



CITY OF DANBURY
OFFICE OF NEIGHBORHOOD ASSISTANCE

Shawn Stillman
UNIT Coordinator
s.stillman@danbury-ct.gov

203-796-8026

Livable Neighborhoods 2014
“Building a Better Danbury”

November 2014

November 24, 2014

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.

Time Period	October 27 – November 24, 2014
Number of Quality of Life Issues	77
Year to Date	910

The top issues addressed by the UNIT were:

- Exterior and Structural Blight Orders/Notice of Violation (20)
- Garbage/Debris and Blighted property (19)
- Miscellaneous (13)
- Front Lawn Parking (9)
- Unregistered/abandoned vehicles (8)

The warmer months have passed and the year is winding down, however, our department continues to proactively address blight issues within our community. Exterior and Structural blight orders have been issued (see review below) and resident complaints are being responded to in an efficient timeframe. Most importantly, our department remains proactive in identifying areas where properties can be improved and are not a result of a resident submitting a complaint. This is referred to as ACTION (Active Commitment Toward Improving Our Neighborhood) and over the past month, 52% of UNIT activity was a result of ACTION.

EXTERIOR AND STRUCTURAL BLIGHT CITATIONS:

Orders written by UNIT (YTD): 128 (Includes Notice of Violations)

Below is a review of the Exterior Blight Citations sent this past period: (14)

Exterior Blight Citations:

- **6 Farview Drive:** Issued order for the removal of unregistered, inoperable vehicles, as well as removal of garbage and rubbish from rear of property. Owner lives in Portugal and mailing has bounced back. International phone calls aren't working, so tenant is working on getting me an email for the property owner. These vehicles belong to the owner and have been there for years, and owner isn't coming back. Compliance for this property would be a big achievement.
- **21 Broad Street:** Issued order for the cleanup of garbage/litter in the front yard. Residents have a tendency to collect junk in order to turn it in for additional money and in the process leave the rubbish in the yard. Neighbors are complaining.
- **37 Broad Street:** Similar to 21 Broad Street as the families are related. Issued order for the cleanup of garbage/litter in the front yard. Residents have a tendency to collect junk in order to turn it in for additional money and in the process leave the rubbish in the yard. Also, an unregistered vehicle in the driveway. Neighbors are complaining. Issued a citation in the past, and UNIT has been to this location many times.
- **12 Nichols Street:** Issued order for the cleanup and removal of garbage/rubbish in rear of property, as well as unregistered vehicle.
- **15 Crown Street:** Issued order for the removal of approx 5-6 unregistered vehicles, as well as property to be cleaned up. There are several plastic garbage bags in the rear and a broken fence with the pieces scattered about. Garbage to be cleaned up and fence to be repaired or removed. At the moment, the vehicles have already been removed.
- **20 Crown Street:** Issued order for property owner to clean up excessive rubbish, scrap metal and wood debris in the rear of property. Additionally, the removal and re-registration of two (2) vehicles. One of the pick up trucks is being used as storage for additional rubbish.
- **50 Pleasant Street:** Issued order for the removal of an unregistered vehicle that has been there for over a year. Tires are flat and tenant had been previously advised to remove/re-register the vehicle, however, this has not been done. There is also some minor rubbish around the property that needs to be cleaned up as well.
- **15 Harmony Street:** Issued order to remove or re-register three (3) unregistered vehicles, but more importantly, the property needs a complete cleanup of rubbish. There are piles of wood rubbish, pipes, old furniture, and various garbage items. Surprising that surrounding residents didn't notify the UNIT sooner regarding this property. It is in poor condition.

- **10 Crofut Street:** Random inspection by UNIT noted 3 commercial vehicles on the property, all parked on the front lawn. As a result, the lawn is dug up and has bare dirt spots. Commercial vehicles need to be removed and front lawn needs to be repaired.
- **35 Saddle Rock Road:** Sent an order to the property owners to relieve the structure of overgrowth of trees and bushes. House has become overcome with vines and branches that have begun to lead to its deterioration. The driveway is even hardly visible due to the overgrowth.
- **6 Morris Street:** Issued an order for the cleanup and removal of rubbish in the rear of the property. Old grills, car parts and other pieces of garbage. Also the removal/re-registration of vehicle.
- **35 Spring Street:** This property is a junk yard filled with commercial vehicles, unregistered vehicles, garbage, rubbish, tires, etc. The property is an eyesore and is not easily noticeable as it sits off of the street. The UNIT is making an concerted effort to keep the properties on Spring Street in good shape.



- **33 Spring Street:** Issued order to remove commercial vehicles and equipment from rear of the property, as well the removal or legalization of work shed that doesn't appear to belong on the property.
- **4 Spring Street:** Issued order to remove junk and rubbish from the front and rear of the property. Additionally, there is an unregistered vehicle with flat tires that needs to be removed or re-registered. This property has also historically had its moments of trouble.

Structural Blight Citations:

- **6 Morris Street:** Issued first structural blight citation, Sec 10-91 through 10-98, to property owner regarding a section of the rear garage on the property where there is a large hole in the roof and the structure is collapsing. The order is requiring for this structure to be removed or repaired.

Notice of Violation letters:

- **3 Boat Road:** Sent notice to property owner regarding shed in rear of property. It is beginning to come apart and there is a hole in the roof. Clearly, it is a structural concern, but also an eyesore. Property owner is required to take down shed and rebuild (if he chooses). Deadline is 5/1/15.
- **15 Cedar Crest Drive:** This house has begun to structurally deteriorate and is being compromised by the elements. Additionally, there are 3 unregistered vehicles in the driveway. Due to the damages, structural compliance for this property may be a long time coming, so the purpose of the NOV is to begin dialogue with the property owner by setting some dates to discuss plans for property improvements.

Graffiti Removal:

The UNIT continues to proactively eliminate graffiti around town. Additionally, our department has recently been sending notices to property owners to remove these undesirable tags from their buildings. I am proud to say that the results have been quite positive. Last month, our department notified a few property owners, including Metro North, and in each case, all of the graffiti has since been removed. Our department remains vigilant on issues like graffiti and we work to remove it right away because we believe that it contributes to the decay of the quality of life in our city. So far, the results have been successful.

Below is a list of where violation notices were sent and property owners have been required to clean up graffiti from their buildings. I have also attached an example from graffiti on 8 Ives Street.

- **275 Main Street**
- **241 White Street**
- **8 Ives Street**



311 Call Center Report: November 2014

The month of November saw the 311 Call Center receive approximately 467 calls, with requests for phone numbers being the most-requested item at 149 inquiries. Calls from residents seeking information on the Fall Leaf Pickup Program, which began on October 27, brought 39 calls while residents seeking information on where they can dispose of household garbage brought 17 calls. Residents also reported 16 potholes during the past month which were quickly responded to by the Highway Department while another 15 calls were placed regarding the recycling truck. As the autumn ends, residents are reminded to be cautious regarding leaves and other debris in the road, as flooding can be a real problem towards the end of the year, which quickly turns into icy conditions. Residents are reminded to report drainage issues immediately, but also that it is the responsibility of the homeowner to keep the top of the catch basins in front of their houses clear of debris. Working closely with other city departments, the 311 Call Center is well-prepared to handle the challenges of the coming winter.

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, 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