



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
June 25th 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: Debra Franceschini, Ellen Burns, Laura Castellucio, William Donaldson and Stacey Smith.

1. 120 Bennetts Farm Road

It was discussed that this property has not been occupied for quite some time. A fire has occurred here and it will be demolished in the near future. There are some windows missing so it is a blighted property. There was an attempt to submit a demolition permit for this house but the owner did not follow through. Building official Jason Celestino made a motion to accept this as blight, Planning and zoning director Alice Dew seconded the motion. Motion carries 3-0.

2. 27 Abbott Avenue

This property has been submitted to inlands and wetlands for review. The planning and zoning director didn't see anything blight about this house when she drove by. This does not constitute as blight though it is entering inlands and wetlands process. Building official Jason Celestino made a motion that this house is not blight. Planning and Zoning Director Alice Dew seconded the motion. Motion carries 3-0. A neighbor, Laura Castellucio commented and said the house was not maintained when the owners moved out. Regardless, Mr. Marconi said this house is not blight. A letter will be drafted and sent to the owners to please mow the lawn as it would be respectful to the neighborhood.

3. 145 High Ridge Avenue

The email that Mr. Leiderbach sent to the board concerning blight specifically in regards to contamination was sent to the town attorney. The attorney, Mr. Jason

Bauschbaum responded and said that after reviewing the blight ordinance, we are not limited to structure itself as it refers to the building and parcel of land being a health safety or welfare concern so he felt we can address it under blight. The contamination issue can be addressed under blight. Mr. William Donaldson, the attorney representing the property was present. He commented that the grass was cut and trees were maintained around the exterior. It was decided that there should be a letter sent to the property owner addressing the tarp on the roof and if the roof is leaking to fix it. The property owner has until the next blight meeting to get this fixed otherwise the board will move forward.

4. 84 Mamanasco Road

Mr. Marconi spoke with the previous owner Barbara Tanski and informed her about the condition of the property. She asked him if the town would consider accepting the property if it were donated. The town suggested it would be a nice park or habitat for humanity house. She will speak with her advisors on making this happen. I, recording secretary will reach out to her about having it cleaned up.

5. 80 Silver Spring Lane

Mr. Marconi said there were quite a few unregistered cars on the property. According to photographs of the property, Mr. Marconi asked if this should be accepted as blight. It will be accepted as blight today and will be followed up with a letter to clean up the property. Building official Jason Celestino made a motion to accept it as blight. Planning and Zoning Director Alice Dew seconded. The motion carries 3-0.

6. 29 Lakeview Drive

The house has been demolished. There are still pieces of debris strewn across the property. Photographs were received by the attorney Mr. Copp and he will be bringing them to the judge for an update. The house has not been completely cleaned up and this needs to be addressed in court. A letter will be sent to Mr. Copp about the timeliness of process.

7. 120 Ivy Hill Road

This house has been sold to a new owner. It was decided that a letter will be sent to the new owner to fix various things wrong with the property such as a roof that is collapsing. The letter will be sent so it may be taken off the agenda for the next blight meeting.

8. Approval of Special Blight Meeting Minutes – June 5th, 2024

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

9. Approval of Blight Meeting Minutes – May 28th, 2024

Planning and Zoning Director Alice Dew made a motion the approve the minutes. Jason Celestino seconded the motion. Motion carries 3-0.

Planning and Zoning Director Alice Dew made a motion to adjourn the meeting at 11:45 am. Building Director Jason Celestino seconded the motion. Motion carries 3-0.