

Blight Prevention Board Meeting Minutes for Tuesday, January 23, 2018
(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, Fire Marshall Mickey Grasso and Recording Secretary Linda Andrews.

Guests: Mr. Marlon Pereira (29 Lakeview Drive), Ms. Tish Brubeck (300 Mountain Rd., Wilton, Ct), Mr. John Metzger (21 Colonial Lane), Mr. Chuck Hancock (480 North Street), Mr. John Katz (473 Ridgebury Rd.), Ms. Lynn Obernier (118 Walnut Grove), Ms. Nancy Lacavalla (4 Hillcrest Ct, S. Salem, NY).

Agenda

1. **29 Colonial Lane:** Determination of Blight
2. **28 West Branchville Road:** Determination of Blight
3. **Old/New Business:** 118 Walnut Grove
4. **29 Lakeview Drive:** Executive Session to discuss Litigation if necessary
5. **Approval of Meeting Minutes:** December 19, 2017

Mr. Marconi called the Blight Prevention Board Meeting to order at 10:03 am.

1. **29 Colonial Lane:** Mr. Reynolds said there is an application on the Town's website permit program for a building demo on the property, from Kenosia Construction. Mr. Marconi noted that the closing has not yet taken place. Mr. Metzger read his letter to the BPB dated 1/17/18. In response to the letter, Mr. Baldelli clarified that this property has been before the BPB for one year but that 6 months ago, following the first complaint, it was determined that the property was not blight. Mr. Marconi said that it is a misrepresentation to say that the BPB did not take action. Mr. Metzger said that they have been trying to get it resolved for one year and that the process has been slow. He stated that the neighbors were not represented at the meeting in May and that there has been minimal improvement. Mr. Baldelli said that it was adjudicated and was closed. Mr. Marconi added that it is irrelevant that you were not in attendance at the meeting and that the owner was asked to paint, mow, etc. Mr. Metzger asked that the BPB declare the property to be Blight. Mr. Baldelli said he looked at the property again and, although it is not pristine, the house is in reasonable condition. He continued by saying that it is not blight at present but it may fall into disrepair. There is no junk in the yard and the foundation is sticking out. Mr. Briggs said action has been taken regarding demolition. Mr. Reynolds said there is a contract in place and a closing date is anticipated. The buyer has filed a demo permit and they are waiting on additional paperwork. Mr. Marconi said that his opinion varies a little in that the property has siding missing, the south side of the house is a mess and the property is vacated. He said the house is not blighted to the extent of other

properties but the application may stall. He asked that a request for a status report be sent out to Mr. Macko's attorney regarding progress being made. Mr. Metzger said that it is still blight because it is boarded up and he has concerns about the safety of the structure. Mr. Marconi motioned to make a Determination of Blight and Mr. Grasso seconded the motion. Mr. Briggs and Mr. Baldelli opposed the motion and Mr. Reynolds abstained from voting. The Board voted 2-2, motion to make a Determination of Blight failed. Mr. Grasso advised Mr. Metzger that he can reapply to the BPB.

2. **28 West Branchville Rd.-** Mr. Baldelli said that the subdivision application was submitted and approved at the commission's last meeting but there is no commitment from P and Z regarding the condition of the building. Mr. Marconi read the letter from the property owner, Dennis Grimaldi, dated 1/3/18. Mr. Reynolds said he has no demo paperwork yet. Mr. Marconi asked if there were rats on the property. Mr. Briggs said he didn't see any but the house was boarded up. Mr. Baldelli motioned to make a Determination of Blight. Mr. Briggs seconded the motion. The Board voted 5-0, motion passed.
3. **118 Walnut Grove-** The complaint from Marilyn Gordon was referenced. Ms. Obernier, property owner, stated that she would like to resolve this and sell the house. She plans to hire an attorney and find out what needs to be done. Mr. Marconi said the property needs to be cleaned up and the boat, broken lawn mower and mold on the garage must be removed. Mr. Reynolds said he looked at the back of the house and it is secure. The Board voted 4-0 for a continuance. Mr. Briggs was absent momentarily.
4. **29 Lakeview Drive-** The BCHAB is schedule to meet on 2/5/18 at 3:15 and Mr. Pereira confirmed he will be in attendance. Mr. Pereira said that his septic plans have been approved and he is in the process of getting a license to demo. He is planning to demo the house at the end of March. Mr. Reynolds suggested Mr. Pereira get an A2 Survey showing the existing building. Mr. Marconi said the house can be smaller but not bigger. Ms. Brubeck asked if the septic plan had been approved with new drainage under the shed. Mr. Briggs said it has been taken care of. Mr. Baldelli stated that the property has deteriorated even more. The Board voted 5-0 for a continuance.
5. **Approval of BPB minutes from 12-19-18:** Mr. Baldelli motioned to approve the minutes. Mr. Grasso seconded the motion. The board voted 5-0, motion passed.
6. Mr. Reynolds motioned to adjourn the meeting at 10:57. Mr. Briggs seconded the motion. The board voted 5-0, motion passed.