



Town of Ridgefield
Blight Prevention Board Meeting Unapproved Minutes
January 20th, 2026, 11am Via Zoom

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

Absent: Jennifer Zbell, Drew Loya

Guests: 1 (Roy Todd) did not speak

Meeting Called to order by First Selectman Rudy Marconi at 11:03am.

1. 29 Lakeview Drive

Update:

- Property has been cleaned up
- Confirm septic and well location
- Purpose to BOS to sell this property. Rudy to discuss with the BOS.

Motion to remove 29 Lakeview Drive from Blight list

Motion by Jason Celestino

Seconded by Rudy Marconi

All in Favor

Old News:

- 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. 346 Bennett's Farm Road

Motion to remove 346 Bennett's Farm Road from Blight list

Motion by Aarti Paranjape

Seconded by Jason Celestino

All in Favor

Old News:

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 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.

3. 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 ill call probate for an update.

4. Approval of Meeting Minutes – November 18, 2025

Rudy Marconi asked to table approval of minutes, November 18, 2025 Minutes will be sent by Blight secretary Renee Petrillo to board for approval at the next meeting.

Next meeting is February 17th at 11:00 am

Motion to adjourn at 11:15am

Motion by Rudy Marconi

Seconded by Jason Celestino

All in favor