

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



LEGISLATION & ADMINISTRATION COMMITTEE
NOVEMBER 24, 2014
MINUTES

The Chair called the Education Committee to order at 7:50 p.m.

The Clerk called the roll and recorded it as follows:

Present: Suzanne Testani, Chairman, Joseph Pifko, Edna Colucci, (arrived at 8:03 p.m.), and Daniel Marconi.

Absent: Enrico Constantini, Vice Chairman, Patrick Helfrich, Ken Martin, Sr., Alternate and Thomas Christiano, Alternate.

Also

Present: Town Council Chairman Carl A. Massaro, Jr., Town Council Member Tony Pettiti, Economic Development Director Edward Lavernoch and Blight Officer Douglas Wenz.

-
1. RESOLUTION TC25-134: BE IT RESOLVED AND ORDAINED, That Chapter 14, Offenses and Miscellaneous Provisions, Section 14-11, Blight Prevention of the Trumbull Municipal Code is hereby amended. (Amendment Attached)

Mr. Wenz explained that the current ordinance lacks sufficient language to prevent certain unsafe conditions and reviewed the need for additional language in each specific subsection with the committee. Mr. Wenz provided photographic examples (Attached). Mr. Wenz stated that the Municipal Code clearly states what actions he can take as the Blight Officer. Fines can be levied, liens can be placed on a property and the Town can foreclose on a property if necessary. What they ultimately would like is to make contact with the owner and set a timeframe to remedy the situation. Mr. Pifko complimented Mr. Wenz on his work and noted that he has had experience with a particular blighted property and the outcome was a positive one because of Mr. Wenz's effort. The Chair complimented Mr. Wenz on his presentation. The Public Hearing is scheduled to take place at the Town Council regular December meeting.

Moved by Mr. Marconi, seconded by Ms. Colucci to send without recommendation pending hearing the public's comment at the December regular meeting.
VOTE: Motion CARRIED unanimously.

Motion made by Mr. Marconi, seconded by Mr. Pifko to take the next item of business off the table.
VOTE: Motion CARRIED unanimously.

2. RESOLUTION TC25-122: Moved by Mr. Marconi, seconded by Mr. Pifko.
BE IT RESOLVED, That the acquisition of real property known as 225 Booth Hill Road Trumbull, CT is hereby approved; and
BE IT FURTHER RESOLVED, That the First Selectman is hereby authorized to execute any agreements or take any necessary steps to complete the acquisition.

Mr. Lavernoich distributed the attached information pertaining to 225 Booth Hill Road. Mr. Zera, the current owner of the property purchased the property with the thinking he could build on the lot. The property is not buildable; it is a wetland with no outlet and is not part of a watershed. The property is .9 of an acre is in a one-acre zone and would need a variance from ZBA. Planning & Zoning unanimously approved the CGS 8-24. Mr. Lavernoich explained the property would not require maintenance by the Town if it should acquire it. The neighbors can not claim adverse use against Town owned property, (per the Town attorney). Mr. Zera will pay the back taxes, if he does not donate the land he will not be in a position to be able to pay the taxes moving forward. The annual taxes on the property are \$1,170. Accepting the donation is less expensive than the Town moving forward with foreclosure. Mr. Massaro inquired whether the owner was in bankruptcy or a candidate for the same, if so a court appointed trustee could take the property from the Town after having acquired it within a certain time frame. Mr. Lavernoich stated that would be unlikely in this case. Mr. Zera has not submitted a hardship to date.

VOTE: Motion CARRIED unanimously.

There being no further business to discuss and upon motion made by Mr. Marconi, seconded by Mr. Pifko the L&A committee adjourned by unanimous consent at 8:29 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Town Council Clerk

**RESOLUTION TC25-134
BLIGHT ORDINANCE
AMENDMENT**

Amended section is as follows (all other language in the ordinance remains unchanged):

- *Ordinance:* For the purposes of this section 14-11, "ordinance" shall refer to this Blight Prevention Ordinance.

State of disrepair, has blighted conditions, or is becoming dilapidated: In a physically deteriorating condition which, if left unabated, would cause an unsafe or unsanitary condition or a nuisance to the general public which may be evidenced by one (1) or more of the following conditions:

- (a) Multiple missing, broken or boarded up windows and/or doors;
- (b) ~~Collapsing or missing walls or roof;~~ **Collapsing, missing, or deteriorating walls, roofs, shutters, stairs, porches, handrails, railings, including broken, rotted, or dilapidated fences;**
- (c) Seriously damaged or missing siding;
- (d) Fire, smoke, or water damage;
- (e) Infestation by rodents or other pests;
- (f) ~~Excessive amounts of garbage or trash on the property;~~ Garbage or trash improperly stored or accumulated on the premises;
- (g) Inoperative or unregistered motor vehicles, **(including motor vehicle parts)**, or inoperative boats parked, kept or stored on the premises unless garaged on the premises;
- (h) Commercial parking lots left in a state of disrepair or abandoned;
- (i) Vacant buildings or structures left unsecured or unguarded against unauthorized entry;
- (j) Brush and/or overgrown grass or weeds of at least one (1) foot in height, **including overgrown, unkempt shrubs/bushes, tree stumps, tree limbs/branches left discarded on the property,** excluding ornamental grass as part of a landscaped property;
- (k) Graffiti;
- (l) ~~Any other evidence that reasonably demonstrates that a property has or may cause an unsafe or unsanitary condition or a nuisance to the general public.~~ **Any other exterior evidence that reasonably demonstrates that a property has or may cause an unsafe or unsanitary condition, poses a threat to the health, safety and general welfare of the community, seriously affects the economic well-being of the Town and/or the property values of the surrounding community.**

Edward Lavernoich

From: Krzysztof Zera <zeranator@gmail.com>
Sent: Saturday, November 08, 2014 10:21 AM
To: Edward Lavernoich
Subject: Property Donation

To whom it may concern,

I, Krzysztof Zera, am the owner of the property at 225 Booth Hill Road. I would like to donate the property to the Town of Trumbull.

Back-taxes will be paid prior to the donation.

Please let me know what would be my next step if the town is interested in this donation.

Sincerely,
Krzysztof Zera



Legend

- Parcels
- Town Boundary
- Trees
- Sidewalk
- Buildings
 - BUILDING
 - DECK
 - POOL
- Water Features
 - DAM
 - DOCK
 - STREAM
 - STREAM - INT
- Water
 - Waterbody
 - Wetland
- Parking lots
- Recreation
- Driveway
- Trail
- Roads
 - Bridge
 - Paved Road
 - Unpaved Road
- Tree Canopy



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



FORECLOSURE BY SALE
COMMITTEE DEED

JD-CV-74 Rev. 12-02

STATE OF CONNECTICUT
SUPERIOR COURT

www.jud.state.ct.us

Doc ID: 000627640003 Type: LAN
Book 1308 Page 898 - 900
File# 3511

INSTRUCTIONS TO COMMITTEE: If this form does not suit the situation, you may
manuscript your own, however, all elements of this deed must be incorporated.

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) 5/24/04, by the Superior Court for the
Judicial District of Fairfield, being Docket No. CV 02-0388793-S, wherein
the TOWN OF TRUMBULL

_____ is Plaintiff and ROBERT BUTTERWORTH, ET AL

_____ is Defendant,

brought by complaint dated 11/20/01 and amended on 10/22/03 claiming a foreclosure of a mortgage/lien on premises known as
(street, lot #, or other) 225 Booth Hill Road, Trumbull,

_____, Connecticut,

DANIEL SHEPRO of Connecticut was duly appointed Committee ("Committee")

and directed to sell the premises and convey the same to the purchaser, and

WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to

KRZYSZTOF ZERA

_____ of 660 Booth Hill Road,

Trumbull, Connecticut, for the sum of

TWENTY-SEVEN THOUSAND FIVE HUNDRED (\$27,500.00) DOLLARS AND NO CENTS

~~(\$~~ ~~XXXXXXXX~~ ~~DOLLARS~~ and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the
Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, DANIEL SHEPRO

Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of

TWENTY-SEVEN THOUSAND FIVE HUNDRED

_____ (\$ 27,500.00) DOLLARS received to my full satisfaction of

KRZYSZTOF ZERA

_____, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto

KRZYSZTOF ZERA

_____ and unto his/her their successors and assign forever a parcel of land,

together with the improvements thereon, known as (street, lot #, other) 225 Booth Hill Road, Trumbull

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s),
his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power
and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

(continued on back/page 2)

CV 02-0388793-S
No Conveyance Tax Collected
Suzanne Burr Monaco
Town Clerk of Trumbull

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning regulations of the Town of Trumbull and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 13 day of September 20 04

Signed in the presence of:

X [Signature] Print name of signer Stacie Johnson Dubae

X [Signature] Print name of signer Nathalie Feola-Cuerrero

Committee: [Signature] Print name of committee Daniel Shepro

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD ss. Stratford

The foregoing instrument was acknowledged before me this 13 day of Sept 20 04 by DANIEL SHEPRO, COMMITTEE

Signed [Signature] Nathalie Feola-Cuerrero N/A
Commissioner of the Superior Court/Clerk/Notary Print name of person signing at left Date your commission expires

The foregoing committee deed is approved this 21st day of September 20 04

Judge of the Superior Court: [Signature]
Joseph W. Deherthy

SCHEDULE A

PROPERTY DESCRIPTION

All that certain piece or parcel of land, with the buildings thereon standing, situated in the Town of Trumbull, County of Fairfield and State of Connecticut, and bounded and described as follows, to wit:

- Northerly: by land now or formerly of Ernest Goergen, 300 feet, more or less;
- Easterly: by Booth Hill Road, 200 feet;
- Southerly: by a private road, 365 feet, more or less;
- Westerly: by land now or formerly of W. and A. Freiss, 75 feet, more or less.

TOWN CLERK OFFICE, TRUMBULL, CT

OCT 13 2004

RECEIVED FOR RECORD

AT 11:25 A.M.

ATTEST

Gloria J. Murphy
TOWN CLERK
1185

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

TOWN HALL
452 5046



5866 MAIN STREET
TRUMBULL, CONN. 06611

February 5, 2009

Certified Mail

Mr. Krzystof Zera
660 Booth Hill Road
Trumbull, CT 06611

RE: Application #08-35

Dear Mr. Zera:

The subject application, at a hearing held on February 3, 2009, was reviewed by the Inland Wetland and Watercourse Commission to construct a dwelling and filling in a regulated area at 225 Booth Hill Road.

In accordance with the regulations of the Inland Wetland and Watercourse Commission, the Commission voted to **DENY** Application 08-35 as submitted for the following reasons:

- the plan has too much impact to wetlands;
- the lot itself is a viable wetland and is used as a basin to collect stormwater that discharges onto the property;
- applicant did not adequately prepare and present a properly designed site plan from a professional engineer;
- the plan did not address maintenance and monitoring the water flow after the house is built;
- inadequate mitigation plan;
- elevations of the house and ground water dewatering system and discharge were not included in the plans.

Said action has been fixed to become effective on February 23, 2009, and a copy thereof has been filed and recorded in the Office of the Town Clerk.

Inland Wetlands and Watercourses Commission

Richard H. Girouard, Sr.

Richard H. Girouard, Sr., Chairman
RHG/j

cc: Town Clerk Town Engineer Building Department Planning & Zoning

Town of Trumbull

CONNECTICUT



**Planning and Zoning
Department**
Telephone: (203) 452-5047
Fax: (203) 452-5169

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING & ZONING COMMISSION

November 24, 2014

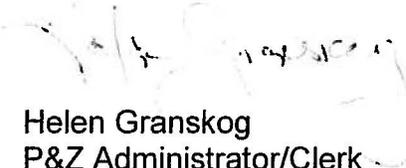
Edward P. Lavernoich
Economic & Community Development Director
Town of Trumbull
5866 Main Street
Trumbull, CT 06611

Re: Municipal Improvements Referral
Charitable Donation of Real Estate
225 Booth Hill Road

Dear Mr. Lavernoich:

Pursuant to Section 8-24 of the CGS, on November 19, 2014, the Planning and Zoning Commission voted unanimously (Chory, Deecken, Garrity, Preusch, Silber) to recommend APPROVAL of the above proposed plan.

Very truly yours,


Helen Granskog
P&Z Administrator/Clerk

cc: Town Council

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Douglas P. Wenz
Zoning Enforcement Officer
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dwenz@trumbull-ct.gov

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- (a) Multiple missing, broken or boarded up windows and/or doors;
- (b) ~~Collapsing or missing walls or roof;~~ Collapsing, missing, or deteriorating walls, roofs, shutters, stairs, porches, handrails, railings, including broken, rotted, or dilapidated fences;
- (c) Seriously damaged or missing siding;
- (d) Fire, smoke, or water damage;
- (e) Infestation by rodents or other pests;
- (f) ~~Excessive amounts of garbage or trash on the property;~~ Garbage or trash improperly stored or accumulated on the premises;
- (g) Inoperative or unregistered motor vehicles, (including motor vehicle parts), or inoperative boats parked, kept or stored on the premises unless garaged on the premises;
- (h) Commercial parking lots left in a state of disrepair or abandoned;
- (i) Vacant buildings or structures left unsecured or unguarded against unauthorized entry;
- (j) Brush and/or overgrown grass or weeds of at least one (1) foot in height, including overgrown, unkempt shrubs/bushes, tree stumps, tree limbs/branches left discarded on the property, excluding ornamental grass as part of a landscaped property;
- (k) Graffiti;

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(1)

~~Any other evidence that reasonably demonstrates that a property has or may cause an unsafe or unsanitary condition or a nuisance to the general public.~~ Any other exterior evidence that reasonably demonstrates that a property has or may cause an unsafe or unsanitary condition, poses a threat to the health, safety and general welfare of the community, seriously affects the economic well-being of the Town and/or the property values of the surrounding community.

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• Sec. 14-11. - Blight prevention.

(1)

Statutory authority; purpose.

(a)

This Blight Prevention Ordinance is enacted pursuant to section 7-148(c)(7)(H)(xv) of the Municipal Powers Act of the General Statutes and seeks to encourage rehabilitation of blighted premises.

(b)

This ordinance prohibits any owner(s), or occupant(s) of real property located in the Town of Trumbull from allowing, creating, maintaining or causing the creation or maintenance of a blighted premises. This ordinance also establishes penalties for violations of this section.

(2)

Definitions. For purposes of this ordinance, the following words, terms and phrases shall have the following meanings ascribed to them in this section:

Blighted premises: Real property, including any building or structure located thereon, which is and continues to be in a state of disrepair, has blighted conditions, or is becoming dilapidated.

Blight Prevention Officer: The Blight Prevention Officer shall be a Town official designated by the First Selectman.

Building or structure: An edifice of any kind or any piece of work artificially built or composed of parts joined together in some form which is built or constructed on any real property. The words "building" and "structure" shall be construed as if followed by the words "or parts thereof." Accessory buildings or structures, canopies, awnings, marquees and each and every type of portable equipment shall be considered "a building" or "a structure" within the meaning of this definition.

Ordinance: For the purposes of this section 14-11, "ordinance" shall refer to this Blight Prevention Ordinance.

State of disrepair, has blighted conditions, or is becoming dilapidated: In a physically deteriorating condition which, if left unabated, would cause an unsafe or unsanitary condition or a nuisance to the general public which may be evidenced by one (1) or more of the following conditions:

(a)

Multiple missing, broken or boarded up windows and/or doors;

(b)

Collapsing or missing walls or roof;

(c)

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Seriously damaged or missing siding;

(d)

Fire, smoke, or water damage;

(e)

Infestation by rodents or other pests;

(f)

Excessive amounts of garbage or trash on the property;

(g)

Inoperative or unregistered motor vehicles or inoperative boats parked, kept or stored on the premises unless garaged on the premises;

(h)

Commercial parking lots left in a state of disrepair or abandoned;

(i)

Vacant buildings or structures left unsecured or unguarded against unauthorized entry;

(j)

Overgrown brush and/or overgrown grass or weeds of at least one (1) foot in height, excluding ornamental grass as part of a landscaped property;

(k)

Graffiti;

(l)

Any other evidence that reasonably demonstrates that a property has or may cause an unsafe or unsanitary condition or a nuisance to the general public.

Town: For the purposes of this ordinance "Town" shall refer to the Town of Trumbull, Connecticut.

(3)

Prohibition of blighted premises. No owner(s), or occupant(s) of real property located in the Town shall allow, create, maintain or cause to be created or maintained a blighted premises.

(4)

Determination of violation.

(a)

As a result of an observation by the Blight Prevention Officer and/or upon receipt of a written complaint, signed by the complainant, the Blight Prevention Officer shall make an investigation.

(b)

If after investigation, the Blight Prevention Officer determines that a violation exists, the Blight Prevention Officer shall serve written notice to the owner(s) of the real property as well as to the occupant(s) of the real property where the violation occurred. The notice may be hand-delivered or mailed by certified mail to the last known address of (i) the owner(s) and (ii) the occupant(s) of the real property. The date of hand-delivery or the date the certified letter is delivered, shall be the commencement date for the purposes of remediation of violation(s).

(c)

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Said notice shall state the violations and the conditions evidencing such violations and notice shall require the person to whom it is delivered to remedy such violations within thirty (30) days. Notice shall specify:

1. The nature of the violation and the amount of the fines, penalties, costs or fees which are due or may be due pursuant to subsection (6) hereof;
2. The right of said person to contest liability before a Citation Hearing Officer by delivering in person or by mail written notice within ten (10) days of the date thereof;
3. That an assessment and judgment shall be entered against him if said person fails to provide said written notice to contest; and
4. That such judgment may be issued without further notice.

(d)

If after thirty (30) days no timely request for a hearing has been made and the violation has not been remedied, then the Blight Prevention Officer shall serve a citation in the same manner prescribed as the initial violation notice as set forth in subsection (4)(b) of this ordinance. The date of hand-delivery or the date the certified letter is delivered, shall be the commencement date for purposes of the daily civil penalty as set forth in subsection (6) or (7) of this ordinance.

(c)

Prior to serving a citation or assessing civil penalty(ies) under this ordinance, the Blight Prevention Officer may give special consideration to property owner(s) or occupant(s) who is(are) disabled, elderly, or low-income who cannot maintain a reasonable level of upkeep of the real property at which they reside. In such circumstances, the Blight Prevention Officer may allow the property owner(s) or occupant(s) a reasonable amount of time to remedy the violation, the duration of which shall be in the discretion of the Blight Prevention Officer but shall not exceed six (6) months from the hearing date or from the date of the notice of violation where a hearing is not requested. In order to exercise discretion, the Blight Prevention Officer shall require either testimony or a written affidavit from each affected property owner or occupant (if they are truly unable to appear in person for a hearing) attesting that no person resides at the real property who can perform the necessary maintenance, yard work, and the like to remedy the violation and the property owner(s) or occupant(s) is(are) unable to afford to hire the services of a third-party contractor to perform the remedial services.

1.

A property owner or occupant shall be considered disabled if he/she has a mental or physical disability as defined under the American with Disabilities Act of 1990 [ADA] including the changes made by the ADA Amendments Act of 2008.

2.

A property owner or occupant shall be considered elderly if he/she is over the age of sixty-five (65) years old.

3.

A property owner or occupant shall be considered low-income if his/her household gross annual income for the previous calendar year was equal to or less than one hundred fifty (150) percent of the

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poverty line, according to the poverty line guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).

(5)

Right to a hearing. The property owner(s) and/or occupant(s) issued a notice of a violation and/or a citation may request a hearing within ten (10) calendar days of the initial violation notice and/or within ten (10) calendar days of the citation. Such request must be made in writing and must be delivered to the Blight Prevention Officer. Such hearing shall be conducted in accordance with the provisions of section 7-152c(e) of the General Statutes and shall be heard by a Citation Hearing Officer appointed by the First Selectman.

(6)

Penalties for offenses. Violations of the provisions of this section shall be punishable by a civil penalty of one hundred dollars (\$100.00) per day for each day a violation continues to exist. The date the citation was served shall be the commencement date for said one hundred-dollar civil penalty.

(7)

Willful violations; new owner extension.

(a)

Except as provided in subsection (b) of this subsection (7), any person who, after written notice and a reasonable opportunity to remediate blighted conditions, willfully violates any regulation, code or statute concerning the prevention and remediation of housing blight shall be fined by the Town not more than two hundred fifty dollars (\$250.00) for each day which it can be shown, based on actual inspection of the property on each day, that the blighted conditions continued to exist after written notice to the owner(s) or occupant(s) as provided in this section 14-11 of the Trumbull Code, and the expiration of thirty (30) days, as provided in subsection (4)(c) and subsection (4)(d) of this ordinance, provided to remediate the blighted conditions.

(b)

Any person who is a new owner or new occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate provided pursuant to subsection (a) of this section. For purposes of this section, "new owner" means any person or entity who has taken title to a property within thirty (30) days of the notice, and "new occupant" means any person who has taken occupancy of a property within thirty (30) days of the notice.

(8)

Superior Court judgment/appeal. The failure to pay the civil penalty(ies) assessed by the Citation Hearing Officer may result in a Superior Court judgment as provided in section 7-152c(t) of the General Statutes. The decision of the Citation Hearing Officer may be appealed to the Superior Court as provided in section 7-152c(g) of the General Statutes by any person against whom a decision has been made.

(9)

Recording of lien. Any unpaid civil penalty(ies) imposed herein and any and all costs incurred by the Town for the enforcement of this section shall constitute a lien upon the real property against which the civil penalty(ies) was(were) imposed from the date of such civil penalty(ies), as in accordance with section 7-148aa of the General Statutes. Each such lien shall be continued, recorded and released in accordance with section 7-148aa of the General Statutes. Each such lien shall take precedence over all other liens filed after July 1, 1997, and encumbrances except taxes and may be enforced in the same manner as property tax liens.

(10)

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Municipal performance. In the event any owner(s), or occupant(s) of the real property located in the Town fails to remediate or correct, any violation under this section, within a reasonable opportunity of fifteen (15) days after the issuance of a citation as prescribed in subsection (4)(d) of this ordinance, the Town, acting through its Blight Prevention Officer, may cause or take such action as is necessary to correct such violation. The Town may designate agents to enter the property during reasonable hours for the purpose of remediating blighted conditions, although neither the municipality nor its designated agents may enter any dwelling house or structure on such property, without the express consent of such owner(s), and/or occupant(s) of such property or by an order issued by a court of competent jurisdiction authorizing the Town's agents to enter the property. The owner(s), and/or occupant(s) shall be responsible for payment of all costs and expenses incurred by the Town for remediating the blighted conditions.

(11)

Exemptions for pending special permit or site plan. Any blighted premises for which a special permit or site plan application for improvements to the blighted premises is pending shall be exempt from the provisions of this chapter for a period of not more than one hundred twenty (120) days from the date of submittal of a complete application to the Town Planning and Zoning Commission.

(12)

Governmental immunity and disclaimer. The provisions of this ordinance do not create a contract, duty or obligation, either expressed, special or implied, upon the Town of Trumbull, its departments, officers, agents, servants and/or employees and the doctrine of governmental immunity is fully retained by the Town of Trumbull, its departments, officers, agents, servants and/or employees. Further, the Town of Trumbull, its departments, officers, agents, servants and/or employees have not and do not intend to create any type of special relationship by the enactment of this ordinance and/or application of the terms and provisions set forth herein.

(13)

Severability. The provisions of this ordinance are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section, or other provision is invalid or that the application of any part of the provision to any person or circumstance is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.

(14)

Effective date. The effective date of this amended ordinance shall be October 1, 2012.

(Res. No. TC21-75, 8-29-06; Res. No. TC24-34, 9-10-12)



08/22/2014 10:21



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04/16/2014 13:06



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