



Town of Ridgefield
Blight Prevention Board Meeting Approved Minutes
June 17, 2025, 11am

Present: First Selectman Rudy Marconi, Fire Marshal Drew Loya, Jennifer Zbell (Filling in for Health Director Ed Briggs), Building Official Jason Celestino, Alice Dew and Recording Secretary Renee Petrillo

Guests: Deb Francescini, Shawn Swersky, Jeff Londona

1. 126 Lakeside Drive

Blight Board secretary sent a letter on June 2, 2025 to owner of 126 Lakeside Drive. Owner attended June 17th meeting. Mr. Swersky stated that the construction materials, equipment on is property have been cleaned-up. Blight board to drive by and walk property with Mr. Swersky's written permission to witness clean-up.

2. 17 Old Pierce Road

This is an update. Prior to June 17th meeting Mr. Stock called Blight secretary stating that the trees would be removed. Blight board will drive by to see property and take photos and will continue this to next meeting.

3. 12 Clearview Drive

This is an update. Mr. Landona attended Blight meeting. He asked that the blight board can visit the property. Again, Mr. Marconi suggested putting up a fence to obscure the view. Mr. Marconi stated he will visit the property again to determine if blight. If board decides this is not Blight, then complainant will have to file an appeal with the courts. This information can be found on ridgefieldct.gov, Resources- under town ordinance 17-152.

4. 122 Lakeside Drive

Owner, Ms. McCue stated before this meeting that she still has large logs to remove from the property. Alice Dew stated the blight was in the back of the house and logs are out front. Board has suggested we do another drive-by of the property to determine clean-up needs.

5. 346 Bennett's Farm Road

This is an update. All attempts to deliver notices to register vehicles have been returned to town hall.

Jason Celestino made a Motion to have a Marshall deliver notice of fine and meeting info to property owner. Drew Loya seconded the motion. All in favor. Motion carries 5-0

6. 84 Mamanasco Road.

Still waiting on probate. Jason Celestino thinks tree leaning against property might be a problem to look at Rudy will call probate for an update.

7. 29 Lakeview Drive

A delay has been filed, will hold until June 23rd to file in court. Tax sale is complete. Owner has 6 months from tax sale to appeal, this will be in September.

The town now owns this property and it will eventually be sold. This will require a certain degree of clean up.

Approval of Meeting Minutes – May 20th, 2025

Jason Celestino made a motion to approve the May meeting minutes. Jennifer Zbell seconded the motion. Alice Dew abstained from vote since she was absent at this meeting. All in favor. Motion carries 4-0.

Next meeting is July 15th at 11:00 am

First Selectman Rudy Marconi made a motion to adjourn the June 17th, 2025 Blight Prevention Board Meeting at 11:45 am. Jason Celestino seconded the motion. Motion carries 5-0.