

**Town of Windsor
Housing Board of Appeals
Special Meeting – March 2, 2016**

PRESENT: Committee Chairman Jon Sasportas, Commissioners Andrew Dowe, and Theresa Tillett.

STAFF: Mike Rotondaro, Windsor Sanitarian; Matt Brattoli, Windsor Sanitarian; Reynaldo Soto, Windsor Asst. Building Official (ABO)

ALSO IN ATTENDANCE: Wei Rui Ling, homeowner; Pansy Francis of Pansy Home Care Systems. At 5:25 Tenant Charletle George-Lowe arrived.

I. Call to Order
Chairman Sasportas called the meeting to order at 5:07 PM.

II. Old Business – None

III. New Business

1370 Poquonock Ave. – Appeal of Notice of the Windsor Code of Ordinances Article IV Housing Code Section 3-55, 3-56, and 3-57 General requirements relating to the safe & sanitary maintenance of parts of dwelling.

1. Sec. 3-55(5): Front egress door is blocked.
2. Sec. 3-56(4): *Electrical outlets in first floor bedroom are not properly installed or maintained. *Electric stove top elements are in disrepair, along with disrepair to oven door.
3. Sec. 3-57(1): Wall/Ceiling juncture in kitchen to dining area is not kept in good repair. Floor in living room has open penetration to basement.
4. Sec. 3-57(5): First floor bathroom floor bows under pressure, contains broken floor tiles, and is not impervious to water.
5. Sec. 3-57(4): First floor bathroom ceiling vent duct is not connected to roof vent.
6. Sec. 3-57(2): *First floor windows and doors are not weather tight and/or operational. Front door is not operational. *Attic and basement windows are broken.

Discussion:

Ms. Ling made a statement indicating she has addressed the most of the issues and is making every effort to bring the property into compliance.

Mike Rotondaro, Windsor Sanitarian inspected the property on 3-1-16 and the following is his report and discussion of each item.

Item #1 The Poquonock Ave. facing egress door has been cleared of household items that were blocking the door. The outer storm door does not open properly and must be repaired. Ms. Ling said she would take care of this right away.

Item #2 A replacement stove was installed and works properly. An electrician repaired electrical outlets but there is one outlet that is not secured. Ms. Ling will have this repaired and ABO Soto and Sanitarian Rotondaro will reinspect.

Item #3 Wall/Ceiling juncture in kitchen to dining area has been repaired. Floor in living room penetration to basement has been filled with foam. The foam needs to be leveled to prevent a tripping hazard. Ms. Ling will have this done.

Item #4 First floor bathroom floor bows under pressure, contains broken floor tiles, and is not impervious to water. Ms. Ling has hired a structural engineer and has submitted his report to the Health Department. The structure is typical of this 250 year old home. The report indicates that the house is habitable but outlines repairs that should be addressed. Ms. Ling is in process of hiring a contractor to properly fix the bathroom floor. She asks for time to get the contractor in place and make the repairs.

Item #6 The windows have been improved with shims and caulk. Mr. Rotondaro is satisfied with fix. The top portion does leak air but reasonable attempts have been made to the 250 year old home. The tenant could use newspaper or plastic to further insulate if desired. The attic windows have been fixed.

Discussion about a second egress door to driveway was had. ABO Soto said a second egress was not required, but if there is an egress, it must be maintained. The door does not open properly and Ms. Ling will address this as soon as possible.

Ms. Ling asked that she be sent a copy of the minutes.

Motion was made by Commissioner Dowe to allow Ms. Ling 30 days to address outstanding issues:

1. # 1 Repair to egress storm door facing Poquonock Ave. and door to driveway side of home
2. #2 Secure electric outlet
3. #4 Level the foam used to fill penetrations to avoid tripping hazard
4. #5 Hire contractor to repair bathroom floor structure and water penetration
5. Ms. Ling has voluntarily agree to address bug infestation within 15 days.

Seconded by Commissioner Tillett.

Motion passes 3-0-0

IV. Adjournment

Moved by Commissioner Dowe, seconded by Commissioner Tillett to adjourn the meeting at 5:35 PM.\

Motion Passed 3-0-0

Respectfully Submitted,

Lori Hartmann
Recording Secretary