

**Blight Appeal Hearing**  
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TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

## MINUTES

**TUESDAY, February 10, 2015**  
**ALDERMANIC CHAMBERS 5:30 PM**

Attorney Keith Murray opened the meeting at 5:30. The meeting began with the pledge of allegiance to the flag.

Mr. Murray stated that there two items on the docket. The first is Claudia Degnan for the property located at 14 May Street and the second located at 501 East Main Street. There are two recording secretaries this evening and Jacquelyn Craig will record Ms. Degnan's appeal and Mrs. Sardinha will record the 501 Main Street appeal. Please see Ms. Craig's minutes for Mrs. Degnan's appeal.

Mr. Murray upon completion of Mrs. Degnan's hearing, continued on with Washington Management LLC., represented by Mr. Mustapha Diakhate. Mr. Murray stated that when this body last met Mr. Diakhate signed an agreement with the City of Ansonia that is on file with the Town Clerk's Office. Mr. Murray stated that Washington Management has been operating under that agreement since it was made in December. They are here this evening to have a ruling on this. Mr. Murray stated that Washington Management was cited for 70 sections of broken shattered windows on East Main, 17 sections of broken shattered windows on the north side of the property, 22 sections of broken shattered windows on the west side and 94 sections of broken shattered windows on the alley side of the building. Numerous instances of graffiti, vegetation overgrowth, protruding through cement on all sides of the property, crumbling cement and debris on all sides of the property, and exposed rebar on the roof of the property. Mr. Murray stated that Mr. Diakhate did sign an agreement with the City of Ansonia whereby he was going to fence off the property, power wash or paint over the graffiti, remove the overgrowth, repair 70 sections of window on the East side, 17 on the North side, 22 on the West side and 94 on the alleyway side. Mr. Murray then stated that he took a walk around the building prior to today's hearing to see for himself what the condition was. He then stated that he wished to hear from him first what he has done to comply with the agreement that he signed with the City in December.

Mr. Diakhate stated that this is not a typical house with blight or construction site. He believed that safety was the most important issue to take care of. In terms of all of the items listed, He stated that they have tried to repaint the building, but with the temperature as it is, the paint won't stick. In regard to the West side of the building, near the Senior Center, they are going to place the fence against the building behind the Senior Center so that the issue of the broken windows can't be completed with the fence being completely around the building. The roof is impossible to take care of at this time. Mr. Murray stated that the roof is not part of any of the blight citations. Mr. Diakhate stated that was correct but that the roof and the second story windows would be done with the main construction segment. Right now, he feels that safety is the main concern. At this point, no one can access the building. The gravity of these issues are all covered. Mr. Murray asked in regards to the construction phase that he is referring to that will take care of the windows on the upper parts of the building, when would that take place. He

was told that they are planning on submitting applications to Zoning in early March. Mr. Murray stated that would be within the next thirty days or so? He was told that was the plan. Mr. Murray asked if he had anything else to add. Mr. Diakhate stated that there was nothing else at this time.

Mr. Murray stated that he had just taken a walk around the building and he noticed that visible from Main Street there are 14 windows that are broken or shattered that are still visible from Main Street. There are 87 visible, even though he was cited for 70 on the back side of the property, on the East Main Street side, He counted 87 windows that are broken. He then stated that Mr. Diakhate did put up the fencing, he did board up the first floor windows. Right now the condition of the outside, with the snow fall being what it is, he could not tell if the overgrowth has been removed. As to the graffiti, it looks like it had been cleaned up, but new graffiti has been painted over it. Mr. Murray stated that he is not going to make any finding as regards to those issues.

He then stated that Mr. Diakhate did have an agreement with the town to do more than he's done. Mr. Murray stated that what he is going to do is deny the appeal and give him 30 more days and extend the corrective period to take care of the windows that are still shattered and broken on the upper floors. He further stated that Mr. Diakhate said that he would have a planning proposal in to the Planning and Zoning Commission within 30 days. Mr. Murray stated that he cannot make a ruling that he has to have that planning proposal in to Planning and Zoning within 30 days, however, he feels that it would be a good idea for him to have that in place. In that way, when we meet again in another 30 days, we can review what progress he may have made on the broken windows at that time and we can revisit the issues at that time.

Mr. Diakhate stated that the windows are incased in concrete and if they remove the windows and leave them open it would cause another problem. Mr. Murray stated that he is giving him another 30 days to come back and revisit this at that time.

Mr. Blackwell stated that Mr. Diakhate had spoken about draping tarps over the building to cover some of the broken windows and the graffiti. He is concerned about the flame spread. If you envelop the building with tarps, it could be a fire hazard. Mr. Murray stated that if in fact Mr. Diakhate was planning on draping tarps over the structure, they have to comply with the local and state ordinances. He believes that they would have to be fire retardant. He would also need to contact Planning and Zoning and review state statutes with regard to tarps over buildings. Mr. Diakhate stated that they would be giant advertising banners that would say "Coming soon: apartments, etc." to advertise the project. He stated that these would cover the windows. He feels that this would be better for the town. Mr. Murray stated that he STRONGLY suggests that before he does anything like that, he check with the Town Ordinances concerning posting bills and advertisements and check with Zoning as well. Mr. Murray again stated that he STRONGLY suggests that he contact the planning and zoning department and other town officials and make them aware of what his intentions are before he proceeds with this idea.

There was nothing else to discuss at this time and the meeting was adjourned at 6:00.

Respectfully submitted,

Carol Sardinha