

**Enfield Blight Review Committee
Regular Meeting
Scitico Room – Enfield Town Hall
Thursday, July 10, 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, July 10, 2025 at 4:00 pm.

Roll Call

Present: Mayor Ken Nelson Jr – Town Council Liaison (arrived at 4:26pm), Councilor John Santanella – Town Council Liaison, Jennifer Bruyette, Mary Ann Turner, Jim Byrne

Also Present: Steve Clavette – Assistant Building Official (only for 42 Asnuntuck Street discussion)
Rick Rachele – Zoning Enforcement Officer (only for 42 Asnuntuck Street discussion)
Kristy Koistinen – Community Development Specialist

Approval of Minutes

A motion was made by Mary Ann Turner, seconded by Jennifer Bruyette, to approve the minutes from June 5, 2025. **The motion was approved 4-0-0.**

Old Business

28 Iroquois Road – The owner was present.

Kristy Koistinen reminded the Committee that this property was addressed at the April 3, 2025 and May 8, 2025 meetings. The Committee agreed that the new siding looks great, and they thanked the owner for completing the work. The owner advised he completed the fence behind the property, replaced the breezeway door and will be taking care of the leaves next. It was noted that the breezeway door would be painted as it does not look like the project is complete and there was left over materials in the front yard covered by a tarp. That would need to be removed as well.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to allow the property owner until the August meeting to complete the remaining items. The motion was approved 4-0-0.

The Committee discussed if the owner needed to attend the next meeting or if Kristy can simply confirm all items were addressed before the meeting. The Committee agreed he did not need to attend but he was welcome to join to understand the process and next steps regarding the lien and fines.

216 Hazard Avenue – The owner was present.

Kristy reminded the Committee that this property was addressed at the May 8, 2025 meeting where it was tabled for two months to allow time for the owner to replace the damaged areas of the fence. As of July 10, 2025, the Committee confirmed the damaged areas of the fence were corrected. She is still working with the Connecticut Department of Social Services to see if they can replace the whole fence.

The owner currently owes \$273.52 in sewer fines and is current on taxes.

A motion was made by Jennifer Bruyette to send a recommend to Town Council to forgive the property maintenance fines contingent on the owner paying her current sewer bill before September 10, 2025, so the recommendation can be addressed at the September 15, 2025 Town Council meeting. There was no second and the motion was removed from the table.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to send a recommendation to Town Council to reduce the fines from \$28,250 to \$50, contingent on the owner paying her current sewer bill before September 10, 2025 so it can be addressed at the September 15, 2025 Town Council meeting. The motion was approved 3-1-0, with Jennifer Bruyette voting against.

Rick Rachele, Zoning Enforcement Officer entered the meeting.

The Committee agreed to take a recess at 4:24pm to allow time for Steve Clavette from the Building Department to arrive. During the recess, Mayor Nelson and Steve Clavette both arrived. The recess ended at 4:27pm.

42 Asnuntuck Street – The property owner was present.

Kristy reminded the Committee that this property was addressed at the June 5, 2025 meeting where it was tabled until the July meeting so the owner could meet with the Building Department to confirm what work needs to be completed for compliance of the Building Code.

Steve addressed that there are numerous housing and building code violations throughout the property that need to be addressed. He mentioned that there are violations and concerns through the Fire Marshal who was unable to make it to this meeting to discuss as well.

Rick Rachele addressed the current zoning violation that was issued July 9, 2025.

A discussion between the Committee, staff and the owner took place regarding the history of the property, the current condition of the units and some of the items that need to be addressed.

A motion was made by Mary Ann Turner, seconded by Councilor Santanella, to table this item until the October meeting to allow the owner to address all violations from the Building Department, Planning & Zoning, and the Fire Marshal and for compliance to be met. The motion was approved 4-1-0, with Jennifer Bruyette voting against.

New Business

There was no new business on the agenda. Mary Ann Turner requested a quick discussion on the blight ordinance, which the Committee agreed. She spoke on the number of properties that have natural debris stored including logs, brush, overgrowth trimmings, etc. She wanted to get the opinion of the Committee if they would consider modifying the ordinance to include these types of issues. The Committee was in agreement that they should review their definition of “trash”. Mayor Nelson requested Kristy to add this discussion onto the August 2025 meeting agenda.

Discussion Items

Property Updates – The Committee and staff discussed property updates on outstanding property maintenance liens and pending foreclosures.

Adjournment

A motion was made by Jennifer Bruyette, seconded by Mary Ann Turner, to adjourn at 5:13 pm.

The motion was approved 5-0-0.

Respectfully Submitted,

Kristy Koistinen
Office of Economic & Community Development