



Paul Dickson  
Town Planner

# TOWN OF NEWINGTON

200 Garfield Street, Newington CT 06111

## BLIGHTED PREMISES CODE

### NOTICE OF VIOLATION WARNING LETTER

**August 30, 2023**

KELLEY LOOMIS B JR

412 LLOYD ST

NEWINGTON CT

Dear Property Owner:

Regretfully it is my duty to inform you that the following apparent violation(s) exist and ask that you bring your property into compliance with the Blighted Premises Ordinance by performing the actions listed below within the timeframe specified.

<b>VIOLATION ADDRESS</b>	412 LLOYD ST, Newington, CT, 06111
<b>THE VIOLATION</b>	Overgrown yard
<b>SECTIONS VIOLATED</b>	182-4A(2): (j) Overgrown grass or weeds allowed to reach and remain at a height of 12 inches (one foot) or more for a period of seven days.
<b>ACTION REQUIRED</b>	Remove all vines growing on the exterior of the house, cut yard, and continue a regular maintenance plan to avoid future blight issues. Corrective action should be achieved within 14 days of receipt of this notice. Contact the Blight Officer to discuss a plan of action to keep the property maintained.

Failure to remedy the situation may necessitate the issuance of an Abatement Order and/or the issuance of a citation (fine) and/or remediation by the Town of Newington, and assessment of the costs of the remediation against the property by levying a lien on the subject property for the costs.

**PLEASE BE ADVISED:** If circumstances prevent you from complying with this order you may be eligible for assistance from the Newington Human Services Dept. They can be reached at 860-665-8590.

Please feel free to contact me at 860-665-8575 to discuss any matter associated with this notice.

**ISSUED BY:**

Erik S. Hinckley, AZT

Asst. Town Planner / ZEO / Blight Officer

CERTIFIED MAIL NO:

Phone: (860) 665-8575 Fax: (860) 665-8577

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[www.newingtonct.gov](http://www.newingtonct.gov)



**Town of Newington**

**Blighted Premises Code Handout**

**The Town of Newington Blighted Premises Code Section 4 (Chapter 182, Code of Ordinances) defines a blighted condition as one or more of the following.**

Any building or structure, or any part of a structure that is a separate unit, or a parcel of land or premises, or any necessary structure, or fence, where at least one of the following conditions exists:

1. The Blighted Premises Enforcement Officer determines that existing conditions pose a serious threat to the health, safety and welfare of town citizenry;
2. It is not being maintained, as evidenced by the existence, to a significant degree, of one or more of the following conditions:
  - a. Missing, broken or boarded windows or doors;
  - b. Collapsing or deteriorating exterior walls, shutters, roofs, stairs, porches, handrails, railings, basement hatchways, chimneys, flues, or floors;
  - c. Exterior walls which contain holes, breaks, loose or rotting materials or which are not properly surface coated to prevent deterioration;
  - d. Foundation walls which contain open cracks and breaks;
  - e. Overhang extensions, including but not limited to canopies, marquees, signs, awnings, stairways, fire escapes, standpipes and exhaust ducts which contain rust or other decay;
  - f. Chimneys and similar appurtenances which are in a state of disrepair;
  - g. Insect screens which contain tears or ragged edges;
  - h. Refuse, rubbish, trash or debris improperly stored or accumulated on the premises, or vehicles, machinery and/or watercraft on the premises.
  - i. Overgrown grass or weeds allowed to reach and remain at a height of 12" (one foot) or more for a period of 7 days.
  - j. Vermin and/or animal infestations;
  - k. In the case of a fence, broken or rotted sections or in an otherwise dilapidated condition; or
  - l. In ground or above ground swimming pools with standing water and/or which are in a state of disrepair.
3. Any other exterior condition reflecting a level of maintenance which is not in keeping with community standards or which constitutes a blighting factor for adjacent property owners or occupiers or which is an element leading to the progressive deterioration of the neighborhood.
4. It is attracting illegal activity as documented in Police Department records;
5. It is a fire hazard as determined by the Fire Marshal or as documented in the Fire Department records; and/or
6. It is a factor creating a substantial and unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighborhood complaints, police reports, the cancellation of insurance on proximate properties; or similar circumstances.