



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

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

Guests: Deb Franceschini, Jeff Londona, Joanna Chin, Marsha Szotak and Rob Reddy.

1. 82 Scotts Ridge Road

This is a new complaint. A neighbor of the property submitted a complaint about piles of garbage, paper bags and plastic bags around the driveway. Jennifer Zbell of the health department visited the property and she said the belongings are tarped up with plastic tarp and there isn't any visible garbage. The blight prevention board made a decision not to accept it as blight. This will not be discussed in further blight meetings.

2. 144 Silver Spring Lane

This is a new complaint. A complaint was submitted regarding an excavator existing on the yard. A violation letter was sent from Aarti Paranjape from the planning and zoning department and a request for compliance was requested by owner. The property owner applied for a building permit. The permit is being administered. The blight prevention board made a decision not to accept it as blight. This will not be on further agendas.

3. 17 Old Pierce Road

This is an update. A neighbor, Rob Reddy made a phone call in March of 2025 stating that tree branches around the property fell and damaged his mailbox. He wanted to know if the blight board could re-open this case to look and see if we could notify the property owner about the large tree branches. The blight prevention board secretary mailed a letter of blight discussion on March 26th to the property owner. Additionally, the secretary will follow up with a phone call about the detriment of the tree branches. Jason Celestino said that tree branches don't constitute as blight

according to the ordinance. Although, Rudy Marconi said we will continue to monitor the site.

4. 12 Clearview Drive

This is an update. A notice of intent to fine the property owner was sent on March 18th stating that if this issue doesn't get resolved in 30 days, blight fines will commence. Jennifer Zbell said she visited the site and there was no garbage just stored panels of wood and building materials. Jennifer Zbell said she doesn't think it's blight. Jeff Londona was on the call and expressed his concern about the matter. Rudy Marconi suggested putting up a fence and he doesn't think this constitutes as blight. He doesn't consider it to be blight because the materials stored are reusable and recyclable. Mr. Marconi said he will take another look at it to determine the definition of garbage under the blight ordinance. This will be on the agenda for the next meeting.

5. 122 Lakeside Drive

This is an update. The blight secretary spoke with the head of the father's club to see if some items on the property could be removed. He said he might not be able to get this resolved due to a schedule issue. The owner does give permission to have a volunteer help clean up. Rudy Marconi will follow up with the boy scouts to do a town volunteer pick up. The secretary will get some dates in May for this.

6. 346 Bennett's Farm Road

This is an update. Nothing has changed and the car is still unregistered on the property. The secretary sent a letter to notify the owner to have the car registered with the DMV. An additional letter will be sent to remind the owner to register the car.

7. 80 Silver Spring Lane

This is an update. The vehicles are still in the process of being taken off of the property. Bill Dexter removed a lot of the cars off the property. Progress is being made. This will be kept on the list for further review.

8. 84 Mamasco Road.

This is an update. This has been reported with the attorneys of the town. Dr. Tansky wants to donate to the town however, probate needs to review the empty lot because her brother is also on the deed and he passed away. Deb Franciscini

expressed her concerns about the costliness of the project of donating the property as a park.

9. 29 Lakeview Drive

This is an update. The tax sale has taken place. The town now owns this property and it will eventually be sold. This will require a certain degree of clean up. The final step is the process of foreclosure that will take place next month.

10. Approval of Meeting Minutes – March 18th, 2025

Jason Celestino made a motion to approve the March meeting minutes. Jennifer Zbell seconded the motion. Motion carries 5-0.

Building Official Jason Celestino made a motion to adjourn the April 15, 2025 Blight Prevention Board Meeting at 11:42 am. Jennifer Zbell seconded the motion. Motion carries 3-0.