

**Enfield Blight Review Committee Regular Meeting
Scitico Room – Enfield Town Hall
Thursday, April 3, 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, April 3, 2025 at 4:05 pm.

Roll Call

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

Also Present: Kristy Koistinen – Community Development Specialist

Absent: Councilor John Santanella – Town Council Liaison

Approval of Minutes

A motion was made by Jim Byrne, seconded by Mary Ann Turner, to approve the minutes from March 6, 2025. **The motion was approved 3-0-1 with Jennifer Bruyette abstaining.**

The property owner of 28 Iroquois Road was the only property owner present.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to move New Business up on the agenda before Old Business. The motion was approved 4-0-0.

New Business

28 Iroquois Road – The property owner was present.

Kristy Koistinen provided a history of the property, current violations and outstanding lien. The owner provided additional information regarding the property and why it is in the condition it is in. He stated he now has time to focus on addressing the property maintenance concerns that include but not limited to replacing the damaged fence in the backyard, replace the boarded and damaged windows, replace and repair all damaged siding, power wash the home, etc.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to table this item until the next meeting so the property owner can review the property maintenance ordinance and obtain signed repair orders for all work that needs to be completed to bring the full property into compliance. The motion was approved 4-0-0.

Old Business

The property owner of 27 Francis Avenue was present.

A motion was made by Jennifer Bruyette, seconded by Mary Ann Turner, to move 27 Francis Avenue up on the agenda before 3 Pearl Street Extension. The motion was approved 4-0-0.

27 Francis Avenue – The property owner was present.

Kristy Koistinen reviewed the minutes from the February 6, 2025 meeting when this property was last addressed. The owner was able to remove the fencing in the driveway and front lawn and additionally removed some overgrowth from the front yard. The Committee discussed how the

property is looking better, and that the property owner should now focus on the additional items that need to be addressed including paying the current sewer usage fees, fixing the damaged areas of the roof, power washing the house and continuing to keep the yard clean.

A motion was made by Mary Ann Turner, seconded by Jennifer Bruyette, to table this item for six months to allow the owner to complete the additional items addressed above and then come back in front of the Committee to discuss the outstanding fines and lien. The motion was approved 4-0-0.

3 Pearl Street – The property owner stated he would attend but was not present.

Kristy Koistinen advised a meeting with staff and the property owner took place March 20, 2025 where a plan with specific deadlines was created for the owner to address the numerous housing code violations at the property. The first deadline had passed, and no action has been taken by the owner. This property has been cited by Property Maintenance Inspectors numerous times over the last ten years and by the Building Department who is working with the State of Connecticut Division of Criminal Justice State's Attorney's Office regarding the outstanding building code violations.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to make a recommendation to Town Council to begin the foreclosure on the property maintenance lien at 3 Pearl Street Extension. The motion was approved 4-0-0.

Discussion Items

Property Updates – The Committee and staff discussed property updates.

Adjournment

A motion as made by Mary Ann Turner, seconded by Jim Byrne, to adjourn at 5:08 pm.

The motion was approved 4-0-0.

Respectfully Submitted,
Kristy Koistinen
Office of Economic & Community Development