

Blight Prevention Board Special Meeting

Tuesday, June 1, 2021 at 10:00am

Via Zoom, in accordance with Executive Order 7B

Meeting Minutes Approved

Please note these minutes are not verbatim

Zoom Meeting Code:

https://us02web.zoom.us/webinar/register/WN_oyF-UJdcQGCBraIUHy7Ojg

Attendees: First Selectman Rudy Marconi, Building Official Jason Celestino, Zoning Enforcement Officer Richard Baldelli, Health Director Ed Briggs, and Recording Secretary Gillian Sheerin

Absent: Fire Marshal Guy Mignilas

Mr. Marconi called the meeting to order at 10:02am

1. Map-E14, Lot-0242

A complaint was submitted to the BPB for Map-E14, Lot-0242. Mr. Baldelli had stated that he received a zoning complaint for the property, which resulted in a cease and desist order to the property owner for using the premises as a construction yard. There was a discussion about the Zoning complaint and if it was necessary to also accept a Blight complaint on the property. Because Zoning is already taking action on this property through Zoning regulations, the Board did not motion to accept the complaint, however they will continue to monitor the property over the next few months.

2. 120 Ivy Hill Road

Mr. Jamroga, property owner, submitted a letter asking if the Town would like to purchase 120 Ivy Hill Rd. Habitat for Humanity was asked to look at the property, but felt the structure was beyond repair. There was a discussion regarding the Zoning and Health regulations and if the Town would benefit from buying it. Mr. Murray, the complainant, suggested that the Town buy the property and turn it into either a parking lot for the Rail Trail or a garden. The Board will continue to pursue the clean-up of the property while purchase options are discussed by the Town.

Mr. Briggs motioned to recognize 120 Ivy Hill Rd as blighted. Mr. Baldelli second the motion. Motion carries 4-0.

3. 44 Highview Drive

The Board discussed the current state of 44 Highview Drive. It was noted that the porch has been completed, however the overall property is in a state of continued disarray. Mr. Engel and Mr. Libonati, the complainants, were given the opportunity to speak and they asked the Board questions, which covered concerns regarding the lengthy clean-up process and moving forward with penalties due to missed deadlines. The Board will send a letter to Mr. Biehl letting him know that penalties will begin in 30 days if the property clean-up is not finished according to the terms agreed upon.

Mr. Briggs motioned to commence the penalty phase in 30 days if the property, 44 Highview Drive, is not taken care of according to guidelines. Mr. Baldelli second the motion. Motion carries 4-0.

4. 27 Jefferson Drive

Mr. Baldelli motioned to add 27 Jefferson Drive to the June 1st agenda. Mr. Celestino second the motion. Motion carries 4-0.

Mr. Baldelli commented that the property is continually deteriorating. Mr. Briggs mentioned that the property might be foreclosed on and Mr. Marconi confirmed that there are three foreclosures in process. The Board will visit the property before the next meeting and send a letter to the Bank letting them know the property is under review.

5. 29 Lakeview Drive

Mr. Marconi motioned to move into executive session to discuss litigation for 29 Lakeview Drive. Mr. Celestino second the motion. Motion carries 4-0.

The Board came back to the public at 10:40 am. There was no vote taken.

6. Approval of Meeting Minutes: April 20, 2021

The Board will review the April 20, 2021 BPB meeting minutes and vote to approve them at the next meeting.

Mr. Briggs motioned to adjourn the June 1, 2021 BPB Special Meeting. Mr. Baldelli second the motion. Motion carries 4-0. The meeting was adjourned at 10:41 am.