

Blight Prevention Board Meeting Minutes for May 23, 2017 (approved)

Please note these minutes are not verbatim

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

Guests: John Macko (29 Colonial Lane), Helen Toama (197 Branchville Rd.), Mark Hankla (199 Branchville Rd.) Ed Schenkel of Gregory and Adams representing 616 Bennetts Farm Rd. owned by Eureka V, Theresa Brubeck (300 Mountain Rd., Wilton, CT), Frank and Stacy Bereza (25 Lakeview Dr.), Jack Parascondola (1 Lookout Dr.), Interns: Amy Rowland, Katie Jasminski, Lucy Briody, Kendall Rogoff, Courtney Davis, Brandon Wong and Liam Riebling.

Agenda

- 1. 29 Colonial Lane- 30 day Extension**
- 2. 197 Branchville Road- Determination of Blight**
- 3. 616 Bennetts Farm Road- Determination of Blight**
- 4. 9 Still Hollow Place-Determination of Blight**
- 5. New Complaint- 29 Lakeview Drive**
- 6. Approval of Meeting Minutes: April 25, 2017**
- 7. Old/New Business**

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

- 1. 29 Colonial Lane-** Mr. Marconi noted that the property had been given a 30 day extension and asked Mr. Macko about the status of the property. Mr. Macko stated that repairs had been made to the following areas: retaining wall, weeds and garbage removed, siding painted, doors and windows sealed. He also noted that the potential buyer/builder had backed out but that he would be meeting with a contractor this week. Additionally, he has met with All Star Demo in Danbury regarding removal of the house. Bill Reynolds instructed Mr. Macko that the front foundation wall needs to be blocked off with plywood fastened on the outside. Mr. Macko showed pictures from his phone to Mr. Reynolds of the support wall inside of the front foundation wall. Also, all doors are to be secured by locks. Mr. Baldelli made the motion that, based on the actions taken by the property owner, the house is not blight. Mr. Briggs seconded the motion. The Board voted 5-0, motion carried.
- 2. 197 Branchville Rd.-** Mr. Marconi noted that there was a big improvement in the property and asked the owner, Helen Toama, for an update. Ms. Toama said that she has had some interest and positive feedback and is hoping for purchase offers. Mr. Reynolds and Mr. Marconi stated that Ms. Toama had kept her promise to clean up the property. The adjoining property owner, Mr. Hankla remarked that he and his family have lived here for 3 ½ yrs. and this has happened before. He said that the property behind the house is full of weeds and prickles and that trees

have fallen down onto the dilapidated fence. He questioned whether the house is overpriced. He also had concerns about the animal population including raccoons. Mr. Briggs stated that he had not seen any evidence of rodents. Mr. Baldelli motioned that, based on the actions of the property owner, the property is not blight. Mr. Reynolds seconded the motion. The Board voted 5-0, motion carried.

3. **616 Bennetts Farm Rd.-** Mr. Marconi read the 4/25/17 minutes pertaining to the property and asked if there was anything else the Attorney would like to add. Mr. Shenkell, representing the property owner, said that Eureka plans to demolish the structures and that Casey Healy is working with a demolition company to prepare the permit. Mr. Briggs asked for the demolition company name and Mr. Reynolds asked if he has the demo permit package. Mr. Baldelli motioned for a continuance of 30 days on the basis of the building permit demo date. Mr. Marconi seconded the motion. The Board voted 5-0, motion carried.
4. **9 Still Hollow Place-** Mr. Baldelli investigated and found a small pile of debris. Mr. Marconi stated that he would like to see it cleaned up, especially car parts. Mr. Reynolds noted that it is not blight but it is a mess. Mr. Baldelli motioned to make a determination of No Blight. The board voted 5-0, motion carried.
5. **New Complaints:** 29 Lakeview Drive- Adjoining neighbor, Mr. Parascondola, made reference to a cesspool, no approved septic system, a 4' deep/40' long trench, a dumpster with mattresses and excavation being done 12" from his well. Mr. Reynolds remarked that Mr. Pereira's permits are valid. Mr. Briggs said that the State Department of Health would need to determine if the septic is ruined. Ms. Powers said that the owner had been living in the shed and that the doors to the house have been wide open all week. Mr. Marconi suggested that Ms. Powers submit a complaint to Zoning. Mr. Baldelli remarked that this is a new Blight complaint and the Board needs to look at the property. Ms. Brubeck said the neighbors had hired McCord Engineering to look at the septic and retaining wall. Mr. Parascondola said that the stones have no footing. Mr. Reynolds said that only the design was signed off on at this time. He also explained that the septic and retaining wall go hand in hand. Ms. Brubeck expressed concern about vermin and rodents and made reference to a pile of trees that have been sitting on Frank and Stacy Bereza's property for a number of months. The Board agreed to investigate the property.
6. **Approval of Meeting Minutes:** April 25, 2017. Mr. Marconi motioned to approve the meeting minutes. Mr. Grasso seconded the motion. The Board voted 5-0, motion passed.
7. **Old/New Business:** There was no old/new business to discuss.
8. The meeting adjourned at 10:46.