

City Of Torrington



LAND USE DEPARTMENT
(860) 489-2221

140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 496-5928

MEMORANDUM

TO: Planning and Zoning Commission

CC: Martin Connor, City Planner

FROM: Jeremy Leifert – Asst. City Planner & ZEO *JL*

file

DATE: SEPTEMBER 9, 2020

RE: Zoning Enforcement Update

URGENT FOR REVIEW PLEASE COMMENT FOR YOUR USE PLEASE RECYCLE

NOTES/COMMENTS:

Below is a summary of zoning enforcement activities and the status of active projects that have been issues approvals by the Planning and Zoning Commission. For a running list of all active zoning enforcement cases, see the spreadsheet attached.

Enforcement cases sent to Corporation Counsel for legal action:

1. **183 Mt. Pleasant Terrace** – Enforcement history back to 2008 for violations of junkyard regulations. Cease and Desist Order and zoning citation issued in September 2018. Property remains in violation as of last inspection in September 2020. Citations continue to accrue at \$150 a day for the violations. **Case turned over to Corporation Counsel for court action.**
2. **403 Torrington West Street** – Enforcement started in Summer 2018 for accumulation of junk and illegal car repair and sales. Cease and Desist Order issued in September 2018, and subsequently brought into compliance (date not noted in file). Complaints began again in December 2019. Cease and Desist Order re-issued January 23, 2020. Police department also involved due to the illegal repair shop. Blight citations sent for property blight. House fire destroyed the house in July 2020. People still accessing the property to conduct illegal vehicle repairs/stripping. **Still out of compliance as of August 2020 and Corporation Counsel to continue with legal action.**

Enforcement Cases under active Cease and Desist Orders

1. **1203 East Main Street (George's Restaurant)** – C&D issued for lighting violations issued January 2020, \$150 citation issued February 2020. Came into compliance March 2020, closed August 2020. **C&D order may be released and closed.**
2. **2177 Winsted Road (NJY Auto)** – C&D issued January 2020 for grading and drainage work on property without permits. Currently in the process of obtaining P&Z approvals. C&D to remain in place until all permits issued.

3. **Off End of Felicity Lane** – New driveway/road being graded in and screener/material stockpiles on property, no permits. Activity on property started again after I spoke with the property owner in May 2020 and issued notice. C&D issued September 2020 – awaiting reply.
4. **73 Wolcott Avenue** – Assistant ZEO following up for possible junkyard violations. C&D issued in April 2020 due to non-compliance of initial notices. Follow-up needed.
5. **92 Roulin Street** – Extensive violation and complaint history back to 2013/14. Performing commercial vehicle repairs and conducting other commercial activity on and near the property. Outdoor junk and possible unregistered vehicles on the property. C&D issued September 2020 – awaiting response.
6. **2285 Winsted Road** – C&D order sent in March 2020 for excavation and earth processing without permits. Owner ceased activity on the property met with staff and is working on finalizing plans for a PZC application submission. C&D to remain in place until all permits issued.
7. **52 Jardon Street** – Property was in compliance and on a 6-month monitoring hold, but has since gone out of compliance again – for the third time in a two-year period and in violation of the C&D. Additional violations for newly installed lighting appears to present. Met property owner on site in July 2020 with blight officer to review all activities and actions to bring property into compliance. Follow up needed.

Summary:

Active enforcement cases – 38

Cases sent to Corporation Counsel – 2

Cases under active Cease and Desist Orders – 9

Cases brought into compliance since last report (June 2020) - 8

Other:

Site work is in process and being periodically monitored on the following projects that have been granted site plan approval by the commission:

- Site Plan #1273 – South Main Street, O&G earth excavation, blasting and grading activities. Appears that only minor grading activities and installation of drainage & stormwater basins remains.
- Site Plan #1274 – 1315 East Main Street, new Pizzeria Marzano location. Property development complete except for landscaping. Landscaping plans proposed for modification under current proposed site plan #1344 for the adjacent Chipotle Restaurant.
- Site Plan #1303 & #1319 – 117 Water Street, Parking lot and access improvements for brewpub at the old firehouse.
- Site Plan #1312 – 104 Main Street, interior renovations for apartments, lower floor commercial.
- Site Plan #1316 - Mason Street Torrington Savings Bank expansion project
- Site Plan #1317 – 100 Franklin Street apartment project. Zoning permits pulled to begin construction just prior to this meeting.
- Site Plan #1324 – 637 & 659 Winsted Road, Earth excavation project; needs follow up for conditions of added screening from Winsted Road & relocation of excess equipment
- Site Plan #1325 – 360 Technology Park Drive, site development for industrial greenhouse
- Site Plan #1335 – 49 Hayden Hill Road, construction of new office building and associated stormwater infrastructure

The Conservation Commission continues site inspections and data collection on the conditions of all city owned open space parcels for future use in a full City Open Space Plan and for other planning purposes. Property reviews will likely continue through 2020.

END OF MEMORANDUM

CITY OF TORRINGTON



LAND USE OFFICE
140 Main Street • City Hall
Torrington, CT 06790-5245

Phone: (860) 489-2221
Fax: (860) 496-5928
www.torringtonct.org

September 9, 2020

Dear Planning & Zoning Commission,

Enclosed I have an updated spread sheet of all active blight enforcement violations. In the attached packet first you will see all current properties in violation of The City of Torrington's Property Maintenance (Blight) Codes. Please note the highlighted properties have been sent over to the City's Corporation Counsel for further legal actions. Following the spread sheet is a list of all the properties that have been brought into compliance with the City codes.

 9/3/20

Ashley Clement
Blight Enforcement Officer.

Cc: Martin Connor
Jeremy Leifert

	PROPERTY ADDRESS	OWNER	Violation	RVC	NOV	Citation Letter	Citations started	Follow up	Notes (BLIGHT LOG) 9/1/20
	85 Allen Road	Lester and Sandra Florkowski		3/11/20				9/30/20	Working on remediating violations with AC will follow up end of September.
	48 Britton Avenue	Bernard Joseph Belanick	broken windows, peeling paint, rotting roof, rotted porch, debris/junk on property	10/16/19				9/30/2020	TS property, potential buyer came in office to speak with AC about timing and working together. Follow up end of September.
	38 Brook Street	Raymond Byczko	junk , overgrowth, gutters falling off	7/30/20				10/5/2020	Working on remediating violations, program in place.
	11 Charles Street	John & Leslie Pethybridge	peeling/chipping paint, holes in garage roof, rotted materials, hot tub in disrepair, depreciating property values, debris/junk in drive and back yard, overgrowth of weeds and shrubs		6/30/2020			9/23/20	Property manager has crew working on fixing things up. AC emailing Mark Orelup who has work order plan in place.
	229 Church Street	Charles Rhoades; new owner now Pay Dirt LLC . New Owner William Detckler	holes in exterior walls, broken doors/windows		2/2/2018; 11/27/19; 12/6/19			10/1/20	William Detckler emailed, needs couple more weeks moving forward. Hold.
	93 Cookes Ridge	Howard Singer, Carrie Snyder	unregistered mvs, debris and junk in yard		8/3/2020; 8/26/20			9/12/2020	Second attempt to send NOV on 8/26/20
	83 East Main Street	J. R. Laliberte	debris, grass weeds, overhead crumbling onto sidewalk			10/1/2018		9/23/2020	JR is moving forward with renovations.
	58 East Pearl	Maureen Fitzgerald	tall grass, broken window						Has Small Cities grants and delinquent on Taxes. Turned over to Tax collector. Being sold in Tax sale
	213 East Pearl	JOSE CHIMBO - NEW OWNER	possible missing garage door, loose rotting material siding on house, overgrown vegetation, second floor open window unsecured.	10/17/19				9/7/20	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	4/16/18	12/31/2018;	9/16/2019	9/6/2019	9/10/20	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.
64	Elton Street	Edwin & Christine Kupcho	debris in driveway and on porch	5/5/20				9/10/20	Mr. Kupcho has kept in touch via email, proeprty clean up is still moving forward
71	Elton Street	Edwin & Christine Kupcho	Junk and debris all over; possible unregistered boat and vehicle	5/5/20				9/10/2020	Mr. kupcho has kept in touch via e mail.
617	Guerdat Road	Robert and Deborah Hamilton	property maintenance	7/16/2020 8/26/20				9/9/2020	
126	High Street	Richard Cantwell	debris, tall grass, porch in disrepair, holes in walls		7/10/2018				Property was turned over to Corporation Counsel. On hold due to COVID-19 restrictions.
15	Highland Ave	Timothy & Eugena Dzur	debris, tall grass, garage, un reg mv, fence		11/1/2018	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	3/16/20	4/6/2020; 4/23/20		5/15/2020	9/10/20	Property file turned over to Corp. Counsel
1167	Highland Avenue	Chip Fund 6 LLC	collapsed barn, tall overgrown grass and weeds, shrubs		7/23/2019		10/1/2019		Corp. Counsel handling
74	Holley Place	Bernadette Hemell	missing garage doors, peeling paint, front door/overhangs falling apart; debris in driveway		1/17/2019		2/11/2019	11/1/2020	Homeowner is continuing work, COVID-19 caused work slow down.

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	7/31/2019	10/1/20	AC a few weeks given to ensure regs being met.
65	Lewis Street	Leonard LaRosa		2/7/20				9/10/20	Mr. LaRosa called and requested more time.
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.	11/26/19	12/11/19; 1/2/20			11/4/2020	Possible new owners, follow up 11/4/20
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 toters. June 2019 - in foreclosure process.
120	Marcia Drive	Russell Felton	long grass, possible blight	5/15/20				9/9/20	7-8-20 letter sent to Russell Felton. 8/3/20 grass has not been mowed. Several letters sent, but this is only one violation, and two are need for blight matter. 8-26-20 AC sent letter to owner.
767	Migeon Ave	Yaneth Auer	debris, un reg mv		5/7/2018, new NOV sent on 12/11/18				Needs re evaluation / inspection

21	Monroe Street	Oscar M. Cambizaca, Lucas Fernando Cambizaca	Exterior walls not coated, debris, tall grass/weeds.		2/7/2019; second attempt on 3/13/19				6/11/20 work has stopped and yard full of debris. Workers observed during routine inspection, work resuming.
33	Monroe Street	David Ancill	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	11/30/2020	New owner, agreement 90 day compliance.
64	Mt. Pleasant Terrace	REMM LLC	property maintenance; board lodged inbetween siding; retaining wall in state of disrepair; overgrown grass and shrubs;	5/21/2020 2nd notice on 6/11/20	7/30/2020			6/8/2020; 6/30/20; 8/14/20	NOV sent - No movement
49	Nelson Street	Brenda Mackinnon	possible violations	8/11/20				9/9/2020	Property to be sent second letter.
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
1266	New Litchfield Street	Rumaldo Yupangui	junk/debris; tall grass and overgrown weeds.	6/20/19	7/15/19				Needs compliace inspection
2470	Newfield Road	Christine Koczur		7/15/2020 8/26/20				9/24/20	Spoke with owner, plan in place

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		Turned over to Corp. Counsel
62	Palmer Bridge Street	John & Pasqualina Pesce	Debris, structure		5/4/2018; 11/26/19			9/9/2020	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			9/9/2020	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	5/28/2019	5/28/2019	9/23/2020	Blight Lien filed 9/12/19, \$7,800.00. Blight Task Force Decision to be made.
286	Park Avenue	Jesus German Chimbó 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
69	Mt. Pleasant Terrace	Ronald and Linda Walton			5/26/20			7/30/2020; 9/7/20	6/4/20 Linda Walton called AC, husband passed away, violations discussed. 8/10/20 A few violations have been taken care of, still work to be done.

492	Prospect Street	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				Foreclosure 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 rv, 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				On hold
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
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			9/10/2020		Due for inspection for compliance.

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	
44 Butler St.	2/11/2020	5/28/2020	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	
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	
39 Jardon St.	7/11/2019	7/8/2020	N	
33 Kings St.	4/1/2019	10/10/2019	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	

COMPLIANCE / CLOSED PROPERTIES

25 Main St.	10/15/2019	1/17/2020	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	
331 Migeon Ave.	10/11/2019	1/2/2020	N	
38 Monroe St.	2/14/2019	3/13/2019	N	
189 Moore Dr.	8/29/2019	9/19/2019	N	
183 Mt Pleasant Ter.	7/18/2018	5/8/2019	N	
250 New Litchfield St.	1/15/2019	9/5/2019	Y	\$20,400
1837 Newfield Rd.	5/10/2019	9/4/2019	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	
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	
60 Travis St.	12/27/2018	1/8/2020	N	
144 Woodlawn Dr.	5/7/2019	8/30/2019	N	
72 Workman Ave.	2/11/2020	2/18/2020	N	