

## **Blight Prevention Board Meeting Minutes for Tuesday June 27, 2017 (approved)**

**Please note these minutes are not verbatim**

**Attendees:** First Selectman Rudy Marconi, Zoning Enforcement Officer Richard Baldelli, Health Director Ed Briggs, Fire Marshall Mickey Grasso, Recording Secretary Linda Andrews and Intern Amy Rowland. Absent: Building Official Bill Reynolds.

**Guests:** Ed Schenkel of Gregory and Adams representing 616 Bennetts Farm Rd. owned by Eureka V, Theresa Brubeck (300 Mountain Rd., Wilton, CT), Jack Parascondola and Gina Aflalo (1 Lookout Dr.), Stacy Bereza (25 Lakeview Dr.), Bevin Carsten (3 Lookout Dr.), and Michelle Powers (28 Lakeview Dr.).

### **Agenda**

1. **616 Bennetts Farm Road- Continuance**
2. **29 Lakeview Drive- Determination of Blight**
3. **Approval of Meeting Minutes: May 23, 2017**
4. **Old/New Business**

Mr. Marconi called the Blight Prevention Board Meeting to order at 10:00.

3. **Approval of Meeting Minutes:** May 23, 2017. Mr. Briggs motioned to approve the meeting minutes. Mr. Baldelli seconded the motion. The Board voted 3-0, motion passed.

1. **616 Bennetts Farm Road-** Mr. Shenkell said that his client has been interviewing demo contractors and just received a quote from Bruno Construction. Mr. Marconi stated that they needed a licensed demo contractor. Mr. Baldelli motioned to grant a 30 day extension. Mr. Briggs seconded the motion. The Board voted 3-0, motion passed.

2. **29 Lakeview Drive-** Mr. Baldelli stated that this is the first hearing on a new complaint even though neighbors spoke at the last meeting prior to the investigation. Mr. Marconi distributed photographs of the property and a letter from Mr. Pereira's attorney, Dick Smith, concerning well water. Mr. Briggs stated that Jack Parascondola of 1 Lookout Drive did have approval from the state to reconnect to the public water supply and that there would be no cross contamination. Mr. Briggs said the Building department and the State Health department have looked at the status of the septic system. The right side of the Pereira property had been dug out along the Parascondola property exposing Mr. Parascondola's well to potential freezing. Mr. Briggs questioned whether a septic system can be put back in after the land was disturbed and stated that soil testing must be done following excavation. Mr. Briggs said that an Engineer must be scheduled for the testing and that the original permit has been voided. Mr. Marconi asked if this is separate from Blight. Mr. Briggs said a boarded up building and crack in the foundation equals blight. Mr. Grasso said it is not an active building site. Mr. Baldelli said there are permits for two walls (on the right and left) between the property lines but that since the health permit has been revoked, there is more disturbance than is warranted. Mr. Baldelli went on to say that the yard does not need to be in such deteriorated condition and that there are no siding, roofing or window permits yet all those items have been disturbed and are in poor condition. Mr. Briggs said there is also a drainage problem and that the drain cannot be within 25 feet of the well. Mr. Briggs also said that there is currently a shed on top of where the drain is supposed to go. Mr. Marconi asked if this property is Blight? Mr. Briggs said that it is

Blight. Mr. Baldelli said that even aside from the Health department issues, the building alone and unnecessary site condition including junk, logs, etc are Blight. Mr. Briggs motioned to make a Determination of Blight. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed. Mr. Parascondola of 1 Lookout Drive stated that approximately 60' of his property line has been compromised and that the root ball of his 100' Maple tree has been exposed. Mr. Parascondola asked when the gorge will be filled in and suggested that cement cannot be an insulation barrier for a well. Mr. Parascondola noted that the drainage was supposed to be to the rear of the property but it now has a shed on it. Mr. Briggs said that the Engineer was unaware of the shed but that it will be discussed with the State. Mr. Marconi read from the Blight Ordinance regarding Determination of Blight Violation. Mr. Baldelli said that the letter to Mr. Pereira should include issues that must be addressed including: the premises must be stabilized, the building must be in presentable condition and the logs, garbage cans and debris be removed. Ms. Powers of 28 Lakeview Drive asked what happens in the end? Mr. Baldelli made reference to multiple options including citations and liens, etc. Ms. Brubeck of 300 Mountain Rd., Wilton, CT, asked what happens if the property cannot support a septic system? Mr. Briggs replied that the Engineer would handle it with the State.

**4. Old/New Business:** There was no Old/New Business.

Mr. Grasso motioned to adjourn the meeting. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed. The meeting adjourned at 10:28.