

**GARDINER CITY COUNCIL MEETING  
AGENDA SUPPLEMENT**

**Item Number: 5.1**

**Agenda Topic:** 55 Highland Avenue, dangerous site.

**For The Agenda of:** September 6<sup>th</sup> 2006

**Submitted:** August 29<sup>th</sup>2006

**Authorized by:** David P. Cichowski

History of 55 Highland Avenue, Map 37 lot 34

- July 26<sup>th</sup> 1996. A stop work order was issued to Mr. Poulin by Claude Rounds, remodeling and plumbing work proceeding without any permits.
- December 12<sup>th</sup> 1997. A fire destroys most of the top two thirds of the structure.
- April 10<sup>th</sup> 1998. Efforts are made with Mr. Poulin to have the damaged structure removed.
- July 6<sup>th</sup> 1998 City Council votes on Code Officer's recommendation for Mr. Poulin to repair or remove the unsafe structure within 30 days. Passes 8 to 0.
- October 4<sup>th</sup> 1998. A court order is handed down stating Mr. Poulin has until November 16<sup>th</sup> 1998 to remove the dangerous structure down to the first floor deck, and pay \$500.00 in the plaintiff's legal fees.
- December 23<sup>rd</sup> 1998. The building is nearly all down, but the city is still writing letters to Mr. Poulin concerning debris around the property.
- May 20<sup>th</sup> 1999. The city is still receiving complaints from the surrounding neighbors about the plumbing fixtures, mattresses, a bike, an electric stove, furniture and other miscellaneous debris still remaining on the property.
- March 22<sup>nd</sup> 2002. No permits have been taken out to rebuild as of this time. Jeff Hinderliter now notifies Mr. Poulin the remaining deck and foundation is unsafe and shall be removed.
- May 7<sup>th</sup> 2002. Jeff's final letter stating the foundation shall be removed by May 24<sup>th</sup> 2002.
- May 5<sup>th</sup> 2005 and February 11<sup>th</sup> 2006. Complaint memo's from neighbors about the dangerous foundation still on the site.
- June 2006. I called Mrs. Scovill and left a message. I had no response reciprocated.
- August 3<sup>rd</sup> 2006. I sent a certified letter to Mr. Poulin stating I needed to hear from him in writing by August 14<sup>th</sup> 2006 or the city would have to proceed with the legal process. The owner did not respond as requested.
- August 24<sup>th</sup> 2006. With no further written or oral response from Mr. Poulin, the next step was to send a certified letter stating the city would proceed on September 6<sup>th</sup> 2006 to declare 55 Highland a dangerous site and then have it cleaned up at the owner's expense.
- I visited the site most recently on August 28<sup>th</sup>2006 and observed the dangerous conditions of the deteriorated wooden deck over a structurally unsound foundation.
- The dangerous conditions can be abated by removing the deck, and filling in the foundation.