

City Of Torrington

LAND USE DEPARTMENT
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MEMORANDUM

TO: Planning & Zoning Commission

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

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

DATE: JANUARY 6, 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 further notice. *

1. **126 High Street** – Enforcement history dates back well over a long period of time. More recently started again in 2018 for junk/debris, overgrowth, the structure to be in disrepair, & abandonment.
2. **62 Highland Ave-** Enforcement started in March of 2020 for debris/junk, overgrowth, some disrepair to the home, and a dangerous tree.
3. **1167 Highland Ave-** Enforcement started July 2019 for collapsed barn, and overgrowth.
4. **64 Maplewood Ave-** Enforcement started December 2018 for Junk/debris, unreg. Vehicles, structure in disrepair, and water damage to front porch.
5. **161 N Chapel St.** –Enforcement started April 2019 for Debris/junk, abandonment and overgrowth.
6. **590 Newfield Spring Rd –** Enforcement started December 2017 for junk/debris, several unreg. Vehicles, and peeling paint.
7. **2152 Norfolk Rd –** Enforcement started July 2018 for overgrowth, junk/debris, disrepair to the home, and vandalism.
8. **170 Park Ave –** Enforcement started January 2019 for junk/debris, unreg. Vehicles, and disrepair.
9. **286 Park Ave-** Enforcement started May 2019 for junk/debris, unreg. Vehicles, boarded up home, peeling paint, and overgrowth.

10. **21 Pearl St** – Enforcement started August 2018 for debris/junk, peeling paint, nuisance.
11. **492 Prospect St.** – Enforcement started December 2019 for several unreg. Vehicles, junk/debris, and overgrowth.
12. **70 Red Oak Hill** – Enforcement history dates back well over a long period of time but recently picked back up July 2019 for junk/debris, unreg. Vehicles, disrepair to the property and home, over growth.

Enforcement cases currently waiting or scheduled for a hearing:

1. **80 Workman Ave** – Enforcement started May 2019 and was brought to a hearing where the property was then brought into compliance. In January 2020 the file was re – opened when it was noticed the property had fallen out of compliance with the City’s codes. Citations started March 2020 and a request for a hearing followed shortly after. Due to Covid-19 we were unable to schedule a hearing until recently. Hearing is expected to be held in January 2021.

Summary:

- **Active enforcement cases** - 32 cases
- **Cases sent to Corporation Counsel** – 12 cases
- **Cases scheduled for hearing** – 1 case
- **Cases brought into compliance since January 2020** – 57 cases (2019 -34 case, totaling 91 properties)

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	\$47,300
94 Bannon St.	10/7/2019	11/13/2019	N	
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	
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	
280 Clearview Ave.	12/28/2018	1/2/2020	N	
48 Colin Dr.	10/15/2019	1/3/2020	N	
52 Cook St.	11/6/2019	3/2/2020	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	
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	\$13,400
170 Grove St.	1/8/2020	8/7/2020	N	
92 High St.	7/24/2019	5/5/2020	N	
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	1/17/2020	11/5/2020	N	
39 Jardon St.	7/11/2019	7/8/2020	N	
52 Jardon St.	6/11/2020	7/23/2020		
33 Kings St.	4/1/2019	10/10/2019	N	

COMPLIANCE / CLOSED PROPERTIES

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	
22 Maple St.	8/12/2020	10/29/2020	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	
120 Marcia Dr.	5/15/2020	9/10/2020	N	
331 Migeon Ave.	10/11/2019	1/2/2020	N	
21 Monroe St.	2/7/2019	12/1/2020	N	
38 Monroe St.	2/14/2019	3/13/2019	N	
189 Moore Dr.	8/29/2019	9/19/2019	N	
64 Mt Pleasant Ter.	5/21/2020	9/30/2020	N	
183 Mt Pleasant Ter.	7/18/2018	5/8/2019	N	
49 Nelson St.	8/11/2020	10/29/2020	N	
250 New Litchfield St.	1/15/2019	9/5/2019	Y	\$20,400
1837 Newfield Rd.	5/10/2019	9/4/2019	N	
1266 New Litchfield St.	6/20/2019	2/20/2020	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	
100 Nutmeg Dr.	1/24/2018	10/22/2019	Y	\$30,900
193 Oak Ave	7/15/2020	8/6/2020	N	
82 Orchard Rd.	2/11/2020	7/8/2020	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	
88 Peck Rd.	1/3/2020	1/17/2020	N	
115 Peck Rd.	9/10/2020	10/9/2020	N	
Prospect St. (Parking lot)	2/7/2020	5/28/2020	N	
140 Pulski St	2/11/2020	8/18/2020	N	
46 Rock Creek Ln	7/29/2019	7/20/2020	N	
27 Sharon Ave	11/26/2019	9/3/2020	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 W St.	1/2/2020	11/19/2020	Y	27,500
60 Travis St.	12/27/2018	1/8/2020	N	
190 Water St	8/6/2018	12/2/2020	N	
144 Woodlawn Dr.	5/7/2019	8/30/2019	N	
47 Workman Ave	6/20/2019	9/10/2020	N	
72 Workman Ave.	2/11/2020	2/18/2020	N	

	PROPERTY ADDRESS	OWNER	Violation	RVC	NOV	Citation Letter	Citations started	Follow up	Notes (BLIGHT LOG) 1/6/2021
85	Allen Road	Lester and Sandra Florkowski		3/11/2020				6/10/2021	6 month follow up for compliance.
36	Amherst Street	Gil Menard	possible blight	9/10/2020					Trying to contact Bank
212	Barton Street	Brittany Beyus, John Beyus	possible blight	11/30/2020				12/30/2020	12-3-20 Brittany Beyus called AC, discussed plan to clean up.
48	Britton Avenue	Bernard Joseph Belanck	broken windows, peeling paint, rotting roof, rotted porch, debris/junk on property	10/16/2019				5/20/2021	NEW OWNERS- 6 month follow up
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				Hold. Working to get plans moving.
50	Clark Street	Roberto Castillo	possible blight	11/25/2020	12/28/2020			1/12/2021	Notice of Violation Sent
93	Cookes Ridge	Howard Singer, Carrie Snyder	unregistered mvs, debris and junk in yard		8/3/2020; 8/26/20			9/12/2020; 4/1/21	6 Month Hold / Follow up
20	Davis Street	Ramadani Shaziman	possible blight	12/9/2020				1/11/2021	
83	East Main Street	J. R. Laliberte	debris, grass weeds, overhead crumbling onto sidewalk			10/1/2018		12/31/20	JR is moving forward with renovating, property actively being worked on.
213	East Pearl	JOSE CHIMBO - NEW OWNER	possible missing garage door, loose rotting material siding on house, overgrown vegetation, second floor open window unsecured.	10/17/2019				1/5/2021	New owner, house has been gutted, plans show full renovation of house.
51	Eastwood Road	Jack Tarter	peeling paint, vacant, missing stairs, unsafe. Grass and weeds	4/16/2018	12/31/2018;	9/16/2019	9/6/2019	12/29/2020	Need re-inspection. Meeting on 1/17/19. follow up on 2/7/19. received call, follow up on 3/19/19. Owner has received quote from Pescatore Home Improvement. 8/27 and 8/28 AC in contact with owner who claims he is contacting power wash companies. Final deadline is 9/6/19. 9/16/19 Citations started on 9/6/19. Extension to 11/26/19; extended to 1/6/20 . 1/22/20 Atty McCormick called AC, waiting on subordination approval from City. 2/21/20 Atty McCormick called, loan received, they are looking for contractor now. 6/3/20 AC sent ltr to Atty McCormick. 7/8/20 drive by, no work started yet. 8/10/20 Atty. McCormick emailed AC, contractor has been obtained. NEEDS INSPECTION

71	Elton Street	Edwin & Christine Kupcho	junk and debris all over; possible unregistered boat and vehicle	5/5/2020				5/15/2021	6 Month Hold for compliance.
617	Guerdat Road	Robert and Deborah Hamilton	property maintenance	7/16/2020 8/26/20 ; 10/20/20				12/29/2020	Needs inspection.
126	High Street	Richard Cantwell	debris, tall grass, porch in disrepair, holes in walls		7/10/2018			11/5/2020	Property was turned over to Corporation Counsel. On hold due to COVID-19 restrictions.
15	Highland Ave	Timothy & Eugena Dzurak	debris, tall grass, garage, un reg mv, fence			43405	1-7-19 - Citation Notice sent	10/1/20	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	9/10/20	Property file turned over to Corp. Counsel; 9/24/20 Lien filed on Land Records, \$13,300
1167	Highland Avenue	Chip Fund 6 LLC	collapsed barn, tall overgrown grass and weeds, shrubs		7/23/2019		10/1/2019		Corp. Counsel handling
65	Lewis Street	Leonard LaRosa		2/7/2020				9/23/20; 11/5/20; 1/5/21	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	Eric J. Chadwick, Jess H. Smith	broken and missing windows; vandalism; loose rotting material, chipped/peeling paint; depreciating property values; debris and junk throughout property; overgrown weeds and vegetation.	11/26/2019	12/11/19; 1/2/20			1/5/21	New Owners, follow up 1/5/21
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	4/12/18, 5/22/18 & 6/19/18; 2/21/19	2/21/2019		rr-received for NOV & 4/12/18 letter. NOV for debris & un reg mv only 3 letters with different citation dates. Inspection reveals other violations. See Corp. Counsel. 1-14-19 R. Malanca met with Ms. Figaro, will clean yard and come back in two weeks with plan to repair house. Cert Ltr returned unclaimed. Owner has no funds. meeting scheduled on 2/21/19. No progress, citation letter sent 2/21/19, \$100 per day. 2/21/19 owner phone conversation with AC, notes in file. Fines of \$100 a day starting. 3-28-19 AC call to Ms. Figaro who is out of the country for a few weeks. AC offered two extra garbage totes. June 2019 - In foreclosure process.
33	Monroe Street	David Anctil	Tall grass, Debris, unregistered mv.		NOV sent second attempt	43529	43529	44203	New owner, agreement 90 day compliance.
69	Mt. Pleasant Terrace	Linda Walton	unregistered mv, boarded up windows, peeling paint					4/1/2021	6 month follow up for compliance.

161	N. Chapel Street	Joan Wainio	debris in driveway and yard. Tall grass, overgrown shrubbery		4/18/2019; second attempt on 5/29/19; 6/4/20	9/9/2019	9/5/2019		property owner investigation
159	New Harwinton Road	James and Barbara Clavette	possible blight	44103				44194	10-13-20 AC spoke to Mrs. Clavette who stated her and husband have medical issues, grandson is helping. 10/29/20 property actively being worked on.
731	New Harwinton Road	Ryan Oliver	possible blight	44174				44205	
2470	Newfield Road	Christine Koczur			7/15/2020 8/26/20			6/2/2021	6 Month follow up for compliance.
590	Newfield Spring Rd	Sean Nocera	debris, un reg mv, peeling paint		12/1/2017	4/10/2018	4/10/2018		Blight Lien filed on 2/1/19, turned over to Corp. Counsel
2152	Norfolk Road	Robert Zack	tall grass, roof in disrepair, abandoned vehicles, vandalism, debris/junk throughout property		7/2/18 & 2 on 7/9/18; 2/4/20; 2/19/20; 4/21/20		5/28/2020	1/31/2021	Contact with daughters, work being done.
	441 Oak Avenue	Gary Hatstat	possible blight	11/2/2020; 11/25/20				44226	30 Day follow up
62	Palmer Bridge Street	John & Pasqualina Pesce	Debris, structure		5/4/2018; 11/26/19			12/29/2020	Needs re inspection. Owner was trying to sell property
63	Palmer Bridge Street	Hector Vegas (former owner) New owner as of 8/20/19 is Elijah Palmer Bridge LLC, c/o Angel Medrano	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; 2/19/20			12/29/2020	Re-inspection, next step
170	Park Avenue	Ernest J. Petrovits	siding disrepair, overhangs falling apart, unregistered mvs, debris in yard/drive, tall grass and weeds		1/17/2019 &12/28/2020	5/28/2019	5/28/2019	1/12/2021	NOV SENT TO TENANT AND OWNER
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.		5/28/2019	8/27/2019	8/22/2019		Turned over to Corp. Counsel
21	Pearl St	Jose Pagoda	Debris, peeling paint, nuisance activity		8/6/2018	9/12/2018	9/7/2018	12/16/2018 6/1/19; 6/1/20	Corp. Counsel handling
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	2/11/2020			Foreclouser by Bank scheduled

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, depreciating property values.		7/9/2019	7/25/2019	7/24/2019		Turned over to Corp. Counsel
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	6/25/2018 - debris only		5/20/2021	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			12/29/20	Working with owner
69	Saw Mill Hill Road	Gregory L. Sansone	chipped/peeling paint. Moss on garage. Fence in disrepair. Debris/junk all over property. Tall grass and overgrown shrubbery.		6/3/2019			12/29/2020	Due for inspection for compliance.
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			12/29/20	Working with ACE Marine to remove boats.
20	Seymour Street	Douglas & Denise Weber	possible blight	12/9/2020				1/9/2021	
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			1/5/21	NEW OWNERS - On hold.
80	Workman Avenue	Kent Lyons Johnson	chipped and peeling paint. Multiple unregistered mv's, debris on property, overgrown shrubs and weeds.		5/21/2019; 1/22/20		6/18/2019; 8/13/19; 3/13/20		Hearing pending due to COVID 19
86	Workman Avenue	Kent Lyons Johnson	boarded up area of house, multiple unregistered mv's, debris on property.		5/21/2019; 1/22/20		6/18/2019; 8/13/19;		Hearing Pending due to COVID 19