

Board of Selectmen  
Grange Hall  
January 25, 2016  
Special Meeting Minutes

Selectmen Present: M. Walter; S. Link; E. Malavasi

Also Present: R. Laudenat; E. Lyman; J. Ventres; S. Wheeler; L. Zemienieski

1. Call to Order: Motion made by First Selectman Walter, seconded by Selectman Malavasi, to call the Board of Selectmen's meeting to order at 5:13 p.m. Unanimous aye.

Approval of Agenda: Motion made by Mr. Walter seconded by Mr. Malavasi, to approve the agenda as written. Unanimous aye.

2. Blight Ordinance Discussion: Mr. Walter provided some brief background information regarding the proposed blight ordinance and introduced Land Use Administrator Ventres.

Mr. Ventres advised that the Economic Development Commission had first requested the Town adopt a blight ordinance in 2009. He stated that there is a gap in the Town's current Building, Zoning, Fire and Health codes as they relate to dilapidated structures. He discussed the legal fees and appeals process involved with the existing ordinances and noted that he believes it would be very helpful to have an intermediate step, such as the fine described in the proposed ordinance, which could be implemented before initiating a law suit.

Mr. Walter reviewed the Connecticut Conference of Municipalities position on the proposed statewide uniform property maintenance code and the Selectmen discussed blight ordinances that have been implemented by towns similar in demographics to East Haddam. The Selectmen discussed how a blight ordinance would be enforced.

Ms. Link expressed concern about the ordinance being abused by the public.

Mr. Malavasi stated he feels a blight ordinance could help eliminate dangerous environments where young people and first responders could get injured. He further recommended that if the Town moves to adopt such an ordinance, the motion should include a requirement to review the ordinance one year after it has been in force.

3. Public Comment: Mr. Laudenat discussed several abandoned properties on Warner Road and stated that he supports the adoption of a blight ordinance.

Mr. Lyman expressed concern that a blight ordinance could be abused by the public but stated that he felt some of the revisions to the draft helped to control that possibility. He suggested several additional revisions to the draft.

The Selectmen reviewed the draft and agreed on several revisions. Mr. Walter stated the updated draft will be reviewed at the February 3, 2016 Regular Board of Selectmen meeting.

4. Adjournment: There being no additional business to discuss, a motion was made by Mr. Malavasi, seconded by Mr. Walter, to adjourn the meeting at 6:55 p.m. Unanimous aye

Recorded

Respectfully submitted,

Susan Link, Secretary