

Lake Bunggee Tax District Anti-Blight Information

In order to ensure the health, safety, and welfare of the residents of The Lake Bunggee Tax District, the Board of Directors, with the approval of the Lake Bunggee Community, has added a provision to the Rules and Regulations regarding "blight". The purpose of this provision is not to restrict or limit the use of any property within the Tax District by its owners or to limit activities on that property, but to assist in the cleaning up and or removal of the blight so that neighboring properties are not adversely affected or harmed.

Property owners who wish to report a "blighted" property may do so using this form, after reading what is considered to constitute such a property. It should be noted that the Board has limited power regarding anti-blight enforcement, and that most all of the information noted below is related to the authority of the State, the Town, and/or the Health District. Those should be the first line of contact for reporting problem properties. The Board of Directors will do all that is responsibly possible and within its authority to assist neighbors in eliminating "blighted" properties.

A blighted property includes any building or any part of a building or structure, or a parcel of land in which at least one (1) of the following conditions exist:

- It is determined by the LBTD Zoning & Building Chairman, LBTD Safety Chairman, Town Building Official, Zoning Enforcement Officer or by Health Department reports that existing conditions pose a serious or immediate danger to the community, i.e. life-threatening condition or a condition that puts at risk the health or safety of the citizens of the LBTD.
- It is not being adequately maintained; the following factors may be considered in determining whether a structure or site is not being adequately maintained: missing or boarded windows or doors; collapsing or missing walls, roof, or floor; siding that is seriously damaged or missing; fire damages; a foundation that is open and or structurally faulty; garbage, trash, rubbish, boxes, paper, plastic or refuse of any kind; old furniture, bedding, appliances or anything of the like, or abandoned cars, boats, or any motorized vehicle or other inoperable machinery situated on the premises or public right of way, rodent harborage and or infestation, overgrown brush, shrubs or weeds, dumpsters/steel storage containers on a non-construction site for a period exceeding thirty (30) days, unauthorized equipment on site (backhoes, bulldozers, dump trucks, etc.), stockpile of stone or wood (other than cut split fire wood for owner's on site use) for a period exceeding thirty (30) days, and unfinished exterior residential construction projects which shall include the installation of doors, windows, siding and roofing for a period exceeding ninety (90) days.
- It has been cited for code violations as documented in the Office of Building Inspection and Enforcement, Housing Code Inspection, Zoning Enforcement Officer's reports.
- It has become a place where criminal activity has taken place as documented by Police reports.
- It is a fire hazard, as determined by the Fire Marshal.
- It is creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other premises within the neighborhood as documented by neighborhood complaints, or cancellation of insurance on proximate properties.

The following conditions do **not** constitute a blighted structure:

- Structure needs to be painted,
- Grass needs to be cut,
- One unregistered vehicle on the property where a legal dwelling is present. (contact DEEP and Health Department if it is believed that ground and/or water contamination is taking place)

All of the information on the form must be completed, and the form mailed to the Lake Bunggee Tax District, P.O. Box 231, Woodstock, CT 06281 Attn: Building Chairperson

Lake Bunggee Tax District Anti-Blight Report Form

Name of the Person(s) Making the Report: _____

Address of the Person(s) Making the Report: _____

Phone of the Person Making the Report: Home _____ Cell _____ Other _____

Address of the Blighted Property: _____

Owner(s) of the Blighted Property: _____

Description of/reason why the property is blighted (in as much detail as possible): _____

What authorities have been notified of the blight?

State Police ___ Date _____ Town of Woodstock ___ Date _____ Health Department ___ Date _____

DEEP ___ Date _____ Other Authority/Agency (please specify) _____ Date _____

What action would be necessary to remove/remediate the noted blight? _____

Date of report: _____

Signature(s) of person(s) reporting

Mail completed form to:

Lake Bunggee Tax District
P.O. Box 231
Woodstock, CT 06281
Attn: Building Chairperson