

Blight Prevention Board Meeting Minutes for Tuesday July 25, 2017 (approved)

Please note these minutes are not verbatim

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

Guests: Attorney Jim Murphy of Gregory and Adams representing 616 Bennetts Farm Rd. owned by Eureka V, and Mr. Marcio Pereira in for Marlon Pereira, owner of 29 Lakeview Drive.

Agenda

1. **616 Bennetts Farm Road- Continuance**
2. **29 Lakeview Drive- Blight**
3. **New Complaint- 5 Donnelly Drive**
4. **New Complaint- 2 Silver Spring Park**
5. **Approval of Meeting Minutes: June 27, 2017**
6. **Old/New Business**

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

1. **616 Bennetts Farm Road-** Attorney Murphy, representing the property owner, made reference to 17 items on the demolition contract that must be completed prior to demolition. Mr. Marconi asked for an estimated time of completion. Mr. Murphy replied that because it's a lengthy process he was unsure of the time frame. Mr. Marconi asked if there has been any progress made since our last meeting. Attorney Murphy replied that Attorney Shenkell has been working with a demo contractor but that Eureka V LLC has not yet approved the demolition. He also asked about the urgency of the matter. Mr. Marconi explained that we have received complaints about the property and that we have an ordinance that we follow. Attorney Murphy said that the scope and cost must be discussed between the property owner and Bruno Construction of Darien. Mr. Marconi remarked that it seems we have made no progress since our last meeting. Attorney Murphy said he will be unable to attend our next meeting on August 22. Mr. Baldelli asked if this can be resolved in 30 days because he could not see extending this beyond an additional 30 days. Mr. Marconi said we would need to see copies of the permit, applications filed, and the contract with Bruno. Attorney Murphy said they are committing to take down the house and will report to us prior to August 22 with the contract, the demo package and any issues relating to the 17 items. Mr. Reynolds stated that Bruno Construction should be aware of the guidelines of the State Public Act regarding demolition and should know how to comply. Attorney Murphy said he was concerned that an Inland Wetlands demo approval might slow the process. Mr. Baldelli suggested the document will receive an immediate Inland Wetland review. Attorney Murphy

then stated that the disconnection of the utilities may also slow the process down. Mr. Baldelli motioned to grant a 30 day extension. Mr. Grasso seconded the motion. The Board voted 4-0, motion passed.

2. **29 Lakeview Drive-** Mr. Marconi spoke with Matt Pollack, State of Connecticut Department of Health, who issued a variance regarding proximity to the neighbor's well. This well was reconnected by Mr. Parascondola, property owner, without a permit. Mr. Marconi asked Mr. Pereira to address the condition of the home. Mr. Pereira said that siding was removed from one side of the house to allow access to the electric panel. Mr. Baldelli stated that, in his opinion, the premises is a mess despite the removal of garbage from the front of the property. Mr. Baldelli said that 100% of the earth is disturbed, the siding is off the house, there is plywood covering a doorway, there are logs on the property and the back of the property is a mess. Mr. Reynolds said that the building is unsecure. Mr. Marconi added that kids can get into the house. Mr. Pereira replied that he will put locks on the doors. Mr. Reynolds said that there is also an issue with the wall along the Parascondola property. Mr. Pereira said that the septic engineer will not allow machinery for the wall. Mr. Marconi said addressing safety issues could equal Blight progress. Mr. Baldelli noted that boarding up openings will improve safety but will, at the same time, equal blight. He added that the septic issue may have to be resolved but that the owner has created the deterioration of the property. Mr. Pereira stated that the septic engineer is scheduled to return on August 22. Mr. Marconi said that the engineer must come sooner to test the soil and that the Blight Prevention Board must see progress. Mr. Pereira remarked that the neighbors allowed Marlon to keep the logs in exchange for the removal of a tree. Mr. Baldelli asked why they haven't constructed a wall on the side of the well? Mr. Pereira said they are hitting rock and the health department won't allow machinery on top of the septic system. Mr. Marconi asked if the wall could be pinned to the rock. Mr. Reynolds said the rock could be pinned as long as the design shows it. Mr. Pereira said some of the rock is shale. Mr. Pereira made reference to one of the neighbors having a siding problem. Mr. Baldelli asked him to fill out a complaint because it is a separate issue. Mr. Grasso asked what is causing the hold up? Mr. Pereira said the septic and the wall are holding them up and that \$50,000 has already been spent. Mr. Marconi said that the work has come to a stop and asked when the engineer will finish and when the wall will be built. Mr. Pereira said the machine won't fit thru the front. Mr. Marconi asked Mr. Pereira to get the septic engineer to submit a plan and get a different engineer to look at pinning the wall with Mr. Reynolds approval. He added the house must be boarded for safety and the siding repaired. In addition, he said that Mr. Pollack has approved the septic for the current size on the house. Mr. Pereira said they will need to go to court regarding the new septic, wall and the adjoining neighbor's well. Mr. Reynolds said the safety issues must be addressed and the wall must be done before the ground freezes. Mr. Baldelli said the property is blight because every inch of the earth is disturbed, pieces of siding are missing, some openings are boarded up, logs are on the ground, and the rear of the house is a mess. Mr. Marconi said the wall is as important as the well and that litigation between the neighbors could take a year or more to resolve. The Zoning Board of Appeals must approve any variance for a proposed addition. Mr. Baldelli stated that CT Law allows for removal of the building as long as the rebuild conforms to the height and width of the existing footprint. Mr. Reynolds remarked that with the house gone, machinery could get into build the wall but the septic would still need to be approved. Mr. Baldelli explained that removing a non-conforming structure is not an intent to abandon but the size of the building must be documented by a surveyor. Mr. Reynolds motioned to grant a 30 day extension with the

understanding that there would be progress made during that time. Mr. Grasso seconded the motion. The Board voted 3-1, motion passed. Mr. Baldelli opposed the motion.

3. **5 Donnelly Drive-** We received a complaint. Mr. Reynolds explained that upward standing buckets were observed on the property and that collecting water could be a health issue. He noted that the grass had been mowed. The Board agreed to investigate the property and make a Determination of Blight at the next meeting.
4. **2 Silver Spring Park-** Mr. Marconi remarked that the home has a new roof but that there has been no mail delivery to that address for one year. Mr. Reynolds noticed plywood on a dormer that can be seen from the road in the back of the house. Mr. Marconi said that taxes are in arrears in the amount of \$16,000. He asked that the property be put on the agenda for the next Blight Prevention Board meeting to be held on Tuesday, August 22.
5. **Approval of Meeting Minutes for June 27, 2017-** Mr. Grasso motioned to approve the Meeting Minutes. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed.

The meeting adjourned at 11:18 am.