

Blight Prevention Board Meeting Minutes for Tuesday, October 24, 2017
(approved)

Please note these minutes are not verbatim

Attendees: First Selectman Rudy Marconi, Zoning Enforcement Officer Richard Baldelli, Health Director Ed Briggs, Building Official Bill Reynolds and Recording Secretary Linda Andrews. Absent: Fire Marshall Mickey Grasso.

Guests: Ms. Tish Brubeck (300 Mountain Rd., Wilton, Ct), Mr. Jack Parascondola (1 Lookout Drive), Ms. Cindy Crean (28 Lakeview Drive), Mr. Frank Bereza (25 Lakeview Drive), Mr. John Metzger (21 Colonial Lane), Irdiko Hagen (46 West Branchville Rd.).

1. **29 Lakeview Drive- Citation upheld**
2. **29 Colonial Lane- discussion of property**
3. **Approval of Meeting Minutes: September 25, 2017**
4. **Old/New Business-**

1. **29 Lakeview Drive-** Mr. Marconi called the meeting to order at 10:00am. Mr. Baldelli asked to make a comment and motion regarding 29 Lakeview Drive. He said that the focus of the Blight Prevention Board is Blight. He added that the well has nothing to do with the BPB and neither does the septic. He also said that the respondent installed a drain that daylight onto the road and that is an issue for the Highway department. He continued by saying that we are at a crossroads. Mr. Baldelli made a motion to issue a citation for every day after the citation was issued until today. He explained that the entire site is completely earth disturbed. There are piles of logs and rocks. The house is in disrepair. There are windows and doors boarded up. Siding is missing. The foundation wall is exposed and there is debris in the yard. Mr. Marconi agreed with the characterization of the property except for the exposed foundation. He asked, in terms of fine levying, why wouldn't you go from the end of the hearing until today. Mr. Baldelli replied that the inspections lead to the citation and the citation has been upheld and the inspections since then have shown the same violation all that time, and we can't go into the future. Mr. Marconi said he would add one item to the motion: the respondent was given an alternative to remove the house but then they appealed. That resolution was presented at the previous meeting. Mr. Reynolds added that Mr. Pereira's response to the citation was that he was out of the country but he has been back. Mr. Reynolds seconded the motion. As amended by Mr. Marconi, the board voted 4-0, motion passed. Mr. Parascondola stated that there is now a drainage issue and water on the road is a hazard. Mr. Baldelli agreed. Mr. Parascondola asked if the

pipe could be removed to prevent ice dams. Mr. Marconi remarked that there are no icing conditions yet but that a catch basin could be put in. Mr. Briggs said this has yet to be addressed with the septic system. Mr. Baldelli said he sympathized and Mr. Parascondola can talk separately with Mr. Briggs. Ms. Crean asked what are the next steps after the fine? Mr. Marconi said it's in the ordinance and we would get the state involved. Mr. Baldelli said the town could lien the property or clear the property. Mr. Marconi said the town could level the home but it could be a large number for the town to incur. Ms. Crean asked if he will be given any stipulation? Mr. Baldelli said he will get a citation for every day from the Appeals decision to today. Mr. Marconi clarified that the fines would start from the date of the decision of the appeal hearing until today. Mr. Marconi added that Mr. Pereira could bring the property into compliance. Ms. Crean asked if Mr. Pereira knows what he needs to do? Mr. Baldelli replied that the specifics will be on the citation. Ms. Brubeck asked about the status of the septic application? Mr. Briggs asked Ms. Brubeck to call him. Mr. Bereza asked if he can pull a new permit? Mr. Reynolds said he can't refuse an application but he must determine if it's valid. Ms. Crean asked if he can live there? Mr. Marconi replied that there is no C.O. Mr. Reynolds said there is no way to drive the owner out of the existing house but there is no sanitation and the port a potty is for construction. The Board voted 4-0, motion carried.

2. **29 Colonial Lane** - Mr. Metzger stated that, at the April BPB meeting, Mr. Macko was asked to take a number of actions such as demolition, bill of sale or face a fine process. In May, the Board concluded that he remedied the blight but according to section 235-2 (E) of the ordinance, boarded windows and doors equal blight. Why isn't it blight? He asked if anyone entered to premises to look at the floors, foundation and roof? He said that Mr. Macko gave permission for entry to the house at the last meeting and asked if the home was evaluated? Is it infested? Did it satisfy the conditions? Mr. Marconi said that the Board had gone up to the home. Mr. Reynolds said that issues inside the home are building issues, not blight issues. Mr. Metzger asked that we follow the letter of the ordinance. Mr. Marconi said the siding was painted. Mr. Reynolds said according to building codes, the property is secured, the front wall is secured and supported. He continued that unless the roof fell in, he wouldn't know if there was a structural issue. Mr. Metzger said that boarded up is blight. Mr. Baldelli said that boarded up may be blight. Mr. Metzger asked about rodents. Mr. Briggs said that rodents are attracted to food and there is no food or water in the house. Mr. Metzger asked if he had been in the house? Mr. Briggs replied that he was in the house before and that there were no rodents. Mr. Metzger said there has been no attempt to demolish and requested that a fine be issued because the lawn was not maintained. He asked the board to review the April minutes. Mr. Marconi asked to make copies of the April minutes and distribute them to the board. Mr. Marconi said the board would have to vote that Mr. Macko is not in compliance. Mr. Baldelli said we have agreed to discuss the property. Mr. Marconi asked that we send a letter to Mr. Macko asking permission to enter the building for safety concerns and/or rodents. Mr. Baldelli said the side and rear yards are overgrown and are starting to take over the garage. Mr. Marconi added that Mr. Macko got rid of

the container. Mr. Briggs said the ordinance doesn't address mowing. Mr. Marconi agreed to look at it. Mr. Metzger asked the BPB to vote to institute a fine? Mr. Marconi said the BPB makes a Determination and then the property owner is given 30 days to address. Mr. Metzger said they started the process months ago. Mr. Marconi said that the BPB had voted on the previous complaint and made a Determination of No Blight.

3. **New Business-** 28 West Branchville Rd- Mr. Marconi stated the Planning and Zoning has a current application for a subdivision and asked if the house will be taken down? He added that, if the house is not taken down, it is blight. Mr. Baldelli said P & Z has a pending application for the property to be chopped into 3 lots and allow the buildings to be rebuilt with a variance. He said there will be a public hearing on 11/8/17. Ms. Irdiko Hagen asked what is going to happen? She said winter is coming and there is a major rodent problem. Mr. Baldelli suggested she should address her concern about rodents with the health department. She also had concerns that the roof could come down. Mr. Marconi said he had an email from Gabor Hagen regarding the property and we can accept this as a blight complaint. He said we will look at it.
4. **Old Business-** 616 Bennetts Farm Rd.- the BPB received a progress report from Jim Murphy of Gregory and Adams.

BPB Complaint form- Needs a line for a signature.

Mr. Reynolds motioned to adjourn the meeting at 10:40. Mr. Briggs seconded the motion. The Board voted 4-0, motion passed.