

**Town of Ridgefield  
Blight Prevention Board Meeting  
Tuesday, May 22, 2018 at 10:00am  
Lower Level Small Conference Room  
Town Hall, 400 Main Street, Ridgefield, CT 06877**

**Meeting Minutes (Approved)**

Please note these minutes are not verbatim

**Attendees:** First Selectman Rudy Marconi, Fire Marshal Mickey Grasso, Health Director Ed Briggs, Building Official Bill Reynolds, Recording Secretary Cristina Santoianni.

**Absentees:** Zoning Enforcement Officer Richard Baldelli

**Guests:** Ms. Elise Wilfinger & Mr. Steve Meyers (43 Soundview Rd.), Mr. Jim Murphy (190 Old Ridgefield Road)

Mr. Marconi called the meeting to order at 10:00 a.m.

1. **47 Soundview Road: Investigation of the property**

Ms. Wilfinger and Mr. Meyers are concerned that trash is being moved from one side of the house to the other side, swing set is unusable, roof has tarp on it, ladder leading up to main house has been there for years.

Mr. Reynolds said he saw a lot of yard furniture in back and on patio. The house is in good condition. Mr. Briggs said the pile of trash along the fence has been cleaned up and did not see any. Mr. Marconi will send out a letter stating that although efforts made to clean up property are appreciated more cooperation is needed in order to benefit the neighbors.

Mr. Briggs motioned to make a Determination of No Blight. Mr. Grasso seconded the motion. The Board voted 4-0, motion passed.

2. **49 Soundview Road: Investigation of the property**

Ms. Wilfinger and Mr. Meyers are concerned about a possible business being operated out of home, stacks of logs and brush everywhere may be a fire hazard, trash being moved from one side of the property to the other side, discouraging potential buyers during their moving process, abandoned machinery, aggressive confrontations when discussing property issues especially since owner is a town employee.

Mr. Reynolds said all trailers have been removed, the lawn is mowed, looks messy with plastic toys still there but does not consider the property to be blight. Mr. Grasso said the property is messy, but it does not fit into the definition of the blight ordinance as a violation. Fires generally do not occur with large logs and everything is far enough away from the house that it is not considered a hazard. Mr. Grasso also mentioned that if there are any threats being made to call the police immediately. The machinery is registered, in good condition and has been moved which means they are operable. Mr. Marconi said that Mr. Baldelli investigated the possibility of a business operation, but did not find proof that there was any indication of selling of wood. Mr. Marconi expressed concern about excessive amounts of garbage and trash on the property. Mr. Marconi will send out a letter requesting more cooperation from the owner in maintaining their property because there are still issues that could lead to blight especially since reports have been made from other neighbors in prior years.

Mr. Reynolds motioned to make a Determination of No Blight. Mr. Briggs seconded the motion. The Board voted 3-1, with Rudy Marconi descending, motion passed.

3. **616 Bennetts Farm Road: Investigation of the property**

Mr. Murphy of Gregory and Adams introduced himself as the representing attorney of the property owner, Eureka V LLC, and provided copies of a packet consisting of a presentation outline, the blight ordinance, and photos he took of the property on May 21, 2018, to each of the board members.

Mr. Murphy proceeded by saying there is no factual support for a blight finding. According to the ordinance, the only possible issue would be that the property isn't being adequately maintained. Eureka hired a contractor to board up the doors and windows, added a chain at the driveways entrance with no trespassing posted up, as well as on the structure.

Mr. Reynolds said the structure has graffiti on it but cannot be seen through the foliage from the street. During the fall and winter the graffiti is visible and unsightly but does not constitute that as blight. Mr. Reynolds also said when he viewed the interior of the structure he saw boards pulled from the window and boards on the door were broken through. Mr. Reynolds recommends the owners to do internal checking to make these conditions secure because it can be a liability if someone were to get injured.

Mr. Marconi said issues found by the Building Official need to be addressed and recommends the owner consider a monthly patrol at the property.

Mr. Grasso recommended the property be posted clearly, with no trespassing, every one hundred feet. Mr. Grasso said vandalism is a police matter and that the Police Chief or Police Commission be contacted to remedy the issue and for more frequent patrols.

Mr. Grasso motioned to make a Determination of No Blight. Mr. Reynolds seconded the motion. The Board voted 4-0, motion passed.

4. **29 Lakeview Drive: Currently in litigation. Possible executive session.**

Mr. Marconi has not heard anything on this matter. Mr. Marconi will contact Town Attorney David Grogins for an update.

5. **Approval of Meeting Minutes: April 24, 2018**

Mr. Briggs motioned to approve the Minutes. Mr. Grasso seconded the motion. The Board voted 4-0 to approve the Minutes, motion passed.

6. **Correspondence:**

7. **Old/New Business:**

Mr. Grasso motioned to adjourn the meeting at 10:54 a.m. Mr. Briggs seconded the motion. The Board voted 4-0, motion passed.