



Town of Ridgefield  
**Blight Prevention Board Special Meeting Unapproved Minutes**  
June 5, 2024 11 am

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

**Guests:** Bethany Pajak, Dave Schupmann, Debra Franceschini, Lorraine Merritt Trapani, Margaret Powell, Sean McEvoy and Steven Seagriff

**1.) 145 High Ridge Avenue**

First Selectman Rudy Marconi disclosed an email sent to him regarding 145 High Ridge Avenue that discussed possible blight violations. Alice Dew said she drove by and it appeared that the lawn had been mowed but there were some drums in the yard. There may also be an issue of environmental contamination here. Alice mentioned that in September of 2008, an investigation regarding environmental contamination of this property was started and according to the Connecticut Department of Energy and Environmental Protection, it was considered voluntary remediation. First Selectman Rudy Marconi inquired if this environmental issue falls under blight ordinance and it was decided that it just exists under the jurisdiction of DEEP (Department of Energy and Environmental Protection). The board decided this matter will be sanctioned as a separate issue not pertinent to blight ordinance. Jason Celestino remarked that the actual structure of the house does not appear to be dilapidated but due to there being a tarp on the roof, there may possibly be water damage which would fall under blight ordinance. Mr. Celestino suggested that a letter be sent to the owners of the property ordering the tarps to be removed and area to be repaired or else it will be considered blight and added to further agendas. Ed Briggs said this wouldn't be an issue related to public health. The board agreed that a letter should be sent. If a letter gets sent and the owners agree to comply to the rules, then it won't be considered blight. Mr. Marconi proposed a vote to send the letter. Mr. Celestino made a motion to send a letter, Alice Dew seconded the motion, Drew Loya thirded the motion and the motion carries 4-0. A neighbor of the property Debra Franceschini expressed her concern that well water on the property may carry over to other homes on the street and contaminate the area. Another

neighbor Dave Schupmann said he was concerned that the lawn will start to grow and become unmanageable. He asked if the board could step in and help with this. Mr. Marconi said the board doesn't have the authority to do this and said a lawn issue wouldn't be considered blight. Mr. Schupmann also stated concern that there are cracked windows and doors in the home. He asked if the blight board could visit the property and take a look but Mr. Marconi said they are not permitted to do that. Broken windows and things hanging are considered blight and Mr. Marconi said this should also be included in the letter that will discuss the issue of the tarp and possible water damage. It was discussed that if the owners do not abide by the rules then they may be fined. Margaret Powell, a neighbor commented on the lawn and asked the board for recommendations on how to approach this. Mr. Marconi suggested contacting the owners and asking them to keep it mowed on a regular basis. The board decided to give the owners of the property 30 days to abide by instructions written in the letter.

*First Selectman Rudy Marconi moved to adjourn the June 5, 2024 Blight Prevention Board Special Meeting at 11:21. Jason Celestino seconded the motion. Motion carries 4-0.*