



Town of Ridgefield

Blight Prevention Board Meeting Approved Minutes

January 21, 2024, 11am

Present: First Selectman Rudy Marconi, 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.

Guests: Cynthia Crean, Donna Zurzola, Deb Franceschini, Jeff Londona, Juliane Harris and Morris Tansky.

1. 122 Lakeside Drive

Blight Secretary, Rebecca sent a blight notification letter to the property owner.

Owner stopped by town hall to say she received the letter. A notice of intent to fine will be sent to the owner. If the property owner doesn't comply within 30 days, the board will begin to fine. Eventually, she will have to go to court. Rudy Marconi made a motion to send the letter. Donna Zurzola expressed concerned that there has been no change and it is worrisome about the condition of the home. All in favor 5-0.

2. 346 Bennett's Farm Road

A blight violation has been sent on December 11th. The letter has been sent back to the office. The two cars on the property make this a blighted situation. Rudy stated this situation should be forwarded to the police station because the ordinance addresses this. There is a law that states there should not be any unregistered vehicles on the property. A formal letter will be sent to the police chief about abandoned cars on property.

3. 221 Mamasco Road

A letter of determination that this property has been cleaned up has been sent. Mr. Peatt. This will be taken off of the agenda.

4. 120 Bennett's Farm Road

This will be taken off the agenda because it has been cleaned up and demolished. It is closed out.

5. 80 Silver Spring Road

A letter of notice of violation was sent to the property owner and receipt was sent back. There are still unregistered vehicles on the property. A letter will be sent to police chief regarding this property along with 346 Bennett's Farm Road indicating the illegality of possessing unregistered vehicles on the property.

6. 84 Mamasco Road

There is a small issue with another parcel of land on property. There are two parcels, one is in Dr. Tansky's name and the other parcel was originally under her and her brother's name but now belongs to the state. A builder would like to purchase this but the Tansky family is opposed and she said she did not want to sell it and would rather gift it to the community. It will still be costly to clean it up around \$15,000 or \$20,000. There will be a meeting about this in a board of selectpersons meeting and will be discussed further.

7. 29 Lakeview Drive

Rudy spoke with Cohen and Wolf bankruptcy attorney. Mr. Periera, the property owner did not appear but his attorney did. A hearing was rescheduled to Friday, January 24, 2025 about bankruptcy. This case is still delayed.

8. 120 Ivy Hill Road

The property has been cleaned up and demolished. It has been improved. This will be taken off the agenda. We are still waiting for the property survey. A building permit application has been put forth.

9. 12 Clearview Drive

A letter of blight notification was sent to the owner and then sent back. Trash has been piling up. Jason Celestino will take a drive by. Mr. Londona expressed frustration and concern about pictures being put up when house is for sale. A blight health code will fall under nuisance and the blight envelope with letter of blight notification will be hand delivered to his home by a court marshal or constable. There will be a follow up letter of intent to fine if no action is taken after 30 days of hand delivered letter.

10. Approval of Meeting Minutes, December 10th 2024

The board will review and vote on approval of meeting minutes during next blight meeting.

First Selectman Rudy Marconi made a motion to adjourn the January 21, 2025 Blight Prevention Board Meeting at 11:40 am. Building Official Jason Celestino seconded the motion. Motion carries 5-0.