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TOWN OF BOSTON
MUNICIPAL BUILDING

Code Enforcement Committee

Minutes

November 25, 2015 @ 9:00 AM

Room 208 - Municipal Building

Committee Members Present: Christopher Smedick, Nick Purro, Sal Nesci, Steve Kroll, Al Santostefano, Christopher Holden, Elena Villafana, Dean Lisitano, Linda Reed, Art Higgins, and Joseph Bibisi.

Members of the Public: None.

Health Dept.

1. Barbara Road: See below.
2. 55 Tryon Street: See below. There were reports of dilapidated structures in back yard, two abandoned motor vehicles in back yard, pick-up truck in front loaded with trash. The Health Department conducted two inspections of the property and determined that the complaints were unfounded. No further action needed.
3. 74 Country Club Road: Assistant General Counsel Smedick won a motion denying the right of a non-attorney to “intervene” on behalf of Mr. McNamara. The appeal itself is under review by the Department of Public Health for a decision. No new action needed.
4. 37 Wall Street: The Health Department will follow up on the property as needed.
5. 4 Windward Street: A complaint was received by the Health Department regarding the storing of various furniture and junk on the property. The Health Department inspected the property and determined that it was in compliance. No further action needed.

6. 117 Grand Street: The property is not in compliance with the housing code. The Health Department sent various legal orders to the owner who has not complied.

a. MOTION: A MOTION was made by Sal Nesci and seconded by Art Higgins to refer this issue to the Office of the General Counsel for Code for further code enforcement. The MOTION was approved unanimously at 9:10 am.

7. 479 Briarwood Lane: The property has falling trees, overgrown grass and bulky waste stored on the property in violation of the Health Code .

a. MOTION: A MOTION was made by Sal Nesci and seconded by Dean Lisitano to refer this issue to the Office of the General Counsel for Code for further code enforcement. The MOTION was approved unanimously at 9:11 am.

SFD.

1. No Issues of Concern.

City Fire.

1. No Issues of Concern.

WFD.

1. No Issues of Concern.

MPD.

1. 225 River Road: The Police Department has received reports of dumping by the water. The MPD inspected and could not find anything to substantiate that claim. Property should be placed on the watch list for further monitoring.

Bld. Insp.

1. 309 Barber Road: House caught on fire and is currently dilapidated. The building inspector sent an order to the owner of the property to bring it into compliance by November 3, 2015. To date, the property has not been brought into compliance.
 - a. MOTION: A MOTION was made by Dean Lisitano and seconded by Sal Nesci to refer this issue to the Office of the General Counsel for further Code Enforcement. The MOTION was approved unanimously at 9:31 am.

Zoning Enf.

1. 41-43 Park Place: The property is listed as a two family but is suspected of being used as a three family. Zoning and the Fire Department will investigate to determine if action is needed.
2. 203-205 Prospect: The Zoning/Wetlands Officer inspected the property with the Health Department. The property is blighted and is infested with rats. The house is dilapidated and the garage roof has collapsed. The Zoning/Wetlands Officer and the Health Department will follow up and monitor.
3. 348 Atkins Street: The garage on the property is falling down. The Zoning/Wetlands Officer will follow up and monitor.
4. 173 Butternut: The garage located in the rear of the property is falling down and the windows in the front of the building are broken and need to be boarded up. There are also reports that the property does not currently have electricity. The Zoning/Wetlands Officer will place the property on the blight list and follow up.
5. 179 Butternut: The property owner lives in Alaska and is delinquent in tax payments. The property is blighted and the Public Works Department will need

to go to the property to board up windows. The Zoning/Wetlands Officer will take appropriate action.

6. 140 Pearl Street: The property owner is looking for an accommodation to locate a sober house on the property. The City Fire Department has inspected the property and the Zoning/Wetlands Officer will inspect. The property will be monitored by the Zoning/Wetlands Officer.

Legal

1. 131 & 155 Wadsworth Street: The Office of General Counsel is working with the State Attorney General's Office and the City's Planning and Conservation Development Office to obtain title to the properties through a pending Cy Pres action in Superior Court, which was served on the City on October 28, 2015. Once title is obtained, the City will be able to remediate the conditions on the properties to bring them back into compliance. No current action needed.
2. Westlake Association: The piece of property owned by Westlake Association is not being adequately maintained and is in violation of the site plan that was approved by the Planning and Zoning Office. The Zoning/Wetlands Officer has sent an order to the owners of the property requiring that the property be brought into compliance. The property owner has not complied with the legal orders that were sent out by the Office of the General Counsel. Fines have been accruing on the property since September 2015. The Office of the General Counsel is working to obtain a lien on the property. No change.
3. 491 E. Main Street: The Planning and Zoning Commission will perform an 8-24 review of the property on December 9, 2015. If the Planning and Zoning

Commission issues a favorable recommendation, the City will proceed with a foreclosure to collect delinquent real estate taxes owed on property.

4. Cooley Avenue: The Tax Collector has initiated a foreclosure for unpaid real estate taxes against this parcel. Strict foreclosure has been granted and the law day is set for December 7. If the property owner does not redeem on such date, the City will own the property on December 8.
5. 37 Dennison Road: The property is overgrown. The Health Department sent orders by mail requiring the order to bring the property into compliance. The property failed its follow-up inspection. A lien has been filed on the property. No further action needed.
6. 74 Country Club Road: A hearing was held on August 25, 2015. We are awaiting a decision from the hearing officer. The hearing officer denied a motion to intervene (see above).
7. 13 Afton Terrace: The Health Department has sent out orders requiring the owner of the property to remediate the front east exterior window jambs, peeling paint, defective siding, roof shingles and containers of water and debris on the property. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. The property owner has been slowly remediating the violations on the property. The Health Department will monitor and follow up to ensure compliance.

8. 15 Afton Terrace: The Health Department has sent out orders requiring the owner of the property to remediate the front east exterior window jambs, peeling paint, garage door jambs, and an active rodent entry in the rear foundation wall. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. The OGC referred this property to the State's Attorney's Office, who contacted the property manager. The Health Department will perform a follow up inspection to ensure compliance.
9. 523 Hunting Hill Avenue: The Health Department has sent out orders requiring the owner of the property to remediate the overgrown grass, weeds and abandoned swimming pool in the rear yard. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. A lien has been filed on the property. No further action needed.
10. 150 Grand Street: The Health Department has sent out orders requiring the owner of the property to remediate the overgrown grass and weeds on the property. The homeowners have appealed the Health Department's order and we are awaiting a hearing date from the State Department of Public Health. A lien has been filed on the property. No further action needed.

Neat

1. Green Street. There is an abandoned brown van and a white van on the parking lot.

Will refer to the Parking Department for action, to determine if further action is required.

2. Wharfside: Complaints have been received regarding the condition of the property and unsanitary conditions in the elector. The Health Department will follow up.

Old Business: None.

New Business:None.

Motion to Adjourn: MOVED by Sal Nesci, SECONDED by Dean Lisitano, and APPROVED unanimously at 9:59 am.