

REVISED
SUMMARY LIST OF NEIGHBORHOOD ASSISTANCE PROGRAMS
May 22, 2001

<u>AGENCY</u>	<u>TITLE</u>	<u>AMOUNT</u>
Big Brothers/Big Sisters of Meriden and Wallingford	Business-to-School Mentoring Program	\$ 20,000
Center Street Cemetery Association	Preserving Historic Headstones	\$150,000
Easter Seals Rehabilitation Center of Central Connecticut	Easter Seals Child Development Center	\$ 30,000
Gaylord Hospital	Annual Appeal	\$ 75,000
MidState Behavioral Health System, Inc.	Employment Services for Persons with Psychiatric Disabilities and/or Substance Abuse	\$146,266
Ulbrich Boys & Girls Club	Youth Development	\$150,000
Wlfd. Family YMCA	Teen Outreach Program	\$ 63,300
Wlfd. Historic Preservation Trust	Museum Restoration Program	\$150,000
Wlfd. Housing Authority	Moderate Rental Renovations	\$100,000
Wlfd. Little League	Wallingford Little League	\$150,000/yr.
<u>Previously-Approved Multi-year Programs</u>		
MidState Medical Center	Silverlinings	\$ 50,000/yr.
Wlfd. Family YMCA	Capital Campaign	\$150,000/yr.

ORDINANCE NO. _____

BLIGHT ORDINANCE

BE IT ENACTED BY THE TOWN COUNCIL IN SESSION:

SECTION 1. POLICY DECLARATION

The Town Council finds that in order to create and maintain a healthful and clean environment in the several neighborhoods of Wallingford, it is necessary to implement a program to prevent and to eliminate conditions producing housing blight and thereby promote and maintain the environmental quality of the Town of Wallingford and the health, safety and welfare of its citizens.

SECTION 2. DEFINITIONS

A. "BLIGHTED PREMISES" means any vacant or occupied building or structure, including the yard, or any vacant or occupied part of a building or structure that is a separate unit, in which at least one of the following conditions exist:

(1) It is not being maintained as may be evidenced by (a) numerous missing, broken or boarded windows or doors such that appears the premises may have been abandoned; (b) collapsing or collapsed or missing walls, roof or floor; (c) exterior walls which contain numerous holes, breaks, loose or missing or rotting siding such as to expose the interior of the premises to the weather; (d) foundation walls which contain substantial cracks or breaks; or (e) chimneys with loose or broken bricks or blocks which pose a safety hazard to the public or to occupants of the premises.

(2) It is unsanitary as determined by report of the Department of Health that existing conditions constitute a life-threatening hazard or a hazard which puts at risk the health or safety of citizens of the Town;

(3) It is a hazard to the safety of persons on, near or passing within the proximity of the premises as a result of inadequate maintenance, dilapidation, neglect or abandonment, as determined by report of the Building Inspector;

(4) It contains an unsightly and large accumulation of rubbish or litter in the yard;

(5) The accessory structures of a dwelling containing two (2) or more units are not structurally sound or in a good state of repair;

(6) Garbage is not stored in approved containers and is strewn about the yard and building;

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(7) ~~It has a number~~ of abandoned, inoperable or unregistered motor vehicles or parts thereof situated in the yard unless the premises is duly licensed as a motor vehicle recycler's yard or business;

(8) It is a fire hazard as determined by the Fire Marshall or as documented by records of the Fire Department; or

(9) It has become a place where criminal activity is taking place as documented by reports of the Police Department.

B. "ACCESSORY STRUCTURE" means a building customarily incidental and subordinate to the principle building and located on the same premises as such principle building.

C. "APPROVED CONTAINER" means a standard 32-gallon plastic or metal container, with ties or tight fitting cover and a dumpster-type container.

D. "BUILDING" means any structure having a roof supported by columns or walls or intended for the shelter, housing or enclosure of persons, animals or materials.

^{"Dilapidation"}
E. "DILAPIDATED" means a building or structure or part thereof that would not receive a certificate of occupancy or letter or certificate of compliance.

F. "DWELLING" means any permanent building or portion thereof designed or used exclusively as the residence or sleeping place or one or more persons. Dwelling does not include motel, hotel, recreational vehicle, boat or tent.

G. "DWELLING UNIT" means a dwelling or portion thereof providing a single housekeeping unit with living, sleeping, cooking and bathroom facilities.

H. "GARBAGE" means any putrescible wastes, except sewage and body wastes, including vegetable and animal offal and carcasses of dead animals.

I. "GOOD STATE OF REPAIR" means a standard of maintenance that renders a premises reasonably neat and an orderly appearance given the condition of other premises in the area or neighborhood.

J. "LITTER" means any discarded, used or unconsumed substance or waste material, whether made of aluminum, glass, plastic, rubber, paper, or other natural or synthetic material, or any combination thereof, including, but not limited to, any bottle, jar or can, or any top, cap or detachable tab of any bottle, jar or can, any unlighted cigarette, cigar, match or any flaming or glowing material or any garbage, trash, refuse, debris, rubbish, grass clippings or other lawn or garden waste, newspaper, magazines, glass, metal, plastic or paper containers or other packaging or construction material, which has not been deposited in a receptacle.

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K. "PERSON" means any individual, firm, partnership, corporation or other legal entity of any kind.

L. "PREMISES" means a building, a dwelling or grounds or a combination of same.

M. "RUBBISH" means any nonputrescible waste materials, except ashes, including but not limited to paper, cardboard, tin cans, wood, glass, bedding, furniture, crockery, refrigerators, junk automobiles, demolition material, tree limbs and industrial wastes.

N. "STRUCTURE" means anything constructed, formed or erected from an assembly of materials.

O. "TOWN" means the Town of Wallingford.

P. "YARD" means an open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or street line and inward to the principal building.

SECTION 3. BLIGHTED PREMISES PROHIBITED

No owner of any real property shall permit, cause, keep, maintain, create or suffer to exist any blighted premises on any such property.

SECTION 4. ENFORCEMENT

Enforcement of this ordinance shall be the responsibility of the Building Department, in conjunction with the Health Department and Police Department.

SECTION 5. VIOLATION AND PENALTIES

A. Any person who violates this ordinance shall be fined \$100.00 for each day that the premises is in violation and each days continuation thereof shall constitute a separate and distinct offense.

B. The officials charged with enforcement of this ordinance shall, in lieu of issuing a citation, issue a written warning to the violator ordering him or her to abate the condition that caused the blighted premises within thirty (30) days of the date of the warning. A further extension for good cause may be granted in the sole discretion of said official.

C. A person shall be deemed in violation of this ordinance if, at the end of said thirty (30) day period or any extension thereof, the condition that caused the blighted premises has not been abated.

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SECTION 6. NOTICE OF VIOLATION

A. Whenever the officials charged with the enforcement of this ordinance shall have determined that any premises is in violation, ~~either upon the initial inspection without any warning or upon the expiration of any warning period with no abatement~~, they shall cause a written citation to be mailed or served on the owner or owners of the premises.

B. The citation shall contain the particulars of the violation, the amount of the fine, that the owner or owners may appeal the citation to the Blighted Premises Hearing Officer by delivering a written notice to said Officer at Room 308, Town Hall, 45 South Main Street, Wallingford, CT 06492, within ten (10) days of the date on the citation and that if the owner or owners do not so appeal, a finding will be entered without further notice and a lien for the amount of the fine will be filed against the premises on the Land Records of the Town of Wallingford.

SECTION 7. HEARING PROCEDURE: BLIGHTED PREMISES HEARING OFFICER

- A. As set forth in Section 6 above, any persons cited for a violation of this Ordinance may request a hearing to contest his or her liability under the Ordinance. Said request must be in writing and delivered or mailed to the Blighted Premises Hearing Officer at Room 308, Town Hall, 45 South Main Street, Wallingford, Connecticut, 06492, with a brief statement of why the citation appealed from should be reversed, modified or set aside. Appeal forms are available at the office of the Town Clerk, Town Hall, 45 South Main Street, Wallingford, Connecticut.
- B. The Mayor shall appoint a Blighted Premises Hearing Officer other than police officers, or employees or persons who issue citations, to conduct the hearings.
- C. Hearing Procedure:
- 1.) Notice by mail of the date, time and place of the hearing shall be given to the person at least fifteen (15) days, but not more than thirty (30) days, prior to the scheduled hearing date.
 - 2.) The presence of the issuing official or policeman may be required at the hearing.
 - 3.) The Hearing Officer may accept copies of police reports, investigatory reports and other official documents by mail and may determine the appearance of the person unnecessary.
 - 4.) The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation.

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- 5.) The hearing officer shall announce his decision ~~at the end~~ of the hearing unless he determines to personally inspect the premises, in which case the decision shall be made immediately after such inspection.
- 6.) If he determines the person is not liable, he shall dismiss the matter. If he determines the person is liable for the violation, he shall forthwith enter and assess the fines.
- 7.) If the assessment of the fines is not paid at its entry or, at the hearing officer's discretion, within a reasonable time thereafter, the hearing officer shall cause to be filed a lien against the premises on the Land Records of the Town for the amount of the fines.
- 8.) The person against whom the assessment was entered may file an appeal for judicial review with the Superior Court for New Haven County at Meriden within thirty (30) days of the mailing of the notice of decision of the Hearing Officer.

I HEREBY CERTIFY that this Ordinance was enacted by the Town Council of the Town of Wallingford this _____ day of _____, 2001, in accordance with the provisions of the Charter of the Town of Wallingford.

Rosemary A. Rascati
Town Clerk

APPROVED: _____
William W. Dickinson, Jr., Mayor

DATE: _____

RECEIVED FOR RECORDS 10-21-01
AT 3:00 P.M. AND RECORDED BY
Rosemary A. Rascati TOWN CLERK