



**Enfield Blight Review Committee
Special Meeting Minutes
Scitico Room – Enfield Town Hall
Tuesday, September 9, 2025 5:00 PM**

A regular meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Tuesday, September 9, 2025 at 5:00 pm.

Roll Call

Present: Mayor Ken Nelson Jr – Town Council Liaison, Councilor John Santanella – Town Council Liaison, and Mary Ann Turner

Absent: Jim Byrne and Jennifer Bruyette

Also Present: Kristy Koistinen – Community Development Specialist

Approval of Minutes

Approval of the August 7, 2025 minutes were tabled since only two members were present at that meeting.

Old Business

11 Sherwin Drive – A motion was made by Councilor Santanella, seconded by Mary Ann Turner, to move this item to follow New Business. The motion was approved 3-0-0.

Old Business

3 Cook Avenue – The property owner was present and was joined by her caretaker and potential buyer of the property.

Kristy reminded the Committee that this property was originally tabled until the October meeting to allow the owner time to finalize her finances, which would allow her to pull building permits to replace the siding on her home and her front porch that are both currently blight. Kristy advised that the owner contacted her the previous week stating that she has someone ready to purchase her home and she wanted to request a reduction in fines asap so the sale can go through. The Committee received a copy of the purchase & sale agreement. The owner and potential buyer discussed that there was an agreement where the buyer was going to pay off the delinquent tax balance on the property and the blight lien, so the sale price was based on this information.

A discussion took place regarding the work that the potential buyer can complete at the property before the sale takes place. This will allow the current blight violations to be corrected before a reduction in fines takes place, which the Blight Review Committee would be more comfortable with. The potential buyer would be required to pull all required building permits necessary for the work.

A motion was made by Councilor Santanella, seconded by Mary Ann Turner, to table this item until the December 2025 Blight Review Committee meeting. The motion was approved 3-0-0.

New Business

6 Thompson Court – The property owners were present.

Kristy reviewed the history of the property that was in violation of trash and a broken fence. The fence was corrected quickly and a Citation Notice was issued for just the trash in 2021.

The property owners advised that the trash was put in their yard by a resident from the neighboring property and was removed. Staff and the owners did not have an exact date when the trash was removed.

The Committee reviewed the current status of the property via a picture staff recently took. They noticed the front lawn has some overgrowth in grass and plants. They mentioned that should be maintained going forward. The owners stated that was the responsibility of one of the tenants and they will speak with them.

A motion was made by Councilor Santanella, seconded by Mary Ann Turner, to recommend Town Council reduce the property maintenance fines to \$500 that must be paid within 14 days from the Town Council's approval. The motion was approved 3-0-0.

New Business

4 Lox Lane – The property owner's attorney was virtually present and the potential buyer was present in person.

Kristy provided background on the property that has been in a blighted state for over a decade. The mortgage company of the property was able to foreclose and gained ownership in June 2025, but the process was very time consuming due to COVID-19 and unlawful tenant. The current owner started work to repair the property and plans to correct the remaining items including removing the trailers located in the back yard and fixing the damaged mudroom roof.

There is an executed purchase and sale between the current owner and potential buyer who is eager to take title of the property so he can begin working on the property.

A motion was made by Councilor Santanella, seconded by Mary Ann Turner, to recommend Town Council reduce the property maintenance fines to \$5,000, contingent upon the work being completed that was addressed in the Blight Review Reduction Request submitted by McCalla Raymer Leiber Pierce, LLP dated August 22, 2025 under Longbridge's Pending/Anticipated Work at the Property, Exhibit 9, 10, 11, 12 and 13. The motion was approved 3-0-0.

Old Business

11 Sherwin Road – The property owner was present.

Kristy reminded the Committee that this property was reviewed at their September 5, 2024 meeting where the owner needed to maintain the property and was tabled for a year. Kristy advised that she had driven by on a regular basis and noticed the property was maintained throughout the year.

There is currently a large sewer balance that the owner stated she has been making small payments each month towards. This balance must be paid off before a reduction of fines can take place.

A motion was made by Councilor Santanella, seconded by Mary Ann Turner, to table this item until the January 2026 Blight Review Committee meeting. The motion was approved 3-0-0.

Discussion Item

Property Maintenance Ordinance Revisions(s) – The Committee agreed to table this discussion item until all Committee members are present to participate in the discussion.

Discussion Item

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

Adjournment

A motion was made by Mary Ann Turner, seconded by Councilor Santanella, to adjourn at 6:55 pm. The motion was approved 3-0-0.

Respectfully Submitted,

Kristy Koistinen

Office of Economic & Community Development