violations.

A motion was made by Mary Ann Turner, seconded by Jennifer Bruette, to give the property owner until the April 3, 2025 Blight Review Committee to remove the two piles of fencing, in the driveway and in the front yard. The motion was approved 5-0-0.

The Committee noted that the next step could be to correct the additional violations by June 2025 but will be discussed at the April 3, 2025 meeting.

26 King Court – The representative for Fannie Mae was not present. Staff provided a summary of the property's history with pictures of the current condition. The Committee agreed that due to the current condition, the Fannie Mae representative should readdress the Blight Review Committee when the rehabilitation of the property has been completed.

A motion was made by Mary Ann Turner, seconded by Councilor Santanella, to table for 4 months, or the time Fannie Mae needs to rehabilitation the property. The motion was approved 5-0-0.

Discussion Items

Property Updates – There was no discussion regarding property updates.

Adjournment

Jennifer Bruyette made a motion, seconded by Mary Ann Turner, to adjourn at 5:28 pm. **The motion was approved 5-0-0.**

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development