

Development Services Subcommittee Meeting
Wednesday, August 10, 2016
Enfield Room
4:00 pm

*Tape picks up while meeting is already in progress

All Present

Code Enforcement Flow Chart

Conversation on what constitutes when a building should be demolished, specifically how to clean up the 30 Church Street Property.

Discussion about how the property can be demolished. The Building Department would have to inspect.

There are hazardous materials and residential structures (independent all on the same lot) right up against the property that makes it very expensive to demolish.

There is a lien and is now in the state prosecutor's office processing.

The Town should foreclose on the property and see what it would cost to demolish. The Town Attorney needs to be consulted.

Demonstration of Tax Sale Properties. It makes sense to eventually have a decision making position that can decide what to do with these properties-taking or disposing. Town Council has that authority and it can't be delegated.

Solution for the properties should be decided before the 6 month deadline.

Blight/Property Maintenance-need to adopt a standard policy that is uniform-point system.

Maybe the consideration should be by individual property-there are some that Council would not want to touch, but at least the point system will make Council aware so that a discussion can be ignited.

Conservation report is a newer addition and helps answer a lot of questions, since they suggest so many for open space.

By the next fiscal cycle, the plan is to break down the existing process and restructure it and pick a date to start over. It currently is not working right. The statute can help with the process.

There was a meeting on July 14th and with Law, Blight, Planning, and no one had the same answer on how the code vs. statute process works.

Mention agenda with blight ordinance item. Information requested was communications regarding properties recommended for acquisition in the tax sale.

Review of packets with acquired properties. 8-24 would need to be conducted.

King Court-Councilman Edgar can't see keeping any of these properties.

Discussion on what is “buildable” property and how to get the maximum profit out of the presented lots. Planning would have to look into the lots first. They may be all wetlands. Follow up-Council liaisons to bring recommendations to Council.

Parson’s Road-there is right of way issue that would be beneficial for the Town to keep.

Mountain View and John Street are a part of the flood plane

Looking for the probate decision on the Sid Manning properties (Susan and Kimberly).

Are there escarpment issues? Those parcels are vacant but neighboring look occupied. Recommendation to gift to them or leave in current condition. Councilman Edgar is willing after hearing what Probate has decided.

These properties come with liabilities that need to be considered.

Woodward Avenue-all agreed to retain.

Enfield Street parcel-behind the Mall. Conservation Commission requested that the property be under temporary conservation, agreed.

John Street-Existing wet soil conditions and an easement. Undevelopable. Agree with recommendation.

Mountain View-Wet soil and easement. Agree with recommendation.

Parsons-Water access and our road on that property.

Councilman Edgar does not wish to keep the property.

Shaker Road-raise the house, consolidate the lot is the recommendation. Not sure if the Town should take that over. Can be taken off of the list. If it is left alone, it will become an eyesore.

Discussion about it becoming a parking area, but the principal use of a property cannot be parking in Enfield. Suggestion to put it in the next tax lien sale or foreclose on it. Discussion about the zoning-business local?

Weymouth Road-discussion on the history between the owner (Fredricks) and the Town. It’s an empty lot of wetlands. All agree to retain.

Taylor Road-no road frontage and wet soil consideration. Has the opportunity to support expanded use or future development. Zoned I and right next to the train tracks. Councilman Edgar is against taking the property.

3 King Court Parcels- Holding on to the properties created a good buffer from development to the residential area. Could be held to potentially expand and create residential partials. Can create egress and ingress issues in the future if it is sold off. Also helps with future traffic. Needs to be further researched have the Building Department go out and see if it is buildable there.

Side lots, may have been meant to be open space Councilman Edgar is a no on taking the properties, TM will do more investigation on the end parcel. 2 for retaining side lots, 1 against. End lot needs more

research and follow up for next time. Looks like it should have been open space for the developer and it fell through the cracks.

Blight ordinance and vacancy-blight commission statutes:

Outdoor storage and housing upkeep are our biggest issues, not grass and trash (those issues are because of our lack of consistency).

We have four people doing different enforcement jobs when we can consolidate. They should all learn how to enforce on all fronts. Must nail down the distinction between what we enforce as code and what is statute. Laws probably came from the state in the first place, but Legal needs to look into it.

There are different silos because of statutes-the elements of enforcement should be as uniform as possible. There is also an inconsistency on enforcing running businesses on residentially zoned property, and the Town does business with some of these businesses. This is a regular complaint that must be addressed.

Adjourned