

GIANTS NECK BEACH ASSOCIATION

TO: ASSOCIATION MEMBERS
FROM: BOARD OF GOVERNORS
DATE: JUNE 6, 2016
RE: TOWN OF EAST LYME BLIGHT ORDINENCE

As you probably know by now, the Town of East Lyme passed a blight ordinance in February of this year. Under the ordinance, a blighted property is defined as follows:

“A Blighted Premises means any building, structure or parcel of land where at least one of the following conditions exists:

- (1) A condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.
- (2) A building or structure is a fire hazard.
- (3) The property is in a state of disrepair or is becoming dilapidated. “State of disrepair” or becoming dilapidated” shall mean in a physical deteriorating condition causing unsafe or unsanitary conditions or a nuisance to the general public and be evidenced by one or more of the following conditions:
 - a. Missing, broken or boarded up windows and doors longer than 6 months.
 - b. Collapsing or missing exterior walls or roof, or other exterior features including but not necessarily limited to stairs, porches, railings, hatchways, chimneys or floors.
 - c. Seriously damaged or missing siding or roofing
 - d. Unrepaired fire or water damage longer than 6 months.
 - e. Rodent harborage and/or infestation.
 - f. Persistent household garbage or trash on the property.
 - g. Abandoned or unused objects such as automobiles, boats and recreation vehicles which are inoperable or unregistered or in an obvious state of disrepair.

- h. Parking lots in excess of 10 parking spaces in a state of disrepair or abandonment evidenced, for example, by cracks, potholes, overgrowth of vegetation within the surface, payment or macadam, or within medians and buffers.
- i. Shrubs, hedges, grass, plants, weeds or any other vegetation that have been left to grow in an unkempt manner that are covering or blocking means of egress or access to any building or that are blocking, interfering with, or otherwise obstructing any sightline, road sign, or emergency access to or at the property, when viewed from any property line. Maintained gardens, flower beds and xeriscape landscaping as part of a landscape design are excluded from enforcement under this section.
- j. The overall condition of the property structure and/or grounds causes an unreasonable impact on the value of neighboring properties.
- k. Vacant buildings or structure left unsecured or unguarded against unauthorized entry.

Properties within the Association are subject to and must comply with all Town ordinances as well as our own Association Zoning Regulations and Ordinances, Accordingly, all property owners should evaluate their properties for compliance with the Town blight ordinance and take any necessary corrective action by August 1, 2016.

After this date it is the intent of the Board of Governors to provide a list of potentially non-compliant properties to the Blight Enforcement Officer of the Town of East Lyme for evaluation and possible enforcement.

For additional information, the full text of the Town of East Lyme Blight Ordinance is available on the town website.