



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
October 22, 2024, 11am

Present: First Selectman Rudy Marconi, Building Official Jason Celestino, Planning and Zoning Director Alice Dew and Recording Secretary Rebecca Ramirez

Absent: Fire Marshal Drew Loya and Health Director Ed Briggs

Guests: Juliane Harris, Deb Francescini, Donna Zurzola, James Dicostanzo, Rob McNamera, Sean McEvoy

1. 40 Beaker Brook Rd.

This is a new complaint. The complainant was concerned about the lawn not being taken care of however, an unkempt lawn does not constitute as blight under blight ordinance. First Selectman Rudy Marconi proposed to remove 40 Beaver Brook Rd off the blight agendas successively. He made a motion to remove 40 Beaver Brook Rd. from the blight list. Planning and Zoning Alice Dew seconded the motion. Motion carries 3-0.

2. 122 Lakeside Dr.

This is an updated discussion from the last blight prevention board meeting. This house contains three abandoned cars in the front yard. There is a boat and a blanket draped over the back porch fence. A mattress rests against the front porch fence. The complainant Julian Harris commented about things hanging off the porch, the downspout is not connected, the arial is twisted and there are piles of wood on the side of the house. The antenna on the roof is bent over. A drain pipe is also disconnected. There is a lot of debris on the front porch. The blight prevention board suggested we send a notification of blight letter to the property owner that states in the next 30 days to please remediate the situation. Building Official Jason Celestino made a motion to send the letter, Alice Dew seconded the motion. Motion carries 3-0.

3. 38 Marcardon Ave.

This is an update of a previous blight discussion. Mr. Marconi drove by the house and noticed that the garage looks tattered along with the roof. Health Director Ed Briggs drove by and he said it should be considered blight. There is a lot of moss growing on the side of the house. The door is boarded up. A part of the roof is broken off on the top right hand corner. Mr. Marconi said it is certainly blight. Jason Celestino said he thinks this house

needs some TLC. Jason Celestino motioned that this house is blight and a blight violation notice should be sent to the owner. Alice Dew seconded the motion. Motion carries 3-0.

4. 17 Old Pierce Rd.

This is a new complaint. Mr. Marconi said he didn't notice anything related to blight about the house. He said there is a tree that needs some attention. Mr. Marconi said it should go on the blight list and he will drive by the property. According to the pictures taken, he doesn't see anything blight about it. The blight prevention board will take a look in person and follow up next month. There is no motion about this.

5. 346 Bennett's Farm Rd.

This is a new complaint. The blight secretary mistakenly listed 24 Clearview Drive as blight instead of 346 Bennett's Farm Rd. The complainant resides at 24 Clearview Drive and the address of possible blight violation is 346 Bennett's Farm Rd. Mr. Marconi drove by and nothing has really changed. There are two abandoned cars out front. Alice Dew commented that there needs to be a decision about cars' registration status. The police will stop by and confirm registration relative to the blight ordinance. There is some debris on the front porch as well. Mr. Marconi proposed to send a letter of notification to the property owner that this home is being looked at and discussed in the next blight prevention meeting. There was no vote regarding this letter.

6. 200 Mountain Rd.

This is an update from a previous discussion. Alice Dew looked up the license plate of the car in the front yard. The plate is currently active. This is a veteran license plate. This house could potentially be a fire safety issue. Fire Marshal Drew Loya will take a ride by to see about this. Other than that, the blight board thinks it doesn't seem to be a blight situation according to the front yard. Jason said there are some tools and things leaning up against the house.

7. 221 Mamanasco Rd.

This is an update from a previous discussion. The receipt was sent back to town hall that a notice of violation of blight was received by the owner. There was no written or verbal response regarding the letter from the owner. Mr. Marconi said he knows the owner and isn't sure if he had any success in cleaning it up. The receipt was received on October 16th, 2024. Mr. Marconi proposed the blight board would give the owner more time to clean it up. Mr. Celestino said he took a drive up there earlier. He said there was a kayak and some motorcycles in front but all the other debris was cleaned up. The paint buckets and other things were not there. Jason said we will continue to discuss this in the next meeting and monitor it. Mr. Marconi doesn't think it should be taken off the blight agenda yet.

8. 145 High Ridge Ave.

This is an update of a previous discussion. The home is being dealt with by DEEP. This is compliant with DEEP requests. They have sent out notices to property owners in the area.

They have offered air testing and following remediation. This will be similar to radon systems that will be installed. Mr. Marconi said it is going to be an ongoing process. The actual remediation to take care of contamination would be a long time. Mr. Marconi proposed to take this off future agendas. He recognized it is being handled by DEEP. He said along with DEEP, other boards, commissions and committees will be handling the issue in the future relative to a vast clean up. Building Official Jason Celestino made a motion to remove it from further agendas. Alice Dew seconded the motion. Motion carries 3-0.

9. 120 Bennett's Farm Rd.

This is an update from a previous discussion. The owner is in the process of getting a demolition permit and they have made progress. Jason Celestino said he spoke with the person doing the demolition. He got his permit from the state of Connecticut. He is working on the blighted items on the list. He thought he might have everything completed by the end of the week for the application. They will be moving along with this. Jason suggested to continue to monitor it. This will appear on the agenda next week.

10. 80 Silver Spring Ln.

This is an update from a previous discussion. Mr. Marconi has attempted to speak with the owner to address the situation. He said he hasn't heard from him about this yet. Mr. Marconi will have to do a drive by observation. The owner will require some assistance to take care of this matter. There is a pickup truck that needs to be removed. This will take some time to get the owners to do this. Mr. Marconi said at some point we will need to impose a notice of violation. If no activity takes place by the next blight meeting, the blight secretary will send a letter of violation to the owner.

11. 84 Mamanasco Rd.

This is an update from a previous discussion. Mr. Marconi has spoken with Dr. Tansky. He said the last time he talked to her she was considering a donation of her house to the town. The house would have to be raised and cleaned up. She did not want to sell the house but leave it to the town. He will follow up on that. As blighted, we will consider a notice of violation to the owner. Mr. Marconi thinks it is borderline dangerous for children to be running around that property. It also appears to look infested with what may be living in there. There will be one last attempt to get in touch with Dr. Tansky. If no action is taken by next meeting, there will be a letter of blight violation issued. A neighbor, Mr. Rob McNamara would like to purchase the property from the town. Mr. Marconi said that Dr. Tansky still needs to comply with blight ordinance.

12. 29 Lakeview Dr.

This is an update from previous discussions. The property has a tax sale on it and Pulman and Comley will be handling it. The tax sale is around December 3rd. There is a new attorney handling this property as Alex Copp has stepped aside. The new attorney will be working alongside Adam Cohen to tie up loose ends.

13. 120 Ivy Hill Rd.

This is an update from a previous discussion. Mr. Celestino said they are about one piece of paper away from obtaining a demolition permit. In the next couple of days, progress will be made with that. The house will come down before winter and another project will be started there. Mr. Marconi proposed it should be taken off the blight list however, the board has decided to keep it on the agenda moving forward.

14. Approval of Meeting Minutes – September 24th, 2024

Alice Dew made a motion to approve the minutes. Jason Celestino seconded the motion. Motion carries 3-0.

Planning and Zoning Director Alice Dew made a motion to adjourn the October 22, 2024 Blight Prevention Board Meeting at 11:49 am. Building Official Jason Celestino seconded the motion. Motion carries 3-0.