



Town of Ridgefield
Blight Prevention Board Meeting Approved Minutes
November 18th, 2025, 11am Via Zoom

Present: First Selectman Rudy Marconi, Building Official Jason Celestino, Drew Loya, Jennifer Zbell, Aarti Paranjape and Recording Secretary Renee Petrillo

Absent: 0

Guests: 1

Meeting Called to order by First Selectman Rudy Marconi at 11:15am.

1. 29 Lakeview Drive

Update:

- Machine has been removed from property
- Green light to start clean-up
- Drew Loya to look at oil tank to see if can be safely removed
- What does the Town do with the property? Do we keep as open space or sell it? Board to send a letter to the BOS (We now own property, clean-up) This is will be followed by 2 Public Hearings/Town Meeting)

Old News: Tax sale has concluded. Tax Collector has filed for deed. The town now owns this property and it will eventually be sold. This will require a certain degree of clean up and determine a way to legally remove an excavator from the property, TBD.

2. 122 Lakeside Drive

Update: Health Director, Jennifer Zbell visited the property on November 18th, 2025. She stated that the property has been cleaned-up and looks great.

Building Inspector, Jason Celestino Made a motion to remove 122 Lakeside Drive from Blight list. MOTION: Jason Celestino 1st, Seconded by Jennifer Zbell. All in favor, motion carries 5-0

Guest: Julianne Harris spoke to Blight Board. Saying "Thank you" for the Blight Board's help.

Old news:

On August 27th, 2025 the letter of intent was received by the Lawyer from Korde & Associates representing the bankruptcy of this property. He was told that the property owner was in violation of Blight and that the property must be cleaned up or fines will result. Lawyer stated he would follow-up with property owner. Aarti Paranjape drove by property prior to this Blight meeting and the property is still in violation of Blight, has not been cleaned up.

Julianne Harris a neighbor if 122 Lakeview Drive joined the meeting. Stated she saw a u-haul and blue sienna mini van along with a "Pack Rat" container on property. Ms. Harris stated she has not seen anyone or the dogs and heard they are moving to PA.

Motion was made by Jason Celestino to send letter of intent to fine. Rudy Marconi seconded, all in favor. Motion carries 5-0

Blight secretary will send another letter of intent to fine to Korde& Associates.

A letter of Intent to fine was sent on 7.23.25 by regular mail as well as registered mail. The registered mail attempts not successful. Jason Celestino stated the letter must now be delivered by a Marshall.

3. 346 Bennett's Farm Road

Update: Aarti Paranjape (Director of Planning and Zoning) confirmed on November 18th after visiting the property that the Unregistered vehicle (Hyundai Genesis Plate #BD67366) is still on property.

Blight Secretary to send Notice of Violation along with ordinance 235-2 (6) VIA certified mail and regular mail.

Old news: Blight Board member Aarti Paranjape drove by property, stated that there were three cars were visible. She did not see the car in question (Hyundai Genesis Plate #BD67366, expired registration)

A board member will do another drive by to confirm whether or not the vehicle in question is there.

A motion was made by Jason Celestino to remove 346 Bennett's Farm Rd. from the Blight List after the removal of this vehicle has been confirmed. Seconded by Jennifer Zbell, all in favor.

On hold: pending vehicle registration verification. Grey Nissan Coupe License plate #BD67366 - Jennifer Zbell to drive by property again to determine if vehicle is still there,

As of 8/18/25 Showing expired registration on the DMV website, this has been documented and saved.

4. 84 Mamanasco Road.

Update: Nothing to report. Still waiting on probate. First Selectman, Rudy Marconi will follow-up with Jackie regarding the tree.

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

Approval of Meeting Minutes – September 16th, 2025

Drew Loya made a motion to approve the September 16th, 2025 meeting minutes. Aarti Paranjape seconded the motion.

All in favor. Motion carries 5-0.

Next meeting is December 16th at 11:00 am

Rudy Marconi made a motion to adjourn the November 18th, 2025 Blight Prevention Board Meeting at 11:31am. Jason Celestino seconded the motion. All in favor. Motion carries 5-0.