

City Of Torrington

LAND USE DEPARTMENT
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MEMORANDUM

TO: City Counsel
CC: Martin Connor, City Planner & Jeremy Leifert, Asst. City Planner & ZEO

FROM: Ashley Clement – Blight Enforcement Officer  File: Blight Enforcement

DATE: DECEMBER 2, 2021

RE: Blight Enforcement Update

Notes/Comments:

Below is a summary of blight enforcement properties and the different stages they are in. All files are reviewed by the Blight Task Force. Attached you will find the City's active blight log along with a list of properties brought into compliance.

Enforcement cases sent to Corporation Counsel for legal action:

*Note all enforcement was prepared and ready for legal actions when the Global Pandemic Covid-19 brought our systems to a halt until July 2021. Please see the updated case and current standings.

1. **126 High Street** – After a 28-year battle, the City now officially owns this property, worked with the owner to remove all of his belongings, and is looking to possibly sell.
2. **62 Highland Ave**- Enforcement started in March of 2020 for debris/junk, overgrowth, some disrepair to the home, along with a dangerous tree. This property has shown no compliance and the file has been started with Corp. Counsel.
3. **70 Red Oak Hill**- Enforcement has had history of 10+, recently with a firm push to find compliance. After a long court battle the owner bid back his home in a foreclosure and our Enforcement efforts have already begun to ensure compliance. Notice of Violation to be served on Dec. 2, 2021.
4. **161 N Chapel St.** –Enforcement started April 2019 for Debris/junk, abandonment and overgrowth. This property is now in compliance and has a new owner!
5. **590 Newfield Spring Rd** – Enforcement started December 2017 for junk/debris, several unreg. Vehicles, and peeling paint. This property had a Law Day and the City was granted ownership.
6. **2152 Norfolk Rd** – Enforcement started July 2018 for overgrowth, junk/debris, disrepair to the home, and vandalism. This property has been brought into compliance, has a new owner and looks beautiful!!

7. **170 Park Ave** – Enforcement started January 2019 for junk/debris, unreg. Vehicles, and disrepair. This property is moving forward with Corp. Counsel.
8. **286 Park Ave**– Enforcement started May 2019 for junk/debris, unreg. Vehicles, boarded up home, peeling paint, and overgrowth. This property has been sold in a tax sale and currently starting the process of being flipped.
9. **21 Pearl St** – Enforcement started August 2018 for debris/junk, peeling paint, nuisance. This property has since been brought into compliance.
10. **492 Prospect St.** – Enforcement started December 2019 for several unreg. Vehicles, junk/debris, and overgrowth. The bank is still currently pending foreclosure.

Enforcement cases currently waiting or scheduled for a hearing:

1. 217 Moore Dr.

Summary:

- **Active enforcement cases** - 57 cases
- **Cases sent to Corporation Counsel** – 7 cases
- **Cases scheduled for hearing** – 1
- **Cases brought into compliance since January 2021** – 33 (123 since 2019)
- **Liens / Fines Collected in 2021** - \$109,550 (not including the 2 house the City now owns)

END MEMORANDUM

COMPLIANCE / CLOSED PROPERTIES

<u>Address</u>	<u>First Letter</u>	<u>Compliance Date</u>	<u>Fines</u>	<u>Amount</u>
23 Albert St.	8/6/2018	1/16/2020	Y-PAID	\$1,500
85 Allen Rd	3/11/2020	6/8/2021	N	
94 Bannon St.	10/7/2019	11/13/2019	N	
212 Barton St.	11/30/2020	12/3/2021	N	
193 Berry St	3/24/2021	6/8/2021	N	
199 Berry St	3/24/2021	6/8/2021	Y-PAID	\$200
88 Birden st.	7/22/2019	9/30/2019	N	
21 Bradford Rd.	7/29/2019	10/23/2019	N	
95 Brightwoond Ave.	10/16/2019	7/8/2020	N	
58 Broad St.	6/24/2019	9/4/2019	N	
38 Brook St	7/30/2020	12/1/2020	N	
44 Butler St.	2/11/2020	5/28/2020	N	
271 Cardinal Circle	8/19/2021	9/2/2021	N	
40 Carroll Dr.	6/8/2021	10/7/2021	N	
11 Charles St.	6/30/2020	10/7/2020	N	
76 Charles St.	6/24/2019	7/30/2019	N	
22 Cherry St.	3/13/2019	3/24/2020	N	
107 Cherry St.	4/22/2019	8/22/2019	N	
174 Circle Dr.	5/10/2019	11/27/2019	N	
181 Clarence St.	2/26/2019	11/27/2019	N	
50 Clark St	11/25/2020	2/12/2021	Y-PAID	\$1,000
280 Clearview Ave.	12/28/2018	1/2/2020	Y-PAID	\$200
48 Colin Dr.	10/15/2019	1/3/2020	N	
52 Cook St.	11/6/2019	3/2/2020	N	
93 Cookes Ridge	8/3/2020	4/6/2021	N	
49 Dibble St.	2/10/2020	4/2/2020	N	
129 Durand St.	7/16/2019	9/5/2019	N	
140 Eagle Ridge Rd.	11/20/2019	11/25/2019	N	
104 East Elm St.	3/30/2021	4/20/2021	N	
245 East Elm St.	9/27/2018	11/25/2019	N	
345 East Main St.	4/21/2020	7/8/2020	N	
1050 East Main St.	6/24/2019	11/27/2019	N	
206 East Pearl St.	10/17/2019	1/2/2020	N	
59 Edgewood Dr.	6/13/2019	8/30/2019	N	
28 Elton St.	5/5/2020	5/13/2020	N	
44 Elton St.	5/5/2020	5/11/2020	N	
64 Elton St.	5/5/2020	10/5/2020	N	
23 Evans St.	2/20/2020	3/27/2020	N	
1266 Fairview Ave.	6/24/2019	8/2/2019	N	
36 Forest Ct.	2/12/2020	7/10/2020	N	
215 Forest St.	6/27/2019	12/31/2019	N	
34 Fowler Ave.	1/8/2020	2/26/2020	N	
72 French St.	5/29/2019	8/2/2019	N	
50 Gleeson St.	2/12/2020	8/4/2020	N	
19 Grace St.	1/3/2019	7/20/2020	Y -PAID	\$7,500
170 Grove St.	1/8/2020	8/7/2020	N	

COMPLIANCE / CLOSED PROPERTIES

617 Guerdat Rd	7/16/2020	10/19/2021	N	
92 High St.	7/24/2019	5/5/2020	N	
126 High St	7/10/2018	10/16/2021	City Owned	
172 Highfield Dr	6/23/2021	9/3/2021	N	
1167 Highland Ave	7/23/2019	1/15/2020	Y-PAID	10,000
1439 Highland Ave	3/30/2020	7/20/2020	N	
89 Hillside Ave	6/4/2019	11/4/2019	N	
131 Hillside Ave.	4/23/2019	11/4/2019	N	
74 Holley Place	1/17/2019	11/20/2020	N	
68 James St	10/19/2021	11/3/2021	N	
39 Jardon St.	7/11/2019	7/8/2020	N	
33 Kings St.	4/1/2019	10/10/2019	N	
22 Lake St	2/23/2021	5/11/2021	N	
268 Laurel Hill Rd	7/18/2020	7/20/2020	N	
67 Lewis St.	10/15/2019	5/6/2020	N	
68 Lindberg St.	9/23/2019	12/4/2019	N	
847 Litchfield st.	11/22/2019	7/10/2020	N	
42 Lorenzo St.	7/1/2019	6/4/2020	N	
82 Lorenzo St.	1/24/20`9	4/17/2019	N	
25 Main St.	10/15/2019	1/17/2020	N	
908 Main St	8/19/2021	9/27/2021	Y- PAID	\$1,600
22 Maple St	8/24/2020	10/29/2020	N	
24 Maple St	5/25/2021	6/9/2021	N	
210 Migeon Ave	2/12/2020	7/8/2020	N	
241 Main St.	8/6/2018	8/2/2020	N	
36 Marcia Dr.	6/15/2020	8/27/2020	N	
331 Migeon Ave.	10/11/2019	1/2/2020	N	
21 Monroe Ave.	3/19/2019	12/1/2020	N	
33 Monroe Ave	7/9/2018	2/8/2021	Y-PAID	\$1,500
38 Monroe St.	2/14/2019	3/13/2019	N	
189 Moore Dr.	8/29/2019	9/19/2019	N	
64 Mt. Pleasant Ter.	6/11/2020	9/30/2020	N	
69 Mt. Pleasant Ter.	6/11/2020	10/1/2020	N	
183 Mt Pleasant Ter.	7/18/2018	5/8/2019	N	
49 Nelson St	8/11/2020	10/29/2020	N	
23 N. Chapel St	11/1/2021	11/15/2021	N	
161 N. Chapel St	4/18/2019	8/12/2021	Y-Paid	\$5,000
731 New Harwinton Rd	12/9/2020	12/21/2021	N	
590 Newfield Spring	12/1/2-17	10/16/2021	City Owned	
250 New Litchfield St.	1/15/2019	9/5/2019	Y	\$20,400
1266 New Litchfield St.	6/20/2019	3/1/2020	N	
1837 Newfield Rd.	5/10/2019	9/4/2019	N	
2152 Norfolk Rd	7/2/2018	1/30/2021	Y-PAID	\$19,500
35 North Elm St.	3/30/2021	4/15/2021	N	
205 North Elm St.	10/16/2019	5/28/2020	N	
376 North Elm St.	10/15/2019	7/8/2020	N	
434 North Elm St.	6/17/2019	8/5/2019	N	

COMPLIANCE / CLOSED PROPERTIES

100 Nutmeg Dr.	1/24/2018	10/22/2019	Y	\$30,900
193 Oak Ave	7/15/2020	8/6/2020	N	
240 Oak Ave	9/21/2021	10/20/2021	N	
82 Orchard Rd.	2/11/2020	7/8/2020	N	
63 Palmer Bridge St	12/26/2018	9/21/2021	N	
70 Palmerbridge St.	8/20/2019	9/12/2019	N	
107 Palmerbridge St.	7/1/2019	8/20/2019	N	
178 Park Ave	7/24/2019	8/22/2019	N	
21 Pearl Sr	8/6/2018	6/1/2020	Y	
88 Peck Rd.	1/3/2020	1/17/2020	N	
114 Peck Rd.	9/10/2020	10/15/2020	N	
Prospect St. (Parking lot)	2/7/2020	5/28/2020	N	
575 Prospect St	2/20/2021	8/1/2021	N	
4 Pulaski St	1/20/2021	4/6/2021	N	
140 Pulaski St	2/11/2020	8/18/2020	N	
46 Rock Creek Ln	7/29/2019	7/20/2020	N	
69 Saw Mill Hill Rd	6/3/2019	3/5/2021	N	
27 Sharon Ave	11/26/2019	9/3/2020	N	
29 Seymour ST	12/9/2020	1/21/2021	N	
721 South Main St.	5/3/2019	9/3/2019	N	
37 Stoneridge Dr.	12/15/2018	7/20/2020	N	
210 Tarringford St.	5/29/2019	11/4/2019	N	
403 Tarringford West St	2/19/2020	11/19/2020	Y	\$27,500
60 Travis St.	12/27/2018	1/8/2020	N	
190 Water St	10/5/2020	6/2/2021	N	
380 Winsted Rd	6/23/2021	7/26/2021	N	
144 Woodlawn Dr.	5/7/2019	8/30/2019	N	
72 Workman Ave.	2/11/2020	2/18/2020	N	
80 Workman Ave	1/22/2020	1/26/2021	Y	\$950
86 Workman Ave	1/22/2021	1/26/2021	N	

	PROPERTY ADDRESS	OWNER	Violation	RVC	NOV	Citations started	Follow up	Notes (BLIGHT LOG) 12/2/21
165	Albrecht Rd	Marcos & Dimas Borja	possible blight	8/5/2021			12/1/2021	9-21 AC spoke with Crystal, representing the Borja family.
273	Allen Road	Daniel J. Barber	Property maintenance, debris, long grass	6/23/2021			12/16/2021	6 month hold before final closing.
36	Amherst Street	Gil Menard	possible blight	9/10/2021			4/1/2021	Daughter took over, has done major cleaning, follow up for progress on 4/1/22.
72	Bellevue Avenue	Venice Blackman	possible violations	2/24/2021	10/28/2021		12/6/2021	has moved this file to zoning enforcement as well. Unregistered Vehicle
199	Berry Street	Carlos Barrera- Tapia	over hang / roof ready to collapse; debris and junk throughout property		3/24/2021; 5/25/21	6/16/2021	12/17/2021	Letter being sent to tenants as well. 6-17-21 Compliant. 6 month hold
173	Birden Street	Calvin Green	property maintenance	6/1/2021	9/22/2021		10/6/2021	AC to speak to C.C about this situation.
137	Brightwood Ave.	Bank of NY Mellon	Property maintenance, debris, long grass	8/5/2021	9/21/2021	10/21/2021	11/15/2021	Citations have begun.
48	Britton Avenue	Bernard Joseph Belancik	broken windows, peeling paint, rotting roof, rotted porch, debris/junk on property .	8/18/2021			10/11/2021	NEW OWNERS- working with for compliance. A lot to be done.
160	Chestnut Ave	Jane Crowley	junk/ debris, peeling paint		8/4/21& 10/5/21		6/2/2022	Compliant. On 6 month hold.
229	Church Street	Charles Rhoades; new owner now Pay Dirt LLC . New Owner William Deickler	holes in exterior walls, broken doors/windows		2/2/2018; 11./27/19; 12/6/19			Re - inspect
65	Clarence St	Leonared LaRosa	Property Maintnace, debris, junk,tall grass		9/20/2021		11/18/2021	Letter received from owner, stating hes begun work.
20	Davis Street	Ramadani Shaziman	possible blight	12/9/2020			12/21/2021	New home being built/
200	Dennison Drive	Joseph Patrick Vitalis	property maintenance	44356	7/8/2021 & 10/21/21		11/17/2021	Owner called in, has sick family. Ac to work with owner.
83	East Main Street	J. R. Laliberte	debris, grass weeds, overhead crumbling onto sidewalk				12/1/21	JR is moving forward with renovating, property actively being worked on.
16	East Pearl Street	Kevin Cote	property maintenance	44274	44495		44531	AC spoke with owner, final warning, owner to begin work.

70	Red Oak Hill	Alan Rosa	boards covering windows and doors, windows/screens torn, chipped and peeling paint, shutters dirty and broken, moss covering walls and roof, gutters broken/disrepair, fence in disrepair, dead tree on front lawn, pool not properly maintained, unregistered mv, debris and junk all over property, tall grass and overgrown shrubs,	7/9/2019 & 12/2/21	7/24/2019	12/18/21	Enforcement start again on 12/2/21
183	Riverside Avenue	Vincente & Mae Rivera	boarded window, peeling paint, rotting material, tarp on roof, debris	5/2/18 - debris only; 1-2-19; second NOV sent 1/25/19			On hold - new owners
458	Riverside Avenue	Robert Watley	broken windows, broken bricks/holes in building. Chipped and peeling paint around building, unregistered/abandoned 18 wheeler in back. Vandalism. Debris and junk all over property, overgrown grass and weeds.	8/20/2019; 6/3/20 second NOV			Working with owner
301	Saw Mill Hill Road	John F. Henry, Donna M. Henry	peeling paint, abandoned campers and boats. Debris all over property. Tall grass/overgrown shrubs	6/4/2019			Working with ACE Marine to remove boats.
65	Sharon Avenue	Avenia Edmund	chipped/peeling paint and moose rotting materials. Vandalism; tall grass and overgrowth	6/1/2021	6/24/2021	12/1/2021	AC working with owner
21	Smith St	Stanley Nerkowski	over growth	10/28/2021			AC now working with owner
105	Summer Street	Railside Industrial Complex	broken windows, boarded up areas, unpainted areas, vandalized, loose rotting material and chipping paint. Vandalism throughout area, depreciating property values. Junk, overgrown weeds and shrubs.	10/29/2019		3/1/21; 8/1/21	Trying to figure it out
152-154	Washington Avenue	Washington Ave, LLC	property maintenance	6/9/2021		6/24/2021; 7/14/21; 8/2/21	NEW Owners - On hold.
47	Workman Avenue	Pilar Hernandez	debris and junk in yard; tall grass and overgrown shrubbery	6/20/2019	7/4/2019; 8/5/2019		Needs re-inspection
54	Zappulla	Dr	possible blight	11/1/2021			AC trying to work with owner

93	Main St	Michael Mailazzo	broken windows, doors, paint, roof, ladder		9/15/2021			11/16/2021	Some work done, but minimum
555	Main St	Joseph Motta	property maintenance	11/8/2021				11/24/2021	
64	Maplewood Ave.	Dominga Figaro	debris, un reg mv; broken window/doors; roof falling apart, holes in walls, damaged front steps		2/2/2018; 12/27/18	2/21/2019			In foreclosure process w/bank
619	Migeon Ave	Lagoy Gary C. Consvd	Broken doors, windows; unsafe roof overhang; debris/junk in driveway; overgrown grass/weeds		5/25/2021			12/3/2021	New Owners- working with for complinace. A lot to be done.
217	Moore Dr	David Dolan	Fence, junk, overgrowth.		8/18/2021& 10/20/21	11/16/2021			Citations begun, owner cleaned property in 7 days. Owner looking for blight appeal hearing. TBD
49	Nelson Street	Brenda MacKinnon	Doors unsecure, debris/junk in driveway, property		5/25/2021	6/22/2021	11/18/2021		Citation letter sent 6/22/21
159	New Harwinton Road	James and Barbara Clavette	possible blight	44103			7/13/21 ; 8/12/21		5/11/21; Mrs. Clavette called, medical issues, grandson is back on track to clean up every Friday. Most of the work is completed
2470	Newfield Road	Christine Koczur		7/15/2020 8/26/20					Watch
73	Norfolk Rd	Kevin Taylor	possible blight	11/1/2021					AC working with owner
441	Oak Avenue	Gary Hatstat	possible blight	11/2/2020; 11/25/20				2/1/2022	On watch
62	Palmer Bridge Street	John & Pasqualina Pesce	Debris, structure; tall grass, overgrown shrubbery		5/4/2018; 11/26/19; 5/21/21				Owner was trying to sell property
170	Park Avenue	Ernest J. Petrovits	siding disrepair, overhangs falling apart, unregistered mvs, debris in yard/drive, tall grass and weeds		1/17/2019; 12/28/20	5/28/2019; 2/2/21; 5/25/21	4/1/2021; 8/25/21		Citation notice 2/2/21, certified mail returned "unclaimed". 5/25/21 Citation Notice sent out, #B0121.
286	Park Avenue	Jesus German Chimbo Sarmiento, Olga D. Lopez	windows missing/ boarded up. Siding falling apart. Unregistered MV, debris junk all over property. Tall grass.						New Owners - On hold.
492	Prospect Steet	Edward J. Kaczmarcyk Jr.	several unregistered or abandoned vehicles in driveway; debris/junk throughout property. Overgrown shrubs/weeds.		12/30/2019; 1/14/20				Foreclouser by Bank scheduled

213	East Pearl Street	JOSE CHIMBO - NEW OWNER	possible missing garage door, loose rotting material siding on house, overgrown vegetation, second floor open window unsecured	10/17/2019				1/3/2022	Was in office on 3/24/21 to pull permits through zoning and building. Work is still actively happening.
51	Eastwood Road	Jack Tarter	peeling paint, vacant, missing stairs, unsafe. Grass and weeds	4/16/2018	12/31/2018;	9/6/2019 & 3/2/21		12/1/21	waiting for siding to be complete
71	Elton Street	Edwin & Christine Kupcho	junk and debris all over; possible unregistered boat and vehicle	5/5/2020				5/15/21; 7/5/21	Mr. kupcho has kept in touch via e mail. 10/15/20 much progress has been made, still work to do before compliance. AC received email from E. Kupcho; says he is continuing work towards compliance.
22	Farnham Ave	Sean Nocera	fence, unreg. Vehicles, debris / junk		10/27/2021			5/4/2021	Compliant. 6 month hold
229	Hayden Hill Road	Wayne J. Mo	possible several violations, property maintenance	6/23/2021					
708	Hayden Hill Road	Douglas Kerr	property maintenance	3/29/2021				7/19/2021	AC has been speaking with owner who will put vehicle in garage, and items out back will begin to be removed. Needs Follow up.
126	High Street	Richard Cantwell	debris, tall grass, porch in disrepair, holes in walls		7/10/2018			12/15/2021	City owns property, waiting for owner to remove belongings.
15	Highland Ave	Timothy & Eugena Dzurak	debris, tall grass, garage, un reg mv, fence		11/1/2018				Lien has been filed, looking for possible compliance methods.
62	Highland Avenue	Gerald & Marie Davis	damaged lattice, tree branch on roof; dead hazardous trees, debris/junk. Overgrown weeds	3/16/2020	4/6/2020; 4/23/20	5/15/2020			Property file turned over to Corp. Counsel; 9/24/20 Lien filed on Land Records, \$13,300
59	Hill St	David Zimmerman	Windows, doors, unsafe beam, vehicle, junk		10/27/2021			11/11/2021	Spoke With owner on repair plan
52	Jardon Street	Robert J. Manzone	shed roof in disrepair and chipped/peeling paint. Unpermitted shed has torn and ripped tarp. Unregistered and abandoned vehicles; debris and junk all over property		6/20/2019; 6/11/20	7/31/2019		12/1/2021	AC- watch
28	Lake Street	Harold Prout	possible blight violations	2/23/2021				12/11/21	Property sold in tax sale, HOLD
65	Lewis Street	Leonard LaRosa		2/7/2020				11/18/21	Mr. LaRosa called and requested more time. 10-21-20 letter sent to owner. 11/3/20 AC in contact with L. Larosa via email.
200	Litchfield Street	Mr. WANG	broken and missing windows; vandalism; loose rotting material, chipped/peeling paint; depreciating property values; debris and junk throughout property; overgrown weeds and unsecured	11/26/2019	9/10/2021			11/17/2021	Investigating