

**Town of Old Lyme
Anti-Blight Ordinance Investigation Committee
Record of Vote & Meeting Minutes**

Wednesday, May 9, 2012 – 7:30 p.m.
Town Hall Second Floor Conference Room

Members Present: Patrick Pryor, Stacy Winchell, Ted Kiritsis, J. Ranelli, Joel Weisman
Also present: Mary Jo Nosal, Ann Brown
Later joined: Bonnie Reemsnyder

- 1) Call to meeting by Chairman Patrick Pryor at 7:38 p.m.
Minutes from the previous meeting of April 11, 2012.

Motion to approve the April 11, 2012 minutes: Ted Kiritsis
Seconded: Joel Weisman
Favor: Unanimous. Motion Carried.
Opposed: n/a

- 2) New Business:

A. Ann Brown, ZEO, advised the Board her procedures in dealing with complaints from the residents. She acknowledged that the process can move slowly and understands that people feel like they're getting kicked around from department to department.

If the complaints are for junk/inoperable cars or more than one unregistered vehicles, those complaints are investigated by her. If valid complaints as to zoning issues are made, then she will advise the homeowner who will have 10 days to cure the problem. If still in violation after 10 days, then she can issue a formal cease and desist notice which will allow the homeowner up to 30 days to appeal to the Zoning Board of Appeals. During this time, the homeowner is not being fined or penalized. If after losing the appeal and if the homeowner continues to be in violation, then the Town's attorney becomes involved and, if necessary, a lawsuit will be instituted. Zoning doesn't have an immediate power.

Sanitation has authority to act essentially immediately if violations are a threat to public health and safety.

Blight complaints that she recognizes that are outside of zoning, she does direct the residents to said sanitation or housing departments. She maintains files for all property complaints zoning related. She has several pending matters involving junk/unregistered vehicles for various properties.

- B.** Communication with Clinton's Blight Officer has been unsuccessful.
C. Review of previously reported properties as given by the Health Department.

D. The Board reviewed the House Bill #5319 (Feb. 2012) which will allow municipalities to increase the fees for blight violations from \$100 to \$250.00/day.

E. Also reviewed was a legal research memo from Secor, Cassidy & Mcpartland which outlines whether a town is required to have a designated Anti-Blight Ordinance in order for state statutes to be enforceable.

3) Old Business:

There was discussion about the signed charge and meeting its goals.

4) Public Comment:

Resident, Dawn (owner of the former Italian-American Building on Shore Road), informed the Board that she has been reported to Zoning on occasions for various violations for both commercial and residential properties and she has consistently worked with the town to remedy those violations and brought her properties up to compliance. She has had numerous issues with vandalism of her commercial properties. She has questions why it seems other properties are obviously a blight, but nothing appears to be done.

5) Discussion:

Certain residential and commercial properties were identified as potential blighted properties: Mile Creek Road; Old Stagecoach; Route 156; Boston Post Road.

6) Motion to Adjourn by Joel Weisman at 9:09 p.m.

Seconded: J. Ranelli

Favor: Unanimous

Next Meeting: June 13, 2012

-Stacy Winchell, Secretary