

Blight Prevention Board Meeting Minutes for Tuesday, December 19, 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: Mr. Marcio Pereira (29 Lakeview Drive), Ms. Tish Brubeck (300 Mountain Rd., Wilton, Ct), Mr. Jack Parascondola and Ms. Gina Aflalo (1 Lookout Drive), Mr. John Metzger (21 Colonial Lane), Mr. Gabor Hagen (46 West Branchville Rd.).

1. **29 Lakeview Drive- Citation issued and appealed**
2. **29 Colonial Lane- investigation of property**
3. **28 West Branchville Road- discussion of property**
4. **Approval of Meeting Minutes: September 25, 2017 and October 24, 2017**
5. **Review of 2018 BPB Meeting Schedule**
6. **Old/New Business-**

Mr. Marconi called the Blight Prevention Board Meeting to order at 10:00 am. Mr. Marconi asked that we add 118 Walnut Grove to the January agenda under Old/New Business. Mr. Briggs motioned to add the property and Mr. Baldelli seconded the motion. The Board voted 4-0, motion carried.

1. 29 Lakeview Drive. Mr. Marconi asked for an overview of what has happened since our last meeting: Mr. Pereira appealed the seven additional citations that were issued from 10/18 – 10/24 and David Grogins, the Town's Attorney, responded on 12/18 that, "the appeal was rejected because it is the same violation and each day adds to the financial liability but does not create another opportunity to appeal." Mr Pereira said they are ready to submit their septic plan and sign the contract for demolition. Mr. Reynolds said, what you are saying is, once you get approval on the septic system, you are going to demo the house. Mr. Pereira replied that, yes, they would demo the house. Mr. Briggs looked at the plan and said it was not acceptable because it shows a drain under the shed and suggested that they talk later. Mr. Baldelli said he looked at the house from the road and it looks the same as it did three months ago with peeling paint, missing siding, open windows, piles of logs and the entire site is earth disturbed. Mr. Baldelli said, in his view, it's slightly worse than when we started. Mr. Baldelli made a motion to issue daily

citations from 10/24 until 12/19 and to add an Executive Session to the Agenda for the next meeting to discuss litigation. Mr. Briggs seconded the motion. The Board voted 4-0, motion passed. Mr. Pereira asked how the fines are enforced. Mr. Baldelli said, if the owner chooses not to pay, we will place a lien on the property for the amount owed and the rest will be determined in the executive session. In effect, the town can foreclose on the property to get our money back. Mr. Marconi suggested that Mr. Pereira pay the citations, submit the plans to the health department, take down the house and talk to an attorney about a course of action. Mr. Baldelli said we clearly have determined this to be blight and now we will do everything we can under the law to rectify the situation. Mr. Pereira replied that his engineer has everything that we have asked for. Ms. Brubeck asked why he needs to wait for the plans before demolition? Mr. Briggs replied that the owner would not be able to rebuild if the plans were not approved prior to demolition. Mr. Parascondola asked about the drainage pipe onto the road that is 10 feet from his well and the retaining wall that is along his property line that is causing erosion. Mr. Briggs replied that these are issues that need to be addressed in the engineer's plans. Mr. Marconi made a motion to close. The Board voted 4-0, motion passed.

2. **29 Colonial Lane-** Mr. Metzger asked if the Board had gotten written permission to go into the house. He had asked the BPB to view the property because there are boarded up windows that constitutes blight. In response to Mr. Metzger's comments regarding a Spring 2017 complaint, Mr. Baldelli said the previous decision to issue a Determination of No Blight stands but we are going forward with a new complaint. He said that the front door is flapping, there is an opening on the second floor, the dug out foundation is exposed and disheveled and there is overgrowth by the garage. He said it is borderline blight and that in two months it will be blight. Mr. Baldelli said the BPB will make a Determination of Blight at our next meeting on 1/23/18. Mr. Metzger said the owner has not done a thing since last April and he doesn't mow the sides or the back of the property. He requested that it be determined to be Blight and that fines begin as quickly as possible.
3. **28 West Branchville Rd.-** Mr. Marconi said the property owner filed an application for a subdivision. Mr. Hagen said the owner has chopped down trees and bushes. The first layer of the house was moldy and rotten and has been removed because it was flying around. The house is very unsightly and can now be seen from Rt. 7 and the train tracks. Mr. Baldelli said the owner has submitted an application for a subdivision and it is pending an approval from the Town of Redding ZBA. He said the subdivision is being slowed down by the town of Redding and there are issues with the driveways. The property is slowly moving through Planning and Zoning. Both buildings are completely dilapidated. Mr. Hagen referenced an excessive rodent problem, and said that he catches rats on a daily basis. He also said that his dog has been sick with kennel cough and bronchitis costing him \$1,000 in vet bills. Mr. Marconi asked that a letter be sent to the owner stating that the BPB is leaning toward a Determination of Blight because there is siding and roofing missing and that his presence is requested at our next meeting.

4. **Approval of the Meeting Minutes-** Mr. Baldelli motioned to accept the BPB meeting minutes from September and October and Mr. Briggs seconded the motion. The Board voted 4-0, motion passed.
5. **Review of the 2018 BPB Meeting Schedule-** The Board voted 4-0 to approve the 2018 BPB Meeting Schedule.
6. **Old Business/New Business-** Mr. Marconi brought up 118 Walnut Grove and said he would be researching next steps with the town attorney. Once a formal complaint is received, it will be added to the agenda as a new complaint.

The meeting adjourned at 10:40 am.