



CITY OF DANBURY OFFICE OF NEIGHBORHOOD ASSISTANCE

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Livable Neighborhoods 2016
“Building a Better Danbury”

February 2016

February 22, 2016

Honorable Mayor Boughton and City Council Members:

Below is a table highlighting UNIT activity from the time of last month’s City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

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|---|--------------------------------|
| Time Period | January 25 – February 22, 2016 |
| Number of Quality of Life Issues | 74 |
| Year to Date - 2016 | 136 |

The top issues addressed by the UNIT were:

- Miscellaneous (28)
- Exterior Blight Orders/Notice of Violation (13)
- Abandoned vehicles/parking violations (10)
- Garbage/Debris and Blighted property (9)
- Front lawn parking (6)
- Overcrowding/Illegal Apartments and Construction (4)

The majority of the Miscellaneous service requests that the UNIT handled this last month pertained to the couple of snow storms that hit us in February. Despite the Level One snow emergency that was declared, several vehicles were left out on the road overnight, making it difficult for the plows to adequately clear the roads. As a result, piles of ice and snow are left behind on the street once these vehicles have been driven away. In an effort to ensure that our streets are kept clear and safe, our department requires the vehicle owners to remove all of the snow around their vehicle. Additionally, as a result of this proactive approach, it is a common occurrence that many of these vehicles are unregistered, possibly abandoned and have been left out on the street. If that’s the case, then the UNIT coordinates the removal of the vehicle from

the street. Our proactive efforts resulted in **four (4)** vehicles found to be unregistered and they were all removed from our city's streets.

The UNIT has recently identified several properties in town that would be considered blight. Whether they are vacant and need to be boarded up and secured, or if they are falling apart, the condition of these properties continue to deteriorate and have a negative impact in the neighborhood. Our department sent notices to each of these property owners establishing a deadline to meet and discuss a reasonable plan going forward to improve these properties. As a result, some structures have been slated for demolition. The UNIT will continue to be proactive and follow up to be sure that the appropriate action is taken

EXTERIOR AND STRUCTURAL BLIGHT CITATIONS:

Orders written by UNIT (YTD): 20 (Includes Notice of Violations)

Below is a review of the Exterior Blight Citations sent this past period:

Exterior Blight Citations:

- **12 Sunrise Road:** This is a property that has had many complaints in the neighborhood. The occupants did not take care of the property and the UNIT has needed to respond to complaints of garbage being left outside. The home is now vacant and in foreclosure and our department sent an order to the bank, as a result of piles of garbage bags and other debris that was left outside. The banks response was immediate and the property has been cleaned. The order has been closed.
- **8 Lake Avenue:** Issued order for the cleanup of a large pile of rubbish left in the rear of the property, mostly consisting of old furniture. Previous efforts to have it cleaned have not gone well. As a result, sent an order.
- **10 Dana Road:** Issued order to the bank on this foreclosed property to address unregistered vehicles on the property, garbage around the exterior, and deep tire track in the front lawn as a result of front lawn parking.
- **3 Abbott Avenue:** Issued order for the removal of garbage and rubbish around the property, the elimination of front lawn parking, the removal of an unpermitted tent-like structure in disrepair and the removal of several uncovered garbage cans that are always left out near the street curb, continually overflowing with the remains blowing out on to the street and in other neighbors' yards.

Notice of Violation letters:

- **199-201 Main Street:** Issued notice to have graffiti removed from the side of the building.

- **3 Moss Avenue:** Issued notice as this structure has been in disrepair for an extended period of time. The paint has chipped away from the wood siding, windows are rotted and in disrepair, siding is missing, etc. Property needs attention.
- **16 Moss Avenue:** Property is vacant and some windows are boarded and some have broken glass. Graffiti has also been sprayed on the structure. Home has sat vacant for many years. UNIT looking to expedite its repair or demolition.
- **18 Moss Avenue:** Property is vacant and some windows are boarded and some are broken. Home has sat vacant for many years. UNIT looking to expedite its repair or demolition.
- **16-18 Balmforth Avenue:** Vacant property that is also in disrepair. A section of the house has collapsed and UNIT looking to expedite its demolition.
- **19 Balmforth Avenue:** Vacant property that is also becoming in disrepair. Windows are broken, sprayed with graffiti, siding is falling off and there is rubbish around the rear of the property. UNIT looking to expedite its repair or demolition. Spoke with property owner, and the expectation is to have the structure taken down by the end of April.
- **8 Holley Lane:** Vacant property that has also been broken into and vandalized inside. Graffiti has been sprayed on the windows and walls. UNIT looking to ensure structure is secured and routinely maintained. Spoke with property owner, and the expectation is to have the structure taken down by the end of April.
- **8, 10 and 12 Beaver Brook Road:** UNIT was referred to 12 Beaver Brook for a complaint of illegal auto repair business and upon inspection noted all three properties with the same type of blighted issues. Front yard parking has eroded away the front lawns and each property required cleanup of garbage and unregistered vehicles. These properties are all owned by the same person. Our department will meet with the property owner to discuss the cleanup of each property and the need to routinely maintain.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman
Coordinator, Office of Neighborhood Assistance