



Blight Prevention Board Special Meeting

Tuesday, March 7, 2023 at 10:00am

Via Zoom, in accordance with Executive Order 7B

Meeting Minutes Approved

Please note these minutes are not verbatim.

Attendees: Rudy Marconi, Jason Celestino, Alice Dew, Guy Miglinas, Gillian Sheerin

Absent: Ed Briggs

1. 145 High Ridge Road

Alice Dew, P&Z Director, commented that there is no violation from a Planning & Zoning perspective. Dew suggested that Dave Liederbach call an arborist to officially verify that the trees are a danger.

Jason Celestino, Building Inspector, commented that the building is not dilapidated and there are no building code violations that he can see. There are codes regarding materials for roofing, but nothing against having a tarp as long as the proper material is beneath. Celestino also noted that if the car is unregistered, the property could be considered in violation of blight. Fire Marshal Guy Miglinas mentioned there are no fire violations.

Dave Liederbach, complainant, talked about the letters he has already sent to the owner of the property and a reference to tarps as a form of remediation he found in the ordinance, which he will look for and send. Liederbach also thanked the Board for everything they do.

The Board discussed sending a letter to the property owner and the probate court, alerting him of the vehicle violation referenced in Section 235-2 – E6 of the Blight Ordinance and Section 235-2 – E8 regarding possible water damage under the tarps on the roofs.

Jason Celestino moved to send a letter to Scott Maltas, property owner of 145 High Ridge Rd, and the Probate Court regarding violations and remediation expectations for Blight Ordinance Sections 235-2-E6 and 235-2-E8. Alice Dew second the motion. Motion carries 4-0.

2. 120 Ivy Hill Road

First Selectman Rudy Marconi has attempted to contact property owner Edward Jamroga's stepdaughter Wanda regarding the possible sale of 120 Ivy Hill Rd. Marconi has not received Chris Murray, complainant, spoke about the offer on the table and the lack of urgency from the property owner.

The Board discussed reaching out one more time to get information about the possible sale. If there is no response before the next blight meeting in April, they will be forced to move forward with fines per the Ordinance.

Alice Dew moved to send a letter to Mr. Jamroga requesting information regarding the

possible sale of 120 Ivy Hill Rd with a warning that the Board will move forward with collecting fines if there is no response within 30 days. Jason Celestino second the motion. Motion carries 4-0.

3. 29 Lakeview Drive

The property is still at the mercy of the courts. Once the foreclosure is finalized, the Town will take ownership of the property, clean it up and sell it. Remediation of the property can be done fairly quickly, however the sale could take longer and will require a Public Hearing and Town Meeting.

Cynthia Crean, complainant, commented that there are concerns among the neighbors about fire hazards and also cracks in the foundation. Crean asked if there is anything the neighbors can do to help speed up the process in the courts (send letters, etc). Marconi will speak with Attorney Alex Copp and report back if there is.

4. Approval of Meeting Minutes:

Jason Celestino moved to approve the January 28, 2023 Blight Prevention Board Meeting Minutes. Alice Dew second the motion. Motion carries 4-0.

Jason Celestino moved to adjourn the Blight Prevention Board Meeting at 10:34am. Alice Dew second the motion. Motion carries 4-0.