



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
August 19, 2025, 11am Via Zoom

Present: First Selectman Rudy Marconi, Building Official Jason Celestino, Jennifer Zbell (Filling in for Health Director Ed Briggs), Alice Dew Planning and Zoning Director, Aarti Paranjape (Aarti Paranjape will be taking Alice Dew's position upon her resignation effective August 20th, 2025) and Recording Secretary Renee Petrillo

Absent: 0

Guests: 0

Meeting Called to order by First Selectman Rudy Marconi at 11:00am

1. 12 Clearview Drive

Update: Letter was delivered to Mr. Schwartz on 7/24/25 asking him to maintain cleanliness of his property going forward.

Blight Board determined the property look the same. Blight Board has asked that a fence or another obstruction be put up to block any view of 12 Clearview Drive. Blight board has determined that this does not qualify as Blight.

Motion: Motion made by First Selectman Rudy Marconi to remove 12 Clearview from Blight list. Drew Loya seconded the motion.

5-0 All in Favor

Old News:

Complainant Jeffrey Londona was present at the zoom meeting. Blight board visited and took photos of the property. Mr. Londona has spent a great deal of time cleaning up his property and asks that Mr. Schwartz cleans-up and keep his property clean of debris. A letter will be sent to Mr. Schwartz asking him to clean-up his property and maintain this going forward.

Mr. Londona attended Blight meeting. He asked that the blight board can visit the property. Again, Mr. Marconi suggested putting up a fence to obscure the view. Mr. Marconi stated he will visit the property again to determine if blight. If board

decides this is not Blight, then complainant will have to file an appeal with the courts. This information can be found on ridgefieldct.gov, Resources- under town ordinance17-152.

2. 122 Lakeside Drive

Update: 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.

Old news: Recent photos of this property have confirmed that this property is Blight. A Notice of Intent to Fine will be mailed to Ms. McCue.

Has been confirmed this property is in Foreclosure.

Motion: Jason Celestino made a motion to send a letter stating fines will commence in 30 days and failure to clean-up property will result in penalties and fines.

Alice Dew seconded the motion

All in favor. Motion Carries 3-0.

Owner, Ms. McCue stated before this meeting that she still has large logs to remove from the property. Alice Dew stated the blight was in the back of the house and logs are out front. Board has suggested we do another drive-by of the property to determine clean-up needs.

3. 346 Bennett's Farm Road

Update: 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.

Old News: It has been confirmed that there are 3 Cars on this property. 2 of the 3 are registered (White Mazda License Plate: AJ49107 and Red Dodge Durango License Plate: BA52653)

FOLLOW-UP: The third vehicle is a Nissan Coupe. Blight board to drive by property to obtain photo and license plate number to confirm registration.

4. 84 Mamanasco Road.

Update: Still waiting on probate.

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

5. 29 Lakeview Drive

Update: Tax Sale effective September 9th, 2025. Received Foreclosure Action on 8/19/25 at 9:22am from Attorney Wilson Carr. This notice has been forwarded to all Blight Board Members to review.

Old news: An extension has been granted until 7/29/25.

A delay has been filed, will hold until June 23rd to file in court. Tax sale is complete. Owner has 6 months from tax sale to appeal, this will be in September.

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 – July 15th, 2025

Jason Celestino made a motion to approve the July 15th, 2025 meeting minutes. Alice Dew seconded the motion. All in favor. Motion carries 5-0.

Next meeting is September 15th at 11:00 am

Rudy Marconi made a motion to adjourn the August 19th, 2025 Blight Prevention Board Meeting at 11:18am. Jason Celestino seconded the motion. All in favor. Motion carries 5-0.