

BLIGHT PREVENTION BOARD PUBLIC HEARING  
Administrative Conference Room – Fire Headquarters  
January 9, 2014 – 6:30 PM

**ATTENDANCE:**

Blight Prevention Board

Russ Blair	<u>          X          </u>
Rick Burke	<u>          X          </u>
Jo Ann Davidson	<u>          X          </u>
Hope Hageman	<u>                          </u>
Joe Strickland	<u>          X          </u>

Blight Prevention Board Staff

Michele Onofrio	<u>          X          </u>
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Blight Enforcement Board Staff

Steve Smith	<u>          X          </u>
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1. CHAIRMAN SELECTION

Upon Motion by Rick Burke, and Seconded by Russ Blair, Joe Strickland was unanimously appointed as Chairman of the Blight Prevention Board.

2. PROPERTIES ON POST RD. WEST - #57, 63, 79 AND 69-73

Stephen P. Grathwohl of Westport Property Management LLC, represented the owner of the properties, Cross Street LLC.

Steve Smith, presented to the Board that (i) he had received a written complaint concerning the condition of the properties: (ii) he investigated and determined that with the exception of #67 Post Road West, a probable violation of the anti-blight ordinance existed; and (iii) that he had sent notification of the violations by certified mail to the property owner.

Steve provided photos showing the condition of the properties showing they were not adequately maintained. Some had collapsed roofs and missing siding and boarded windows.

The Board requested input from Mr. Grathwohl who indicated that the properties were part of a development site but due to the economy the development was postponed. He also indicated that the owner had applied for a permit to demolish the properties (with the exception of #67). He stated that demolition would take place after all approvals were obtained in particular the waiving by the Historic District Commission of the 180 day delay period.

A few neighbors also attended the meeting to voice their concern over the condition of the properties.

Joan Upchurch of 11A Ludlow Road stated that during the 25 years since she moved to Westport she had entered one of the structures which had a floor that was falling through. The Board asked if there was ever any illegal activity on the premises and Ms. Upchurch stated she was not aware of any.

Barbara Lebow of 11B Ludlow agreed with Ms. Upchurch about the deterioration and possible health problems.

Peter Eyes of 4 Orchard Lane also spoke about the continuing deterioration.

The Board questioned the owner's representative about the last time the properties were occupied and he responded that it had been a number of years since anyone lived there.

After hearing the evidence presented, the Board determined that the properties located at 57, 63, 79 Post Road West and 69-73 Post Road West were blighted premises.

When questioned how the owner would abate the violations, Mr. Grathwohl indicated that if the HDC waives the 180 day delay period the owner could demolish the structures within 60 days of that decision.

Upon motion by Jo Ann Davidson, seconded by Rick Burke, it was unanimously RESOLVED that the properties located at #57, 63, 79 Post Road West and 69-73 Post Road West be demolished no later than 60 days from the date that the Historic District Commission takes action with respect to the 180 day delay period imposed upon demolitions.

The owner's representative was agreeable.

## **ADJOURNMENT**

Upon motion by Rick Burke, seconded by Russ Blair, the hearing adjourned at 7:25P.M.

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Michele Onofrio  
Secretary

Distribution:

Larry Bradley, Director, Planning & Zoning  
Barbara Butler, Director, Department of Human Services  
Dale Call, Chief of Police  
Mark Cooper, Director, Health District  
Andrew Kingsbury, Fire Chief  
Carol Leahy, Staff, Historic District Commission  
James S. Marpe, First Selectman