



Town of Plymouth

Code Enforcement Committee

80 Main Street
Terryville, Connecticut 06786

Phone (860)585-4001
Fax (860)585-4015

2022 DEC 12 PM 1:31

Erica Celisya
TOWN CLERK

SPECIAL MEETING MINUTES

December 8, 2022 – 3:00 p.m.

Call to Order: Scott Eisenlohr, Chairman & Zoning Enforcement Officer called the December 8, 2022 meeting of the Code Enforcement Committee to order at 3:00 p.m. in the Assembly Room at Plymouth Town Hall.

Fire Exits: Scott Eisenlohr, Chairman & ZEO made note of the fire exits and explained emergency exit routes to the Committee.

Roll Call: Scott Eisenlohr, Chairman & Zoning Enforcement, Paul Pronovost, Interim Public Works Director; Clarence B. Atkinson, Building Official; Susan Simmons, Torrington Area Health; Raymond Kovaleski, Fire Marshal; Robert White, Fall Mountain Property Association and Linda Schnaars as Recording Secretary.

Approval of Minutes: Scott Eisenlohr, Chairman & ZEO entertained a motion to accept the minutes of the previous meeting of March 3, 2022.

MOTION to approve the minutes made by Fire Marshal Raymond Kovaleski and seconded by Susan Simmons. Motion passed unanimously with the correction below.

Old Business:

- a. **4 Fall Mountain Terrace** – Chairman Eisenlohr reported that this has been going on for 4 years. The property was not sold. Clarence did not approve the permits for the work that was performed there. A violation letter will be mailed out.
- b. **56 North Riverside Avenue** – Chairman Eisenlohr reported that the house has been abandoned for 6 years. Clarence and Scott will help get rid of the equipment on the property. The grass is overgrown and a junk vehicle is on the property.
- c. **162 Todd Hollow Road** – Joe Hooper appealed letter to the Housing Board of Appeals. The appeal was denied. Jim Flaws owns this house. Order to Correct letter was mailed to Jim Flaws.
- d. **166 Todd Hollow Road** – Chairman Eisenlohr reported that a letter was mailed out.
- e. **152 Todd Hollow Road** – Chairman Eisenlohr reported that Joe Hooper is the owner. The house burned down and the chimney is still standing. Chairman Eisenlohr will meet with Paul Pronovost to see how to remove the trailer as the town owns the property.

f. **27 Club Lane** – Chairman Eisenlohr reported that an Order to Correct letter was mailed out.

New Business:

a. **Approval of 2023 meeting dates** - See attached

A motion was made by Clarence B. Atkinson, seconded by Robert White to approve the 2023 meeting dates with the change of July 5, 2023 to July 6, 2023. This motion was approved unanimously.

Other Business: None

Correspondence: None

Public Comment:

Connie Kapralos – 54 South Eagle Street – Mrs. Kapralos spoke about Prospect Street School. She has concerns about the building. See attached notes.

Chairman Eisenlohr emailed Craig Bothroyd, the owner of the property. Mr. Bothroyd provided a timeline of when the work will be done. See attached email.

Diane Reed – 5-6 Chidsey Terrace – Mrs. Reed stated this has been going on 20 years. Needs the Committee to help with this situation. Mrs. Reed read her notes regarding the Homes Multi Disciplinary Homes Risk Assessment dated May 26, 2016. There is no bathroom, shower, garbage trash is overflowing, cannot move freely and safely, egress exits blocked or unusable. Mrs. Reed stated the Fire Marshal did a notice of hazard and order to take correction and condemned the house in June 2012.

Fire Marshal Kovalski stated that the Mayor reverses the decision back then.

Mrs. Reed read a police report dated June 2022. Officers went to property and the homeowner was sitting with no pants. This occurred on June 10 at 10:30 am. Mrs. Reed stated that the Fire Marshal said the home was not to be used for sleeping until exits are free of obstruction and passable. On June 11, an officer drove by and saw the homeowner. On November 2, police responded at 1:00 AM – there were two males on the property helping their disabled friend back into home.

Mrs. Reed showed pictures of the homeowner going to the bathroom in a bucket. She stated Dial A Ride picks him up.

Chairman Eisenlohr reported that the owner was sent a warning letter and the owner appealed it.

Clarence Atkinson stated that the judge requires 30 consecutive days to say the owner lives at the property. The Court will not accept the security camera pictures as evidence.

Megan Trudel – 38 South Main Street – Mrs. Trudel reported that Bruce is living in a tent and truck. He has bon fires and drinking. She is afraid to call the police and fire department. She is afraid for

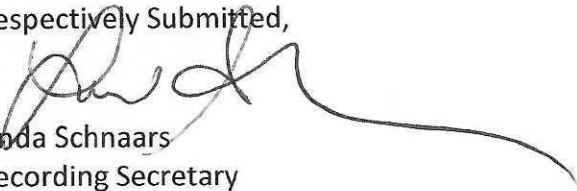
her family. The home is not habitable. He has friends over. The home values are down. She feels it is a health hazard. Asking the town to please help.

Chairman Eisenlohr recommended that she talk to the elected officials and attend the town council meetings.

Adjournment -

MOTION – to adjourn was made by Robert White and seconded by Clarence Atkinson and voted on unanimously. Motion passed. The meeting ended at 3:50 p.m.

Respectively Submitted,

A handwritten signature in black ink, appearing to read 'Linda Schnaars', with a long horizontal flourish extending to the right.

Linda Schnaars
Recording Secretary



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Code Enforcement Committee

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Phone (860)585-4001
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To: Erica Cabiya, Town Clerk
From: Code Enforcement Committee
Date: December 8, 2022

In compliance with Section 1-225 of the Connecticut General Statutes, the following is a listing of the dates of the regular meeting for the Safety Committee.

The Code Enforcement Committee meetings take place at Plymouth Town Hall, Assembly Room, 80 Main Street, Terryville, Connecticut at 3:00 p.m.

January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023
October 5, 2023
November 2, 2023
December 7, 2023

Respectfully submitted,
Scott Eisenlohr

Scott Eisenlohr
Chairman

RECEIVED - 8 PM 3:57
TOWN OF PLYMOUTH
CLERK'S OFFICE

(1)

A little history lesson for those who don't remember....

I am speaking in regards to Prospect Street School
In January of 2019.

There was a public hearing where many residents and neighbors who attended expressed doubt to the viability of the project along with concerns of the developer.

This project encompassed 24 rental units in the school and 26 town house style units in the adjacent field.

After a legal delay in 2020

The court entered into an agreement with the developer to only complete the school renovations before beginning to build on the field

Fast forward to today....

December
~~October~~ 2022. 14 years since closure of the school

Sale of said building is 2/ 5 years in the past however you wish to start counting.

(2)

In 2018 the former administration entered into an agreement with Craig Boothroyd

All were in hopes of a positive resolution to a reuse of a beautiful old school .

Unfortunately there was no deadline or timeline for completion included with the sale.

The neighbors and townspeople have been waiting for some or any progress to this project

What we see here in 2022 is a boarded up building deteriorating brick and mortar and nothing being addressed to this now blighted mess

I understand this is now a private property development...but this is still a blighted mess being seen by those who drive by or live in the neighborhood.

I understand that the economy has not improved in this time period and won't be possible in the very near future this did not seem to be an issue 5 years ago.

The neighbors and towns people deserve some final resolution to this problem project.

We continue to wait.

Scott Eisenlohr

From: Craig Bothroyd <craig@yieldind.com>
Sent: Wednesday, November 30, 2022 6:12 AM
To: Scott Eisenlohr
Cc: Clarence Atkinson; Margus Laan
Subject: [External] Re: Prospect School

Think Security – This email originated from an external source. Be cautious with any links or attachments.

Good Morning Scott,

In response to your pictures I am proposing the following corrective measures:

- 1) Vegetation Removal immediately adjacent to the building (Sides and Rear) (December 2022 - weather dependent)
- 2) Graffiti Removal Rear of Building (December 2022)
- 3) Pending Insurance/Litigation of vandalism that occurred late this summer additional plywood will be placed on windows or temporary replacement windows (Winter 2023)

Unfortunately I will not be able to attend tomorrows meeting. Please do not hesitate to contact me if you have any additional questions or concerns.

Thank you,

Craig Bothroyd



P.O. Box 6
Torrington, CT 06790
OFFICE: 860-806-9700
CELL: 860-307-8202

Yield Industries is an AA/EOE

On Nov 29, 2022, at 2:32 PM, Scott Eisenlohr <seisenlohr@plymouthct.us> wrote:

Attached is this second email of pictures taken by our Building Official for your review. Please sent reply before noon on December 1st about a proposed start date, along with maybe 3 maintenance items,

from these pictures, you may want to begin with. Based upon your email, I will be able to relay your proposed corrective measures to the code enforcement committee on December 1st. at 3pm. You are welcome to attend, but you are not required to attend.

Respectfully,
Scott Eisenlohr

-----Original Message-----

From: Building Department <building@plymouthct.us>
Sent: Tuesday, October 18, 2022 11:30 AM
To: Scott Eisenlohr <seisenlohr@plymouthct.us>
Subject: Prospect School

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Sent from my iPad