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**Blight Prevention Board Meeting**Tuesday, August 24, 2021 at 10:00amVia Zoom, in accordance with Executive Order 7B

Meeting Minutes Approved
Please note these minutes are not verbatim

Attendees: First Selectman Rudy Marconi, Building Official Jason Celestino, Zoning Enforcement Officer Richard Baldelli, and Recording Secretary Gillian Sheerin

Absent: Fire Marshal Guy Mignilas and Health Director Ed Briggs

1. **20 Flat Rock Drive**

The complaint was submitted to the Board on August 25, 2021.

**Mr. Baldelli motioned to accept the complaint and discuss it at the next meeting. Mr. Celestino second the motion. Motion carries 3-0.**

1. **4 Eustis Lane**The property is in foreclosure. Mr. Baldelli asked that Health Director Ed Briggs and Fire Marshall Guy Mignilas conduct an assessment of the property and report back with any fire or health violations before the Board votes on a determination. The property will be on the September Blight meeting agenda for review.

**No motions were made.**

1. **282 Old Sib Road**

In addition to the blight complaint, the property was in violation of zoning regulations which prompted a cease and desist order to the property owner. Mr. Baldelli commented that although the violation is not completely satisfied, due to significant efforts made toward compliance by the property owner and her family, the Planning and Zoning Board is not prosecuting further at this time.
Mr. Laster, the property owner’s son, spoke about his mother’s problem with hoarding and how the year of Covid intensified the issue. He discussed the efforts he has made to clean up the property and the commitment he has to continue these efforts and most importantly help his mom.

**Mr. Baldelli motioned to acknowledge the blight violation at 282 Old Sib Rd and, pursuant of section 235-5 of the ordinance, grant special consideration of two months, until the October 28, 2021 meeting, before making a final determination. Mr. Celestino second the motion. Motion carries 3-0.**

1. **27 Jefferson Drive**Mr. Montanoro is hoping to purchase the property through a short sale with the bank. Mr. Baldelli commented that he would like to hear input from Health Director Ed Briggs and Fire Marshall Guy Miglinas before making a determination.
Mr. Montanoro spoke about the challenges he is facing in trying to purchase the property and the lack of effort the bank is making toward keeping the property cleaned up.

**No motions were taken.**

1. **120 Ivy Hill Road**The Board discussed moving forward with citations in hopes it will motivate the property owners to address the blight violation.

**Mr. Celestino motioned to begin issuing citations for the violation of blight. Mr. Baldelli second the motion. Motion carries 3-0.**

1. **44 Highview Drive**The property owner appealed the citation for the blight violation at the August 2, 2021 Blight Appeals Hearing. The Blight Appeals Hearing Board ruled in favor of the appeal, overturning the Blight Prevention Board’s citation.

**Mr. Baldelli motioned to remove 44 Highview from the agenda because it is no longer a matter for the Blight Prevention Board. Mr. Celestino second the motion. Motion carries 3-0.**

1. **29 Lakeview Drive**There has been no movement from the courts. Mr. Marconi will follow up with the Board when he hears an update.

**No motions were made.**

1. **Approval of Meeting Minutes: July 27, 2021
Mr. Baldelli motioned to approve the meeting minutes from the July 27, 2021 BPB meeting. Mr. Celestino second the motion. Motion carries 3-0.**