

**TOWN OF MANCHESTER
BOARD OF APPEALS**

**MINUTES
WEDNESDAY, MARCH 2, 2011**

Present: Gary Benson, Chairman; Edward Peterson, Vice Chairman; Gerald Dierman; John Topping; and Neil Alibrio (7:21 p.m.)

Absent: S. Lee Bogli, and John Morin

Also Present: Greg Smith, Acting Chief Building Official, Jacqueline Barile, Appellant

Chairman Gary Benson called the meeting to order at 7:00 p.m.

302 Green Road, Unit C, Manchester, Connecticut

Chairman Benson explained the hearing process and introduced the members of the Board and the Town of Manchester Building Department staff to Ms. Barile.

An appeal hearing was conducted pursuant to Section 226 of the Town of Manchester Property Maintenance Code of Ordinances on Wednesday, March 2, 2011 in the Manchester Room, 2nd floor, Town Hall, 41 Center Street, Manchester, Connecticut on the above-referenced case.

Mr. Smith presented the code enforcement violations of a broken pipe in Unit 302D leaking into Unit 302C. This leak caused a wet basement floor and ceiling in Unit 302C. Mr. Smith continued that there was also a concern for the integrity of the electrical wiring in Unit 302C in the area of the leak. Because of this concern the Building Department is requiring that Ms. Barile have a licensed electrician inspect the outlets. Mr. Smith stated that on March 1, 2011 the Building Department received a letter from KP Management, LLC, stating that “the Hillview Condominium Association will hire a licensed electrician to inspect the electrical components in unit 302C and 302D.” The letter also stated that “the association will take no responsibility for any repairs that are needed they will hire an electrician for the inspection and send the bills to the unit owners, as the electrical components in each unit are the expense of the unit owner.”

Ms. Barile said that she understood the need for the electrical inspection, but she did not feel that the cost should be her responsibility as she had informed the management company of the possibility of this occurring in December 2010. After a lengthy discussion Ms. Barile agreed that the inspection needed to be done, and that she would allow the electrician hired by the Hillview Condominium Association access to her unit to do the inspection. Mr. Smith stated that the electrician will provide a letter to the Building Department with the inspection results.

There was a discussion on the pipe violation. It was the consensus of the Board that because the pipe that caused the damage was located in Unit 302D the cited violation in Unit 302C was moot.

Chairman Benson called for a vote on the appeal of the electric violation.

Chairman Benson moved, and Mr. Dierman seconded a motion to deny the appeal that the effected electrical components be inspected by a licensed electrician as it is a life safety issue. The vote was unanimous.

Deny - 5

Approve - 0

The appeal was denied.

Board members gave Ms. Barile suggestions on recourse that she has to recoup her costs.

Chairman Benson thanked Ms. Barile for coming, and she thanked the Board members for their time.

Other Business

It was the consensus of the Board that Mr. Benson remain as Board chairman.

Chairman Benson moved and Mr. Dierman seconded a motion to adjourn. The vote was unanimous.

The appeal hearing adjourned at 7:30 p.m.

Respectfully submitted,

Deberah C. Bowen
Secretary