



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
August 27th 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: Alice Simon, Debra Franceschini, Ellen Burns, Ilse Britz and Laurie Schupmann

1. 221 Mamasco Road

This is a new complaint. An email was sent on Tuesday August 6th from Diane Gibson regarding 221 Mamasco Road. It was stated in the email that during the time of when the home was first occupied, the home's condition became derelict. The property has become dilapidated and there is a lot of garbage surrounding the home. Building Official Jason Celestino made a motion to accept 221 Mamasco Road as blight. First Selectman Rudy Marconi seconded the motion. Motion carries 5-0. Blight recording secretary will inform complainant it has been accepted as blight.

2. 145 High Ridge Avenue

It was discussed in the meeting that at this point, the property is considered a "high profile" case and its current statute is beyond blight. This property will now be dealt with by the department of energy and environmental protection. DEEP (the department of energy and environmental protection) will become very involved in this case. There has been a notice of violation issued to the current owner with a timeline to respond by Friday, August 30th. Mr. Marconi said that this property will be on hold as far as it being a blight issue pending the outcome of the DEEP investigation.

3. 120 Bennett's Farm Road

Jason Celestino said this house still has an application submitted for demolition. He said they are still trying to get their things together. The statutes are written that the property owner can do the permits themselves. The owner is in the process of obtaining liability insurance so she can be the applicant. Then the demolition process should begin thereafter. This property will be kept on hold in the meantime and will be kept on the agenda. The blight secretary will send a letter to the property owner that this house is being discussed in further agendas. The letter will state concerns relative to the condition of the property. It will meet a resolution in the near future.

4. 80 Silver Spring Lane

First Selectman Mr. Marconi has not spoken with the owner yet to inform him about the vehicles on his property. He will call Mr. Waterbury, the property owner and visit the home.

5. 84 Mamasco Road

First Selectman Mr. Marconi has spoken with the previous owner Dr. Tanski. She has been given the option for a possible donation. Mr. Marconi will call her to let her know the blight board will move forward with this decision.

6. 29 Lakeview Drive

The attorney Alex Copp sent out an overview to a neighbor of the property explaining what the judge's order was. This written statement will be placed in the records of this file. It discusses the removal of the shed on the property and the history of the case. The town did not provide a gradation permit by July 2nd by the defendant "he fell back on that." The wall will also be removed by October. If the defendant fails to comply, then the court will conduct a hearing for foreclosure on December 11th.

7. 120 Ivy Hill Road

It was stated in the meeting that since the last meeting, there was an application submitted for the renovation of that building. The demolition permit is in the process of being gathered and distributed. The foundation of the home will be taken down and it will be rebuilt. This will be kept on the agenda moving forward.

Health Director Ed Briggs made a motion to approve the special meeting minutes from July 24th 2024 Blight Prevention Meeting. Planning and Zoning Director Alice Dew seconded the motion. Motion carries 5-0.

Health Director Ed Briggs made a motion to adjourn the August 27th Blight Prevention Board Meeting at 11:29 am. First Selectman Rudy Marconi seconded the motion. Motion carries 5-0.