



CITY OF DANBURY
OFFICE OF NEIGHBORHOOD ASSISTANCE

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Livable Neighborhoods 2016
“Building a Better Danbury”

October 2016

October 24, 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.

Time Period	September 26 – October 24, 2016
Number of Quality of Life Issues	99
Year to Date - 2016	849

The top issues addressed by the UNIT were:

- Abandoned/Unregistered vehicles (25)
- Garbage/Debris (24)
- Blighted properties (21)
- Front Lawn Parking/Parking violations (16)
- Exterior Blight Orders/Notice of Violation (8)
- Overcrowding/Illegal Apartments and Construction (7)

The UNIT continues to be vigilant to ensuring that vehicles are not left abandoned on city streets. Often vehicles break down or are in an accident beyond repair, and are left behind on the street. Additionally, unregistered vehicles are not permitted on the streets as well. Fifteen vehicles were identified by the UNIT over the last few weeks. They were appropriately tagged providing owners have 24 hours to remove them from the street, or else the vehicle will be towed away. All of those vehicles have been removed.

Earlier in the month, the bus station at Pulse Point was vandalized with graffiti. The UNIT works very hard to ensure that our city is kept clean of unwanted vandalism, and to catch the individuals that do it. In many cases, the person does not get caught, however, in this rare case, the UNIT, behind the investigation of Officer Ken Utter, may have some detail that will lead to an arrest. I will be happy to update the council next month on whether the UNIT has success in closing out this case. In the meantime, the bus company has incurred the expense of cleaning it all up. See pictures below:



PROPERTY PROFILE: 35 Saddle Rock Road

The UNIT is proud to report significant progress on this property. This property has been in deteriorating condition for an extended period of time and has not been maintained. Trees and overgrowth overrun the property, a rotted back porch collapsed and detached from the house and the exterior of the house (siding and gutters) are in poor condition. In response to a complaint from the neighbor, our department met with the homeowner and discussed all of the issues that would need to be addressed. The property owner is an elderly resident who is also a veteran of the Vietnam War. His age and his limited income are essentially making it difficult to stay on top of the maintenance of the property. While our department is equipped with the enforcement tools to require residents to comply with city codes and ordinances, the circumstances of this resident demonstrated that more was needed than simply sending out orders with the threat of fines. Our department sought the assistance of Denise Chance of the City's Welfare department, as well as Dan Hayes, who oversees the Danbury Veterans Council. Given the homeowner's veteran status, the UNIT wanted to explore what benefits he may be entitled to through veterans services. This could enable him to help get a better grasp of completing the many tasks needed to address the issues at his property. With the assistance of Mr. Hayes, he was able to identify a company out of Bethel, Com Net, who contributed an amazing act of kindness by providing a crew of volunteers, along with the necessary tools to complete a lot of work at the property. Trees, stumps, roots and overgrowth were all cleared away, as well as the removal of the rotted porch. It is an incredible difference! While there is still some work to be done on the house, the homeowner now is at a point where routine and general exterior upkeep of the yard will be much easier. The folks at Com Net are to be commended for their willingness to selflessly serve a veteran in need, and they plan on doing more! The property owner is extremely grateful and humbled by the support he has received. Below, note the BEFORE and AFTER pictures:

BEFORE:



AFTER:



PARKING ISSUES ON MORGAN AVENUE:

The UNIT had received neighbor complaints regarding vehicles being left on the street of Morgan Avenue, thus congesting an already narrow road and making it unsafe. Additionally, most of these vehicles were either unregistered, inoperable or both. Apparently, a nearby repair shop was using the road to store the overflow of their vehicles. The UNIT issued a 24 hour notice to remove all of the vehicles, or else they would be towed away, and explained how vehicles can not be parked at this location. Over the course the next week, the UNIT would monitor the location and find that vehicles had continued to be parked in this area. UNIT requirements were being ignored and safety had not been improved in the area. As a result, with the support of the DPD and the assistance of the Highway Department, the UNIT had No Parking signs installed in this location. The UNIT now continues to monitor the area and with the exception of some tickets written, the area has dramatically improved, with vehicles not being parked there and therefore, it is safer for motorists.

EXTERIOR AND STRUCTURAL BLIGHT CITATIONS:

Orders written by UNIT (YTD): 83 (Includes Notice of Violations)

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

Exterior Blight Citations:

- **40 Harrison Street:** Issued order for the removal of rubbish from the exterior of the property, unregistered vehicles, repeated front lawn parking and the cease of suspected business operation from the house.
- **76 Balmforth Avenue:** Issued order for the removal of garbage and rubbish, mostly consisting of bulky furniture items. The property owner had been notified twice by the UNIT, but did not address the items, and in fact, it got worse.
- **33 and 34-36 Shelter Rock Road:** Issued order for the repeated use of this residential property to store commercial equipment related to trash hauling. Dumpsters and commercial trucks, as well as unregistered vehicles and bulky garbage items need to be removed. This is an ongoing problem.
- **5 Elmbrook Drive:** another instance of repeated issues where the homeowner is not adequately maintaining the property. The grass is not being mowed, light rubbish strewn about the property and an unregistered vehicle.
- **84 Town Hill Avenue:** Issued order for the removal of accumulation of litter and trash, as well as repeated front lawn parking.

Structural Blight Citations:

- **3 Watson Drive:** Upon receipt of neighbor complaint, the UNIT sent out a structural blight order, as the house is in disrepair. Gutters are falling off of it, property not being maintained, pool in the back yard has trees growing out of it.

Notice of Violations:

- **28 Stone Street:** UNIT sent a notice to property owner, citing the Neighborhood Preservation Zone and the restriction of routine outdoor group activity causing a nuisance in the neighborhood.

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