



**CITY OF DANBURY**  
**OFFICE OF NEIGHBORHOOD ASSISTANCE**

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Livable Neighborhoods 2013  
*“Building a Better Danbury”*

**June 2013**

June 24, 2013

Honorable Mayor Boughton and City Council Members:

Below is a table highlighting UNIT activity from the time of last month’s City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

<b>Time Period</b>	May 24 – June 23, 2013
<b>Number of Quality of Life Issues</b>	85
<b>Year to Date</b>	460

The top issues addressed by the UNIT were:

- Properties with debris on it
- Abandoned/foreclosed houses
- Blight/Miscellaneous
- Illegal Apartments/Overcrowding, Unpermitted Construction

This is the time of year where our department receives many complaints of properties that are not being maintained and the grass is too high. Lawns get to the point where the grass is over 4’ high and residents feel threatened for various concerns related to increased wildlife and ticks and simply how the overall appearance of the property deteriorates the neighborhood. Additionally, our department takes a proactive stance on this as well, as we leave tags and speak with property owners regarding the overall care and maintenance of their properties. Believe it or not, we also receive many complaints about bushes and tree limbs growing out into the sidewalks preventing pedestrians to utilize them safely. The UNIT requires property owners to maintain that as well.

The last few weeks, our department has been working on the maintenance of approximately 8-10 vacant and foreclosed homes. With the assistance of team member and 311 public service rep, Jeff Preston, he has been working with the lending institutions and property preservation companies to ensure that vacant homes are mowed, secured and kept clean. Overall, the process is quite time consuming as lenders have protocols that they need to follow in order to maintain a property, however, Jeff is resilient in following up with them and is not hesitant to remind them of the UNIT's Exterior Blight Ordinance which would enable our department to issue daily fines of \$100/day. Clearly, this is a motivational tool for these lenders to act quickly.

## **UNIT HIGHLIGHTS:**

### Exterior Blight Citation Warnings Issued:

Over the last few weeks, the UNIT has issued five (5) Exterior Blight Warnings to property owners. In this case, thirty days are allowed for the property owner to remediate the issues highlighted on the citation warning. If compliance isn't achieved during this time frame, then our department goes to the next step of issuing daily fines of \$100/day until the issues have been resolved.

Below is a review of the warnings sent:

- 86 Deer Hill Ave: Property is a foreclosure and the grass is over 4' high and the exterior of the property is not properly secured. Our department has had a few conversations with the local attorney's office handling this estate and the house has been secured right away. Mowing the lawn and the continual maintenance of the property will be expected promptly.
- 25 Rowan Street: This is a vacant property where it was overgrown with grass, leaves and weeds, rubbish was strewn about the property, the property was not secure, siding was falling off of the structure and blowing around the street. The property is not a foreclosure and the owner responded to our order right away. Since then, every issue has been taken care of and our department will continue to monitor.
- 22 Fairlawn Road: The order was associated to having the lawn mowed and regularly maintained, clean up of rubbish around the property and keeping the vehicles off of the front yard, which was resulting in the unsightly appearance of brown dirt patches in the front yard, and finally, there were unregistered vehicles on the property. The property owner was immediately responsive to the order and has since taken care of almost every issue.
- 18 Montgomery Street: The UNIT sent this order and has not received word or confirmation from the property owner as of yet that it has been received. The property is littered with rubbish, is a habitual violator of front yard parking, the front fence is deteriorated and falling apart and there are a few chickens that need to go. It is blight in this neighborhood. In addition to the items that the property

owner needs to address, our order provides recommendations for how remediate some problems. For example, to curb the front yard parking, a fence or shrubbery is recommended.

- 11 West Wooster: Our order is requiring the property to mow the extremely high grass and trim back the bushes growing over the sidewalks and for the property to be continually maintained. Additionally, clean up the overflowing garbage cans in the rear of the property. The owner responded to the owner quickly and has since taken care of the issues.

Naturally, our department will follow up on all of these issues and more to ensure that compliance is met and that the quality of life in our neighborhoods are restored and maintained.

### **311 Call Center Report: June 2013**

The month of June saw the 311 Call Center receive approximately 630 calls, with requests for phone numbers bringing the highest total at 136 inquiries. The spring yard debris pickup program, and its subsequent conclusion, brought 34 calls while 26 residents called for information on the recycling truck, and its new location at the War Memorial. Twenty-two residents called asking where they can dispose of household garbage while 13 additional calls were placed regarding Household Hazardous Waste Day (September 28 in Danbury) and 11 residents called looking for information on upcoming summer events. Residents are encouraged to remain vigilant and proactive in reporting overgrown trees and bushes that may be considered a potential road hazard. Summer is typically a busy time for road repairs, drainage work, and other large-scale projects; by keeping in close contact with respective city departments, the 311 Call Center is well-prepared to provide the most accurate information available for residents seeking updates and information.

The UNIT continues to encourage the participation of Danbury's residents to report any concerns in their neighborhood by utilizing the City Line 311 system. Residents of Danbury can simply dial 311 from their home phones, or 203-744-4311 from out of town or cell phones. Additionally, residents can log on to the City's webpage, [www.ci.danbury.ct.us](http://www.ci.danbury.ct.us), and click on the City Line 311 link and register their complaint at their convenience, and now, residents can utilize the Danbury Direct app from their iPhone to submit a concern or question. Residents can choose to provide their contact information, so the UNIT can follow up and provide an update on the situation. By visiting the Neighborhood Assistance Department on the City's website, residents will also be able to view the UNIT's monthly activity.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman  
Coordinator, Office of Neighborhood Assistance