



Town of Ridgefield  
**Blight Prevention Board Meeting Unapproved Minutes**  
September 24, 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:** Diane Gibson, Juliane Harris, Donna Zurzola, Julien Britz and Debra Franceschini

**1. 122 Lakeside Drive**

On the property, there was overgrown lawn and shrubbery but the landscapers cleaned it up. There are three registered cars on the property and a heap of junk such as an abandoned dinghy leaned up against the side of the house and other used fragments on the front porch. The blight prevention board will drive by the house and make a decision. Planning and Zoning Director Alice Dew made a motion to accept 122 Lakeside Drive as blight. Building Official Jason Celestino seconded the motion. Motion carries 3-0.

**2. 38 Marcardon Avenue**

This is a new complaint. The house is a single vacant home. There is moss on the roof, there is siding missing and it is deteriorating. The blight prevention board will take a drive by to look at the property. A notification will be sent to the owner that it is being discussed by the blight board. Building Official Jason Celestino made a motion to accept 38 Marcardon Ave as blight. Planning and Zoning Director Alice Dew seconded the motion. Motion carries 3-0.

**3. 200 Mountain Road**

This is a new complaint. There is an abandoned car on the property. The complainant claims there to be a hoarding and fire situation. The blight board will drive by to take a closer look. Planning and Zoning Director Alice Dew Made a motion to accept 200 Mountain Road for review. Building Official Jason Celestino seconded the motion. Motion carries 3-0.

**4. 221 Mamanasco Road**

This is an update from the last blight meeting. First Selectman Mr. Marconi notified the owner that a complaint was submitted. He told him that if no action was taken we would be moving forward with the blight process. The property owner said he would ask the tenant to clean it up. It is a rental. Building Official Jason Celestino made a motion to send a blight violation notice about 221 Mamanasco Road to the owner. Planning and Zoning Director seconded the motion. Motion carries 3-0.

**5. 145 High Ridge Avenue**

This is an update. There has been lots of activity with this property with department of energy and environmental protection. There was previously a meeting with the attorney Mr. Donaldson and other neighbors. Mr. Marconi said they are proceeding on a voluntary basis. The first selectman said they are required to drill additional wells on Brian Avenue. There are 3 or 4 wells to be installed. The property is under DEEP jurisdiction now. Jason Celestino said they should remediate the roof and windows before we take this address off the next agenda. This house will be coming down soon. The blight prevention board has decided to keep it on the agenda before the demolition application is filed.

**6. 120 Bennett's Farm Road**

A blight notice was sent to the owner. She responded and this will be passed to the blight prevention board. The intention of owner was to tear it down. The owner filed a motion to tear it down 6 months ago and no action was taken. Building Official Jason Celestino made a motion to take the next blight action about 120 Bennett's Farm after sending first letter of notification if the property is not remediated. Planning and Zoning Director Alice Dew seconded the motion. Motion carries 3-0.

**7. 80 Silver Spring Lane**

Mr. Marconi spoke with the owner of 80 Silver Spring Lane. The owner said he may have a couple of unregistered vehicles on the property. He said most of the vehicles are registered and he does have a couple that are not registered. Mr. Marconi told the owner that if he doesn't address the issue of the unregistered vehicles, then the blight board will have to proceed with the next steps. He said this was fine. Mr. Marconi said he will get some assistance to help Mr. Waterbury with removing the vehicles. This property will be kept on the agenda for next time.

**8. 84 Mamanasco Road**

The affordable housing committee has asked Dr. Tansky, the property owner if she is interested in selling the house. Mr. Marconi will continue to try to contact her. He has not gotten a response from her yet. Ed Briggs or Jason Celestino will drive by and take a look at it. This will continue to be discussed going forward in further agendas.

**9. 29 Lakeview Drive**

The tax collector has filed a tax lien. There will be a tax sale on December 3<sup>rd</sup>. The tax sale will be handled by Adam Cohen. The purchaser of the property must pay the tax prices and other lien fines. Right now, someone can purchase it just for the value of the taxes. The price is around \$57,000.00.

**10. 120 Ivy Hill Road**

Alice Dew said there will be demolition done by winter. The interior has been cleaned out. The owner will be filing this and getting their paperwork together. It will be kept on the agenda for the next meeting.

**11. Approval of Meeting Minutes – August 27, 2024**

Planning and Zoning Director Alice Dew made a motion to approve the August 27<sup>th</sup> Blight Prevention Board Meeting minutes. Building Official Jason Celestino seconded the motion. Motion carries 3-0.

*Planning and Zoning Director Alice Dew made a motion to adjourn the September 24, 2024 Blight Prevention Board Meeting at 11:39 am. Building Official Jason Celestino seconded the motion. Motion carries 3-0.*