

TOWN OF PUTNAM
RESULTS OF SPECIAL TOWN MEETING

December 16, 2019

The meeting was called to order by Norman Seney, Mayor at 7:30P.M.

Approximately 30 people were present.

Deana Pajak, Asst. Town Clerk read the call of the meeting.

Item #1 – To choose a moderator for said meeting.

Motion made by Roy Simmons, seconded by Rick Hayes to nominate Norman Seney as moderator.

Motion made Roy Simmons, seconded by Rick Hayes to close nominations.

SO VOTED

Vote on original motion.

SO VOTED

Norman Seney declared moderator.

Item #2 – To determine the wishes of those present and eligible to vote at Town Meeting of the Town of Putnam, on the following resolution:

BE IT ORDAINED, by the Town meeting of the Town of Putnam that the Town of Putnam Anti-Blight Ordinance as adopted on May 16, 2013, is hereby repealed in its entirety and there is substituted therefore the 2019 revised Anti-Blight Ordinance, Copies of the 2019 Revised Anti-Blight Ordinance are on file in the Mayor's Office and the Town Clerk's Office.

Motion made by Roy Simmons, seconded by Rick Hayes to approve item #2 as presented.

Discussion followed.

Vote on original motion.

SO VOTED

Motion made by Roy Simmons, seconded by Rick Hayes to adjourn at 7:51P.M.

Respectfully submitted,

Deana Pajak, Asst.
Town Clerk

LEGAL NOTICE

TOWN OF PUTNAM

The following ORDINANCE was approved at the Special Town Meeting held on December 16, 2019 and shall become effective twenty-one (21) days after date of publication. The Town of Putnam Anti-Blight and Citation Assessment Ordinance adopted May 16, 2013 is hereby repealed in its entirety and there is substituted therefore the 2019 Revised Anti-Blight Ordinance.

Dated at Putnam, Connecticut this 19th day of December 2019.

Sara J. Seney
Town Clerk

ANTI-BLIGHT AND CITATION ASSESSMENT ORDINANCE

is a structure which has suffered damage due to fire, natural disaster or otherwise which damage would require substantial repair if such substantial repair is not commenced within sixty (60) days of the incident causing the damages or if such repairs once commenced are substantially abandoned for a continuous period of 30 days;

- (c) It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible to maintain in a safe condition for the use of the public or if the sidewalk is in violation of any ordinance in the Town of Putnam or the Putnam Special Services District regarding maintenance of sidewalks, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash which would in any way impede or imperil public travel upon said sidewalk or render it unsafe or unsightly; or
- (d) It attracts or harbors vectors, rodents, insects, vermin and disease carrying animals.
- (e) Dilapidated. Any building or structure or part thereof that would not qualify for occupancy or which is an unsafe structure, and any dwelling unit or units which is unfit or unsafe for human habitation or is unsafe for persons walking around it or nearby it.
- (f) A property occupied by a structure intended for human occupancy in which grass, weed or brush is allowed to reach and maintain a height of 18 inches or greater and which situation continues for 20 days or longer. Property maintained in its natural state, gardens, ornamental plantings and property subject to conservation easement shall be exempt from this provision.
- (g) A property occupied by a structure intended for human occupancy which contains two or more dead, decayed, diseased or damaged trees which constitute a hazard or danger to adjacent premises, the occupants of the subject premises or adjoining public property including sidewalks and roadways.

CITATION HEARING OFFICER: The Mayor of Putnam shall appoint one or more citation hearing officers, other than police officers or Town employees or persons authorized to issue citations, to conduct hearings authorized by Connecticut General Statutes 7-152c. The town shall institute a citation hearing procedure pursuant to Connecticut General Statutes 7-152c and act in accordance with the procedures set forth therein. Hearing officers are authorized to issue assessments regarding blight citations in accordance with Connecticut General Statutes 7-152c.

CITATION ENFORCEMENT OFFICERS: The citation enforcement officers are any police officer of the Putnam Special Services District or any state police officer exercising his jurisdiction outside the Putnam Special Services District and within the Town of Putnam, the Building Official of the Town of Putnam and his or her assistant, the Zoning Enforcement Officer of the Town of Putnam and his or her assistant, the Fire Marshal of the Town of Putnam and his or her deputy and when special circumstances require, any other person designated by the Mayor as a citation enforcement officer.

Sec. 5. Notice of Citation Providing Uncontested Period to Pay Fine

If a person fails to correct a violation after notice of violation is provided pursuant to section 4, the citation enforcement officer may issue a notice by mail to the person's last-known address on file with the tax collector stating the allegations regarding the violation of this ordinance and the amount of a fine of \$100 per day. The notice shall provide a date by which an uncontested payment of the fines can be made to the town. Payment of such fine, penalties and costs shall be made to the Office of the Mayor. An uncontested payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other persons making the payment.

Sec. 6. Citation and assessment hearing procedure.

- (a) Notice of citations and right to hearing on requested assessment.

The citation enforcement officer at any time within twelve (12) months after the expiration of the time to make an uncontested payment of the amount of the fine pursuant to the notice issued under Section 5 of this article may send a citation notice that an assessment is being sought from a citation hearing officer for one or more of the citations were the subject of one or more notices issued under section 5. The notice shall be sent by regular mail to the last-known address of the person on file with the tax collector and shall contain, at a minimum, the following information:

- (i) The allegations of the violation or violations stated in the each of the citation notice or notices issued pursuant to Section 5 for which an assessment is sought.
 - (ii) The amount of the fines that the citation enforcement officer is requesting the citation hearing officer to impose as an assessment, which amount is \$100 per day of violation of this article.
 - (iii) The fact that the person may contest his or her liability before a citation hearing officer by delivery in person or by mail of a written notice to the Office of the Mayor within ten (10) days from the date of the notice of citation.
 - (iv) That failure to request a hearing will result in an assessment and judgment entered against the person cited, and,
 - (v) That judgment may issue without further notice.
- (b) A person receiving the notice of citation and right to a hearing may admit liability and pay the amount sought as an assessment. Payment of such fine shall be made to the Office of the Mayor. An uncontested payment made prior to the imposition of an assessment pursuant to part (c) of this section shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other persons making the payment.

period set forth in part (f) of this section and must be filed within twelve (12) months of the assessment. A certified copy of the notice of assessment shall constitute a record of assessment and the Clerk of the Superior Court, in accordance with Connecticut General Statutes Section 7-152c (f) shall enter judgment in the amount of such record of assessment and the court entry fee against such person in favor of the municipality. Notwithstanding any other provision of the Connecticut General Statutes, the citation hearing officer's assessment, when so entered as a judgment shall, have the effect of a civil money judgment and a levy of execution on such judgment may be made without further notice to such person.

- (f) Appeal. There shall exist a right of appeal in favor of any person against whom an assessment has been entered pursuant to the provisions of this article. An appeal shall be instituted within thirty (30) days of the mailing notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to Section 52-259 of the Connecticut General Statutes at a superior court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the judges of the Superior Court.

Sec. 7. Citation and assessment penalties arising from violations of other municipal ordinances.

The following ordinances shall be enforceable by citation pursuant to the provisions of Section 7-148 of the Connecticut General Statutes, in addition to any other penalties contained in the respective ordinances and the respective amounts specified as fine or penalty pursuant to the procedures set forth in this ordinance:

- (a) The Town of Putnam Sidewalk Ordinance Governing Snow Removal and Sidewalk Maintenance
- (b) The Town of Putnam property identification ordinance

Sec. 8. Recording of lien.

After judgment is entered by the Superior Court imposing an assessment in accordance with section 6 of this article, the unpaid assessment constitutes a lien upon the real estate in accordance with Connecticut General Statutes 7-148aa, and each such lien shall be recorded, continued and released as provided for therein.

Sec. 9. Nonexclusive remedy.

This article is intended to provide an additional enforcement mechanism to the appropriate municipal officials of the Town of Putnam. The provisions of this article are in addition to and not in derogation of or serve as a restriction upon any other available remedy to the town or any municipal official including but not limited to judicial proceedings seeking injunctive or punitive relief.