



Town of Ridgefield

Blight Prevention Board Meeting Approved Minutes

February 18, 2025, 11am

Present: Building Official Jason Celestino, Planning and Zoning Director Alice Dew, Recording Secretary Rebecca Ramirez, Jennifer Zbell (filling in for Ed Briggs, health director) and Fire Marshal Drew Loya.

Absent: First Selectman Rudy Marconi

Guests: Jeff Londona, Juliane Harris and Morris Tansky.

1. 122 Lakeside Drive

Property owner wants an extension to resolve blight issues until the following month for an additional 30 days. Alice Dew made a motion to extend voluntary compliance for an additional 30 days. Drew Loya seconded the motion. Motion carries 4-0.

2. 346 Bennett's Farm Road

A letter was written to the property owner to address the abandoned car situation. The office reported that it was up on blocks. Everything else looks legal aside from the car. The owner is fixing it. Recording secretary will follow up with officer to

confirm the vehicle is registered.

3. 80 Silver Spring Lane

An officer drove by the property. There were two tow trucks towing away the cars when he drove by. The abandoned cars are currently in the process of being removed. No further action needs to be taken and it will be continued for next meeting.

4. 84 Mamanasco Road

House is being discussed in other meetings. The blight board needs Rudy Marconi's input so this property will be put on hold for now.

5. 29 Lakeview Drive

On February 10th, bankruptcy court dismissed chapter 13th bankruptcy case. Mr. Marconi needs to give another update in the next meeting when he is present. The property will remain in foreclosure.

6. 12 Clearview Drive

Health Department sent a certified letter to the property owner about blight violations. Mr. Londona expressed his concern that his behavior is continuing to be a problem. The issue regarding garbage still persists.

7. Approval of Meeting Minutes, December 10th, 2024

Alice Dew made a motion to approve minutes. Jennifer Zbell seconded the motion. Motion carries 4-0.

8. Approval of Meeting Minutes, January 21st, 2025

Alice Dew made a motion to approve minutes. Drew Loya seconded the motion. Motion carries 4-0.

Jason Celestino made a motion to adjourn the February 18, 2025 Blight Prevention Board Meeting at 11:22 am. Alice Dew seconded the motion. Motion carries 4-0.