

MEMO

TO: Mayor Carbone and City Council Members

FROM: Ashley Clement, Blight Enforcement Officer

DATE: October 17, 2019

RE: Update on Blight Enforcement

Under the current ordinance, blight enforcement is complaint driven. Most complaints come from neighbors or residents that frequently pass the property in question or by city staff. The goal of blight enforcement is to bring the properties into compliance.

Attached hereto is a spreadsheet showing the blight enforcement activities that have occurred since the adoption of the new blight enforcement ordinance. You will find this report tracks the property by address. For your added information, the column heading "RVC" means a letter requesting voluntary compliance has been issued. The column heading "NOV" means a Notice of Violation warning letter citing the violations that are alleged to exist and remedial action required including the date the corrective action is required to be completed. "Citation letter" is the written notice that blight fines have commenced at the rate of \$100 per day because the property owner has not remediated the blighted conditions within the timeframe presented in the Notice of Violation.

The properties reported herein have been highlighted as follows:

Green – Properties for which a complaint has been investigated and enforcement actions resulted in compliance.

Yellow – Properties currently in various stages of blight enforcement proceedings.

Red - Properties that have been referred to Corporation Counsel for legal action (foreclosure).

As you read through this spreadsheet you will find that 98 properties have been investigated for blight, of which 42 have been brought into compliance, 48 are being actively pursued for blighted conditions and 8 have been referred to Corporation Counsel for legal proceedings.

As mentioned earlier in this memo, the goal of blight enforcement is compliance. Since my appointment as Blight Enforcement Officer, I have been successful in bringing approximately 50% of the properties into compliance.

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#####	PROPERTY ADDRESS	Violation	RVC	NOV	Citation Letter	Citations started	Follow up	Notes (BLIGHT LOG) 10/16/2019
23	Albert Street	Un. Reg. MV, collapsing garage, Debris in yard		8/6/2018	10/1/2018	9/7/2018		In court - Agreed with owners counsel for 1 month extension.
94	Bannon Street	garage in disrepair, hole in roof, rotting material, peeling paint. Second garage peeling paint. House has peeling paint	10/7/19				10/22/2019	
88	Birden Street	junk, debris, unregistered or abandoned vehicles and boats	7/22/19					9/30/19 COMPLIANT
21	Bradford Road	debris, junk, overgrown grass, weeds and shrubs		7/29/2019			10/21/2019	
95	Brightwood Ave	Chipped/peeling siding. Tall, overgrown grass and weeds	10/16/19				10/31/2019	
48	Britton Ave	broken windows, peeling paint, rotting roof, rotted porch, debris/junk on property	10/16/19				10/31/2019	
58	Broad Street	accumulation of junk and debris, overgrown weeds and grass	6/24/19	8/20/2019				9/4/2019 COMPLIANT.
5	Cedar Knoll	debris, un reg mv		2/26/2018				4/2/19 COMPLIANT
76	Charles Street	trash and debris on property, tall grass and overgrown shrubbery		6/24/2019				7/30/19 COMPLIANT
22	Cherry Street	broken windows, chipped/peeling paint, roof shingles poor condition, damaged porch overhangs		3/13/2019			; 11/1/19	8/21/19 AC met with Ms. Dean, contractor booked for late Oct./early Nov. to fix porches and paint. Roof will finish roof after porches done. Ms. Dean will inform AC of dates.
107	Cherry Street	Debris, tall grass; garage roof rotting; debris in driveway, yard, front side walk.		8/13/2018; 4/22/19		5/8/2019;		8/22/19 COMPLIANT
229	Church Street	holes in exterior walls, broken doors/windows		2/2/2018;				New owners. Re - inspection on 10-17-19
174	Circle Drive	broken garage door, gutters in disrepair. Chipped/peeling ext. paint. Vines encroaching on neighboring property		5/10/2019			10/31/2019	
181	Clarence Street	House paint peeling/chipping. Gutter hanging, debris in		2/26/2019			10/31/2019	J. Macsata called, will paint, and check on vehicles.

280	Clearview Avenue	fence in disrepair, debris		5/16/2018; NOV sent 12/28/18	4/2/2019	4/2/2019	; 10/18/19; 9/25/19	Continuing citation. Blight Hearing on 9/11/19. Decision 9/25/19.
48	Colin Drive	overgrown vegetation, unregistered vehicles	10/15/19				10/30/2019	
129	Durand Street	garage door in disrepair, chipped and peeling paint, holes in house, roof in disrepair garage in disrepair, grass/weeds/shrubs overgrown		7/16/2019				10/2/2019 COMPLIANT
182	East Elm Street	damaged exterior walls, debris on premises, peeling paint		2/2/2018	10/1/2018	3/4/2018		6/4/19 COMPLIANT
245	East Elm Street	tall grass, over hangs, broken windows & doors		9/27/2018				Meeting with engineer on 11/20
83	East Main Street	debris, grass weeds, overhead crumbling onto sidewalk			10/1/2018			12-2-18 Intent to Lien sent
1050	East Main Street	building has broken, loose materials. Chipped and peeling paint, collapsing roof; fence in disrepair, debris and junk outside . Tall grass and overgrown shrubby.		6/24/2019			; 10/31/19	George of ESG LLC has hired someone to clean up, AC granted extension to 10/31/19.
58	East Pearl	tall grass, broken window						Referred to Tax Collector for delinquent taxes
206	East Pearl	overgrown weeds, broken window, chipped/peeling paint, debris	10/17/19				11/1/2019	
213	East Pearl	Overgrown weeds & grass, Chipped / peeling paint, unsecure window, garage door busted.	10/17/19				11/1/2019	
51	Eastwood Road	peeling paint, vacant, missing stairs, unsafe. Grass and weeds	4/16/18	12/31/2018	9/16/2019	9/6/2019		Citations started on 9/16/19
126	Eastwood Road	junk/debris, tall grass, weeds	3/21/19					4/25/19 COMPLIANT

59	Edgewood Drive	Broken/falling shutters, gutters bent, chipped and peeling paint, unregistered motor vehicle, debris & junk throughout property, tall grass and overgrown shrubbery.		6/13/2019					8/30/19 COMPLIANT
1266	Fairview Ave	junk, debris, torn screens	6/24/19						8/2/19 COMPLIANT
215	Forest Street	house roof in disrepair, porch overhang in disrepair		6/27/2019				10/31/19	
72	French Street	front door boarded up, garage windows broken and boarded. House has chipped and peeling paint.		4/23/2019; second attempt on 5/29/19					8-2-19 COMPLIANT
19	Grace St.	broken stair, un reg mv, debris		1/3/19 letter sent; 1/17/19 NOV sent; NOV sent 5/2/19					6/20/19 COMPLIANT
184	Harwinton Avenue	Debris; weeds, exterior walls poor condition, missing window	8/9/2018 & 7/9/18	9/2019; 2/27/19					5/21/19 COMPLIANT
92	High Street	Window Frames, edging of house - chipped and peeling paint. Fallen down fencing. Debris and junk throughout property. Grass, trees and shrubs overgrown		7/24/2019	8/20/2019	8/8/2019; 9/30/19		10/31/19	
126	High Street	debris, tall grass, porch in disrepair, holes in walls		4/16/2018	7/10/2018	7/10/2018			In Court - Foreclosure action commenced
15	Highland Ave	debris, tall grass, garage, un reg mv, fence		11/1/2018	1-7-19 - Citation Notice sent				Mayor is looking into support
1167	Highland Avenue	collapsed barn, tall overgrown grass and weeds, shrubs		7/23/2019		10/1/2019			Referred to Corporation Counsel
89	Hillside Avenue	broken/boarded windows, open holes in house and garage, chipped/peeling paint; debris/junk, weeds		4/8/2019				10/21/19	New owners.

131	Hillside Avenue	broken/missing windows, exterior peeled/chipping paint, front stairs in disrepair, weeds in front.		4/23/2019 second notice on 5/23/19					; 10/21/19	
74	Holley Place	missing garage doors, peeling paint, front door/overhangs falling apart; debris in driveway		1/17/2019			2/11/2019		10/20/2019	
39	Jardon Street	broken shutters, debris on property and porch.		7/11/2019					10/12/19	
52	Jardon Street	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	7/31/2019		7/31/2019		2/16/2020	6 month hold for citations of \$1,700. COMPLETE COMPLIANCE 8/16/2019.
33	King Street	junk/debris	4/1/19							10/10/19 COMPLIANT
268	Laurel Hill Road	Tall grass, un reg mv		7/16/2018						COMPLIANT
67	Lewis Street	debris, unregistered motor vehicle	10/15/19						10/30/2019	
68	Lindberg Street	junk/debris, overgrown weeds and grass	9/23/19	10/15/2019					10/8/2019; 10/31/19	
42	Lorenzo Street	window screen torn, chipped and peeling paint, possible unregistered mv, tall grass, overgrown shrubs		7/1/2019						6/1/20 COMPLIANT
82	Lorenzo Street	boarded up windows, peeling paint, unregistered vehicles		1/24/2019						2/26/19 COMPLIANT
90	MacDonald Street	unregister mv/abandoned mv. Debris in driveway	3/14/19							5/1/19 In COMPLIANT
25	Main Street	boarded up window, peeling/chipped paint	10/15/19						10/30/2019	
241	Main St	Debris, broken windows & doors, hole in roof, missing siding, un. Reg. MV, weeds	8/6/18	11/1/2018						

83	Main Street	Debris, tall grass, hole in roof, overhangs in disrepair		8/6/2018	10/1/2018	9/7/2018	12/16/2018	4/17/19 COMPLIANT	
64	Maplewood Ave.	debris, un reg mv; broken window/doors; roof falling apart, holes in walls, damaged front steps		2/2/2018; 12/27/18	4/12/18, 5/22/18 & 6/19/18; 2/21/19	2/21/2019		In Court - pending letter	
331	Migeon Ave	property maintenance	10/11/19				10/25/2019		
767	Migeon Ave	debris, un reg mv		5/7/2018, new NOV sent on 12/11/18				Needs re inspection	
21	Monroe Street	Exterior walls not coated, debris, tall grass/weeds.		2/7/2019; second attempt on 3/13/19			10/21/19		
33	Monroe Street	Tall grass, Debris, unregistered mv.		7/9/2018; NOV sent second attempt 1/3/19; R. DallaValle to deliver	3/5/2019	3/5/2019		In court - Bank foreclosing	
38	Monroe Street	unregistered vehicles, poor condition exterior, debris on site		2/14/2019				3/13/19 COMPLIANT	
189	Moore Drive	junk, debris, overgrown weeds and grass.	8/29/19					9/19/19 COMPLIANT.	
183	Mt Pleasant Terrace	un reg mv, debris		7/18/2018				Sent to Zoning for review	
161	N. Chapel Street	debris in driveway and yard. Tall grass, overgrown shrubbery		4/18/2019; second attempt on 5/29/19	9/9/2019	9/5/2019	\ 10/15/19	Citation Notice sent 9/9/19. Lost contact with HUD	
250	New Litchfield St.,	peeling paint, improper fencing materials; debris in driveway and throughout property ; tall grass and weeds	1/15/19		2/25/2019			9/24/19 In court with Vic Muschell -BUT NOW IN COMPLIANCE	
1266	New Litchfield Street	junk/debris; tall grass and overgrown weeds.	6/20/19	7/15/19				8/28/19 third contact attempt, by State Marshal.	
1837	Newfield Road	moss on roof, house/garage has peeling / chipped paint. Tall grass.		5/10/2019	7/31/2019	7/31/2019	10/22/2019	Contact owner	

590	Newfield Spring Rd	debris, un reg mv, peeling paint		12/1/2017	4/10/2018	2/8/2019; 4/25/19	In Court - Ready for Judgement
2152	Norfolk Road	tall grass, debris, roof in disrepair		7/2/18 & 2 on 7/9/18			Referred to Corporation Counsel
205	North Elm Street	large amount of junk, possible unregistered jeep/trailer	10/16/19			10/31/2019	
376	North Elm Street	closed in window area, chipped and peeling paint. Rotten porches in disrepair	10/15/19			10/30/2019	
434	North Elm Street	broken windows, roof in disrepair, chipped and peeling paint, debris and junk all over property. Tall grass and overgrown shrubbery.		6/17/2019			8/5/19 COMPLIANT
100	Nutmeg Drive	Debris, un reg mv		1/24/2018	2/26/2018	10/22/2019	\$31,300.00. 4/22/19 citations stopped, 6 month holding process to ensure compliance .
62	Palmer Bridge Street	Debris, structure		5/4/2018			property is for sale
63	Palmer Bridge Street	broken doors, window. Holes in Walls, abandoned vehicles; debris; grass/weeds. First and second floor Windows boarded up. Paint significantly peeling off house, box truck/unregistered vehicles in yard. Debris in yard. Tall grown, overgrown shrubs and weeds .		12/26/2018; New NOV sent 1/14/2019			8/20/19 New Owner. NOV sent outlining all conditions. 9/12/19 NOV, second attempt.
70	Palmer Bridge Street	overgrown weeds/grass, shed overhang in disrepair.	8/20/19			9/4/2019	9/12/19 COMPLIANT.
107	Palmer Bridge Street	debris, tall grass and overgrown weeds		7/1/2019			8/20/19 COMPLIANT.
170	Park Avenue	siding disrepair, overhangs falling apart, unregistered mvs, debris in yard/drive, tall grass and weeds		1/17/2019	5/28/2019		Blight Lien filed 9/12/19, \$7,800.00
178	Park Avenue	Garage door in disrepair, house and garage has chipped/peeling paint. Debris and junk throughout property. Tall grass and overgrown weeds.		7/24/2019		8/8/2019	8/22/19 COMPLIANT

286	Park Avenue	windows missing/ boarded up. Siding falling apart. Unregistered MV, debris junk all over property. Tall grass.		5/28/2019	8/27/2019	8/22/2019	11/22/2019	\$100 per day citations started on 8/22/19. Review on 11/22/19
21	Pearl St	Debris, peeling paint, nuisance activity		8/6/2018	9/12/2018	9/7/2018		In Court - Foreclosure proceedings, Mortgage Attorney Answered
65	Penny Lane	debris in driveway/yard. Piles of stone, newspapers, tall grass.	5/24/19	7/1/2019			6/8/2019; 7/16/19	7/29/19 COMPLIANT
140	Pulaski Street	loose/rotting material		7/9/2018				COMPLIANT
70	Red Oak Hill	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, depreciating property values.		7/9/2019	7/25/2019	7/24/2019	7/24/2019; 8/5/19; 9/12/19; 9/17/19	In Court - Judgement to prefect the lien
183	Riverside Avenue	boarded window, peeling paint, rotting material, tarp on roof, debris		5/2/18 - debris only; 1-2-19; second NOV sent 1/25/19	5/2018 - debris only		; 10/1/19	NOV being served to tenants, owners are deceased, unsure of current owner.
458	Riverside Avenue	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			10/31/19	Extended to 10/31/19

46	Rock Creek Lane	Debris		7/23/2018					COMPLIANT
31	Sage Way	junk/debris; abandoned vehicle	4/1/19						4/11/19 COMPLIANT
69	Saw Mill Hill Road	chipped/peeling paint. Moss on garage. Fence in disrepair. Debris/junk all over property. Tall grass and overgrown shrubbery.		6/3/2019				10/31/2019	
301	Saw Mill Hill Road	peeling paint, abandoned campers and boats. Debris all over property. Tall grass/overgrown shrubs		6/4/2019				11/1/19	
651	South Main St.	tree on roof of house, debris on porch		3/5/2019					6/17/19 COMPLIANT
721	South Main Street	chipped/peeling paint. Abandoned unregistered mv, debris on property and porch.		5/3/2019					9/3/19 COMPLIANT
37	Stoneridge	acc. Struc. Collapsing, debris		12/5/2017, new NOV sent on					Fire
210	Torrington Street	unregistered mv, debris and junk in yard, missing lattice		5/29/2019				11/1/19	Agreed to finish before winter.
60	Travis Street	un reg mv, debris; broken windows, grass/weeds		6/20/2018; new NOV sent 12/27/18				10/18/19	
160	Turner Avenue	broken and boarded windows, vandalized; exterior walls rotting, peeling; overhangs rotting; fence in disrepair; debris in yard and near garage	1/25/18	1/10/2019					5/1/19 COMPLIANT
150	View Street	boarded up garage, peeling paint, tarp on roof, several unregistered vehicles, debris in yard		1/24/2019					4/12/19 COMPLIANT

150	Water Street	debris, tall grass	8/6/2018					Need re-inspections	
150	Woodbine Street	boarded windows, unregistered vehicles, debris, tall grass	12/19/2018					1/30/19 COMPLIANT	
144	Woodlawn Drive	Debris in driveway and yard. Chipped/peeling paint	5/7/2019					8/30/19 COMPLIANT	
47	Workman Avenue	debris and junk in yard; tall grass and overgrown shrubbery	6/20/2019			7/4/2019; 8/5/2019	7/5/2019	Citations of \$100 per day starting 7/4/19.	
80	Workman Avenue	chipped and peeling paint. Multiple unregistered mv's, debris on property, overgrown shrubs and weeds.	5/21/2019			6/18/2019; 8/13/19		Hearing 8/13/19 COMPLIANT	
86	Workman Avenue	boarded up area of house, multiple unregistered mv's, debris on property.	5/21/2019			6/18/2019; 8/13/19		Hearing 8/13/19, COMPLIANT	