



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
May 20, 2025, 11am

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

Absent: Planning and Zoning Director Alice Dew

Guests: Deb Franceschini, Jeff Londona, Joanna Chin.

1. 126 Lakeside Drive

This is a new complaint from Thomas Mitchell, email sent on 4/27/25. Refer to email, photos on email as well. The resident with a complaint lives on Cross Hill Rd, adjacent to this property. Email states there is large debris and old equipment. This cannot be seen from the road but can be seen from his residence as well as surrounding neighbors. His concern is the visual impact as well as decay and other health hazards which could arise from this. Blight Board secretary will send a letter to owner of 126 Lakeside Drive to let them know a complaint has been filed.

2. 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. Since the first phone call back in March, Blight secretary reached out again to request to have branches cleaned up. He stated they would be cleaned up in the coming weeks. Jason Celestino drove the property prior to this meeting and said still looks the same. Rudy Marconi said we will continue to monitor the site and asked to Blight secretary to follow-up with owner again.

3. 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. Blight secretary will send intent to fine letter again. Rudy Marconi again

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. This is NOT Considered Blight by the board.

4. 122 Lakeside Drive

It was suggested the Boy Scouts will help to clean-up. Rudy Marconi will follow up with the boy scouts to do a town volunteer pick up. The secretary will follow-up with owner to get some dates in June for clean-up.

5. 346 Bennett's Farm Road

This is an update. Nothing has changed and the car is still unregistered on the property. The letter sent by the secretary to notify the owner to have the car registered with the DMV was returned undeliverable on 4/29/25. Secretary will send another letter to remind the owner to register the car.

6. 80 Silver Spring Lane

All cleaned up and will be taken off Blight Agenda- Secretary will send a letter to owner about this.

Building Official Jason Celestino made a motion to remove 80 Silver Spring from agenda. Drew Loya seconded the motion. Motion carries 4-0. (Alice Dew was absent)

7. 84 Mamanasco Road.

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 Francescini expressed her concerns about the costliness of the project of donating the property as a park. **Still waiting on probabte.**

8. 29 Lakeview Drive

A delay has been filed, will hold until June 23rd to file in court. Tax sale is complete.

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 – April 15th, 2025

Jason Celestino made a motion to approve the April meeting minutes. Jennifer Zbell seconded the motion. Motion carries 4-0.

Building Official Rudy Marconi made a motion to adjourn the May 20, 2025 Blight Prevention Board Meeting at 11:25 am. Jennifer Zbell seconded the motion. Motion carries 4-0.