



Town of Fairfield
BOARD OF CONDEMNATION/BLIGHT
Fairfield, Connecticut 06824

Philip Higgins, Fire Marshal – Chairman
Pat Mahoney, Building Official – Vice Chairman
Sands L. Cleary, Director of Health – Secretary

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Board of Condemnation/Blight– Meeting Minutes

July 15, 2024 at 2 pm

Meeting Recording: [07/15/24 Board of Condemnation - YouTube](#)

Members Present: Philip Higgins, Pat Mahoney, and Sands Cleary

Additional Attendees: Greg Miller (by phone). Raymond Smith (Engineering)

I. CALL TO ORDER

Philip Higgins called the meeting to order at 2:00 p.m.

II. APPROVAL OF MINUTES

Pat Mahoney made a motion to approve the minutes of the May 20, 2024 meeting, seconded by Sands Cleary. The motion passed unanimously.

III. COMMUNICATIONS

Sands Cleary made a motion to suspend the regular order of business to address the members of the public and to add 1237 Stratfield Rod to the condemnation agenda, seconded by Pat Mahoney. The motion passed unanimously.

1237 Stratfield Road – Raymond Smith is a Senior Civil Engineer from the Town of Fairfield Engineering Department and provided an update on the property. While he was working on the four corners project in the vicinity of 1237 Stratfield Road, he noticed there was degradation of the retaining wall along the channel and it has been monitored over the last year. The wall has become worse over time and is at a point it could cause significant problems both up and downstream on the river way next to the property. The parking spaces behind the retaining wall are recommended to be blocked off because if the wall were to give out they could completely fall into the river along with any vehicle parked there. The owner is M&T Bank and a request of the town attorney was made to consider the collapsing wall as a menace to public safety and be added to the condemnation agenda. The condemnation issue is the structural compromise of the wall and the safety of the surrounding area of the wall. From the building perspective it is a hazard and it is holding back the retainage of the upper wall, if the wall were to give it could extend to the parking spaces or if someone was walking along the area could cause an injury. Certified letters have gone out to the owner from the town attorney. This falls under an emergency condition and 10 day notice for a hearing will be given.. The Building Department may block off the parking area to prevent additional weight and will go out tomorrow. The Town may abate

the situation and lien the property for the costs. Sands Cleary made a motion that 1237 Stratfield Road presents a menace to public safety under the unfit structures ordinance, seconded by Pat Mahoney. The motion passed unanimously and a hearing notice will be sent

Return to the regular order of business.

IV. CONDEMNATION – OLD BUSINESS

92 Grasmere Avenue – There is no progress or response. It is pending feedback from the owner and prospective buyer to confirm the sale. The property is stabilized and procedures started for a demo, pending the sale. The property will stay on the agenda until the building is demolished.

V. CONDEMNATION NEW BUSINESS

VI. BLIGHT OLD BUSINESS

46 Apponyi Street – The property was inspected and there is a large hole in the eaves of the right side of the property and overgrown brush/lawn. An inspection was attempted and no answer at the door and unknown about the vehicles. A hearing was scheduled in June and the meeting was canceled due to a lack of a quorum. Notification was returned. A new hearing notification will be sent for September.

12 Carthage Street – The owner removed the excessive amount of debris and material. Sands Cleary motioned to remove the property from the agenda for compliance, seconded by Pat Mahoney. The motion passed unanimously.

92 Grasmere – The property was previously discussed. The property fines stopped as of March 12, 2024. There was a lien filed on 2/28/2022 from 4/28/2021 to 3/12/2024. The property will stay on the agenda until the building is demolished.

20 Morehouse Highway – The property has not significantly changed, the debris in the side yard still has to be removed. The lien remains on the property and fines continue \$100 per day, as of 4/28/2021.

57 Rock Ridge Road – The property continues to be cleaned up and debris removed. They are having difficulty to haul the larger items away. The property has forward progress and will carry forward to be monitored.

222 Stillson Road – The owner provided an update and received approval from the Wetlands Commission. There was a code reviews and the building application is pending. The property will carry forward and be monitored.

VII. BLIGHT NEW BUSINESS: None

21 Black Rock Turnpike – There is only overgrowth on the property and was referred to Conservation. The property does not meet the blight criteria and will be removed from the agenda.

904 High Street – There is 3 holes and birds and wildlife going in and out of the property. The property is vacant with siding issues and possible step failures. Sands Cleary made a motion that it meets the criteria for blight, seconded by Pat Mahoney. The motion passed unanimously and a hearing notice will be sent.

91 Lockwood Road – There is just overgrown grass. The property does not meet the blight criteria and will be removed from the agenda.

499 Melville Avenue – The property owners of the fence and the area in question. The garbage placed by passing vehicles was cleaned, grass was trimmed, and mulch was put down. It is almost completed and there were repairs made to the fence which has several new pieces. It is just pending the fence repairs to be completed. The Health Department sent a notice and will follow up. The property does not meet the blight criteria and will be removed from the agenda.

225 Papermill Lane – The online complaint was for landscaping and weeds that was sent to public works. The property does not meet the blight criteria and will be removed from the agenda.

583 Riverside Drive – The owner has taken action and made some progress in cutting down several large trees and overgrown bushes but the work is not complete. The property meets the criteria for blight with several holes and damage to the siding. The complainant, stated birds and animals are going into the property, which was not observed during the inspection but is possible. Sands Cleary made a motion that it meets the criteria for blight, seconded by Pat Mahoney. The motion passed unanimously and a hearing notice will be sent.

1956 Stratfield Road – This complaint is being handled by the Health Department. The property does not meet the blight criteria and will be removed from the agenda.

1964 North Benson Road – There are permits and the work fell behind schedule. They started the work again and are back on schedule. There was Tyvac on the outside and the property was recently sided, and currently under construction. The property does not meet the blight criteria and will be removed from the agenda.

500 Reef Road – Lantern fly complaint. Per conservation only thing that can be done is for owners to kill Lantern flies to slow the spread. The property does not meet the blight criteria and will be removed from the agenda.

71 Reid Street – A complaint came in for not mowing the lawn. Uncut grass is not covered by the blight ordinance or any town ordinance. The property does not meet the blight criteria and will be removed from the agenda.

VIII. ADJOURNMENT

There being no further business, Sands Cleary motioned to adjourn the meeting at 2:27 pm, seconded by Pat Mahoney. The motion passed unanimously.

Respectfully submitted,

Andrea Flynn, Recording Secretary