

Blight Prevention Board Meeting Minutes for February 28, 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 Metzger (21 Colonial Lane), Barbara Serfilippi (32 Colonial Lane), Kristie Brady (12 Colonial Lane), Kevin Coleman (8 Colonial Lane), Marlon Pereira (29 Lakeview Drive) and Cindy Crean (28 Lakeview Drive).

Agenda:

- 1. 29 Colonial Lane- Determination of Blight**
- 2. 29 Lakeview Drive- Determination of Blight**
- 3. New Complaints: 197 Branchville Road**
- 4. Approval of Meeting Minutes: January 24, 2017**
- 5. Old/New Business**

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

- 1. 29 Colonial Lane-** Mr. and Mrs. Macko called in on 2/27 stating that they would be unable to attend the meeting today. Mr. Marconi asked the Board if the hearing should proceed without the owners in attendance. The Board decided to proceed with the hearing after Mr. Reynolds and Mr. Grasso stated that the structure is unsafe. Mr. Metzger asked that the yard be maintained. Mr. Metzger requested that the interior of the house be viewed but Mr. Briggs said that would be impossible due to safety issues. Ms. Brady asked how the house can be made safe now. Mr. Reynolds said the house can be boarded shut but that it will look worse. Mr. Briggs stated that construction fencing could be used to enclose the house. A discussion ensued regarding section 235-8 and 235-9 of the ordinance outlining violations and penalties. After discussion regarding the premises, Mr. Briggs motioned and Mr. Reynolds seconded the motion to make a Determination of Blight and the Board voted 5-0. Motion passed. Mr. Marconi stated that protocols must be followed but no immediate fines will be levied. Mr. Marconi read aloud from Sec 235-4 Determination of Violation in the Anti Blight Ordinance including a plan for abatement of the violation. Mr. Marconi said that Determination of Blight shall state that the owner needs to take the following actions to remedy the blight: lawn care, debris removal, siding repairs, window and basement openings enclosed. In addition, the property must be in full compliance with the requirements of the Building Department. Action is to be completed by our next scheduled meeting on Tuesday, March 28 at 10:00.
- 2. 29 Lakeview Drive-** Mr. Pereira stated that his property is under construction with the required Building Permits and he has a meeting scheduled with ZBA for a proposed

addition. He said he is working with the Health Department and his engineer to correct a failing septic system and address his neighbors well which is partially located on his property. Ms. Crean remarked that for 1-2 years the property has been a total mess with a porta potty, plastic sheeting, lights on all night and part of the foundation missing. Because the owner has current permits on his property, Mr. Briggs and Mr. Reynolds said it is not blight despite the "total mess" of the house and the yard. Mr. Marconi asked about the timeline for the permits and asked that the owner make attempts to improve the property right now. Mr. Pereira said he can turn off the lights but the porta potty needs access for cleaning from the street. Mr. Marconi asked Mr. Pereira to contact the Information Desk regarding steps taken to improve the property at this time. Mr. Baldelli motioned and Mr. Briggs seconded the motion to make a Determination of No Blight. The Board voted 5-0. Motion passed. However, Mr. Reynolds indicated that the basement foundation must be secured by boarding it up with plywood. He also noted that the upper portion including the door must also be secured. Mr. Pereira said it would be corrected by the end of the week. Ms. Crean asked that the yard and the junk be cleaned up as well.

3. **197 Branchville Road-** Mr. Marconi read the complaint letter submitted to the BPB by Thomas and Kathleen Brennan of 170 Branchville Road. Mr. Reynolds noted that the house is not secured (again) and will send a letter. Mr. Briggs indicated that he will send a separate notice to clean up the yard. Mr. Briggs motioned and Mr. Baldelli seconded the motion to investigate and to make a determination of Blight, the Board voted 5-0. Motion passed.
4. **Approval of Meeting Minutes: January 24, 2017-** Mr. Briggs moved and Mr. Baldelli seconded the motion to approve the minutes. The Board voted 5-0 to approve the minutes.
5. **Old/New Business:** There was no Old/New Business.

The meeting adjourned at 10:55.