



Town of Ridgefield
Blight Prevention Board Special Meeting Unapproved Minutes
July 24th 11am

Present: First Selectman Rudy Marconi, Building Official Jason Celestino, Planning and Zoning Director Alice Dew, Fire Marshal Drew Loya, Health Director Ed Briggs and Recording Secretary Rebecca Ramirez

Guests: Claire Garcia, Dave Schupmann, Debra Franceschini, Ellen Burns, Ilse Britz, Laurie Schupmann, Lorraine Merritt Trapani, Stacey Smith, Steven Seagriff and Suzanne McCormick

1. 145 High Ridge Avenue

With the approval of the board of selectpersons, an environmental professional Chris Cole will do soil testing on this property. There are currently 3 properties that have been affected by the issue of contamination of 145 High Ridge Ave. Mr. Marconi is still waiting for an outside opinion relative to state statute and whether it allows a local ordinance to cover contamination as a blighted situation. This has not been received yet. This is a rolling-based decision and is considered beyond blight. There is going to be another meeting on Wednesday July 31st regarding this situation and Chris Cole will discuss the gravity of the situation.

2. 120 Bennett's Farm Road

Mr. Celestino spoke with the property owner. She informed him that there is some paperwork that needs to be completed. The owner is trying to complete the application and get it filled out so she doesn't receive any fines. She provided the board with a report where there might be contamination in the building and where they would do the remediation. She also contacted every source and is in the process of completing paperwork and fixing it.

3. 80 Silver Spring Lane

Alice Dew visited this property about a month ago and there are some vehicles still there. Mr. Marconi will contact the property owner and inform him that a complaint has been made against his property. This will be kept on the agenda moving forward.

4. 29 Lakeview Drive

This house was finally demolished however, there is still an oil tank on the property and neighbors still seem upset. Mr. Marconi spoke with attorney Alex Copp and proposed that the judge allow a courtroom appearance where all neighbors are present to raise concerns. It will eventually be foreclosed and there will be a meeting with the judge on this on July 31st.

5. 120 Ivy Hill Road

No permit applications have been received for this house yet. The house has gone through ZBA (zoning board of adjustment). A letter will be sent to the owner to let them know that it is blighted. The letter will reference ZBA approval so the blight prevention board can proceed accordingly.

6. Approval of Blight Meeting Minutes – June 25th, 2024

Alice Dew made a motion to approve the blight prevention board meeting minutes from June 25th 2024. Ed Briggs seconded the motion. Motion carries 5-0.

First Selectman Mr. Marconi made a motion to adjourn the July 24th, 2024 Blight Prevention Board Special Meeting at 11:36 am. Alice Dew seconded the motion. Motion carries 5-0.