



Town of Ridgefield  
**Blight Prevention Board Meeting Unapproved Minutes**  
July 15, 2025, 11am

**Present:** First Selectman Rudy Marconi, Building Official Jason Celestino, Alice Dew and Recording Secretary Renee Petrillo

**Absent:** Fire Marshal Drew Loya, Jennifer Zbell (Filling in for Health Director Ed Briggs)

**Guests:** Deb Franceschini, Jeff Londra

Meeting Called to order by First Selectman Rudy Marconi at 11:01am

**1. 126 Lakeside Drive**

Update: Mr. Swersky property owner of 126 Lakeside Drive has cleaned-up his property and provided photos of clean-up. Blight Board has also confirmed this with photos. Blight Secretary will submit a letter to Mr. Swersky and complainant Mr. Mitchell that this property will be removed from Blight.

**Motion:** Jason Celestino made a motion to remove 126 Lakeside Drive from Blight and send letter thanking Mr. Swersky

Alice Dew seconded the motion

3-0 (Drew Loya and Jennifer Zbell were absent from this meeting)

All in favor

Old News: Blight Board secretary sent a letter on June 2, 2025 to owner of 126 Lakeside Drive. Owner attended June 17<sup>th</sup> 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**

Update: Blight prevention board provided photos of branches in question have been cleaned-up. Jason Celestino drove by property to confirm this.

**Motion:** Jason Celestino made a motion to remove this property from the Blight list.

Alice Dew seconded the motion

3-0 (Drew Loya and Jennifer Zbell were absent from this meeting)

All in favor

Old News: Prior to June 17<sup>th</sup> 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**

Update: Complainant Jeffrey Londona was present at the zoom meeting. Blight board visited and took photos of the property. Mr. Londona has spent a great deal of time cleaning up his property and asks that Mr. Schwartz cleans-up and keep his property clean of debris. A letter will be sent to Mr. Schwartz asking him to clean-up his property and maintain this going forward.

Old News: Mr. Londona 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](http://ridgefieldct.gov), Resources- under town ordinance 17-152.

### **4. 122 Lakeside Drive**

Update: Recent photos of this property have confirmed that this property is Blight. A Notice of Intent to Fine will be mailed to Ms. McCue.

**Has been confirmed this property is in Foreclosure.**

**Motion:** Jason Celestino made a motion to send a letter stating fines will commence in 30 days and failure to clean-up property will result in penalties and fines.

Alice Dew seconded the motion

All in favor. Motion Carries 3-0.

Old news: 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**

Update: It has been confirmed that there are 3 Cars on this property. 2 of the 3 are registered (White Mazda License Plate: AJ49107 and Red Dodge Durango License Plate: BA52653)

**FOLLOW-UP: The third vehicle is a Nissan Coupe. Blight board to drive by property to obtain photo and license plate number to confirm registration.**

Old News: 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.**

Update: Still waiting on probate.

Old news: Jason Celestino thinks tree leaning against property might be a problem to look at Rudy ill call probate for an update.

**7. 29 Lakeview Drive**

Update: An extension has been granted until 7/29/25

Old news: A delay has been filed, will hold until June 23<sup>rd</sup> 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 – June 17th, 2025**

Alice Dew made a motion to approve the June 17<sup>th</sup>, 2025 meeting minutes. Jason Celestino seconded the motion. All in favor. Motion carries 3-0.

Next meeting is August 19<sup>th</sup> at 11:00 am

*Alice Dew made a motion to adjourn the July 15<sup>th</sup>, 2025 Blight Prevention Board Meeting at 11:39 am. Jason Celestino seconded the motion. All in favor. Motion carries 3-0.*