

Blight Prevention Board Meeting Minutes for Tuesday, April 24, 2018 (Approved)

Please note these minutes are not verbatim

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

Guests: Mr. Marlon Pereira (29 Lakeview Dr.), Ms. Barbara Madden & Mr. Peter Madden (468 Danbury Rd.), Ms. Elise Wilfonger & Mr. Stephen Meyers (43 Soundview Rd.), Ms. Sara Myjek & Mr. Lee Gonzalez (82 Ritch Dr.)

Agenda

1. **28 West Branchville Road:** Citation issued
2. **82 Ritch Drive:** Investigation of the property
3. **29 Lakeview Drive:** Executive Session to discuss Litigation if necessary
4. **New Complaint:** 47 Soundview Road
5. **New Complaint:** 49 Soundview Road
6. **Approval of Meeting Minutes:** March 27, 2018
7. **Correspondence:** Awaiting formal new complaint about graffiti at 616 Bennetts Farm Road
8. **Old/New Business:**

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

1. **28 West Branchville Road:** Mr. Marconi read letter from property owner Mr. Grimaldi. The letter stated that demolition will begin April 23, 2018 and will expect to be completed by end of the month. Mr. Marconi did not see changes when he viewed the property at the end of last week. Mr. Reynolds said everything was down. Mr. Baldelli viewed the property this morning and that Bob Ciofoletti was working on the property. Repairs were being made on the embankment near road and building. Mr. Baldelli made a two part motion to make a Determination of No Blight and to have Town Attorney Dave Grogins take necessary steps to collect citation fees owed to the town of Ridgefield. Mr. Reynolds seconded the motion. The Board voted 5-0, motion passed.
2. **82 Ritch Drive:** Mr. Marconi said Ms. Madden filed a blight complaint. Mr. Baldelli stated that the property and house are well maintained. Viewed shed from all four sides. The shed is old and disheveled, but intact and do not consider it to be blight. Mr. Reynolds said that he spoke to the owners on safety when he viewed the building a week and a half ago. Shed is old and may need attention in the future to preserve itself. At this point the shed is not an unsafe structure and is not seen as blight. Ms. Madden was concerned that the items on the blight rules and regulations about boarded up windows and rotting roof were not being attended to on shed. Mr. Grasso said that the blight ordinance says that factors "may" be considered. Baldelli motioned to make a Determination of No Blight. Mr. Briggs seconded the motion. The Board voted 5-0, motion passed.

3. **29 Lakeview Drive:** Mr. Marconi asked Mr. Pereira if he has any immediate plans that can change the course of action from litigation to working with you on more. Mr. Pereira said he intends to knock down the property. Mr. Marconi told Mr. Pereira that this has been discussed several months ago and that Mr. Baldelli had made it clear that the state statute changed allowing house to be taken down, giving accessibility to septic system at which time was not yet approved and has been approved. The house can now be taken down, start all the work and clean up the property. Mr. Pereira said his issue is the negotiation with the well. The well has been contaminated in the past, which becomes a public issue. Mr. Briggs said the well has nothing to do with this blight issue. Mr. Marconi told Mr. Pereira to talk to his neighbor to resolve issue with the well or else may need to file a civil complaint.

The board went into Executive Session at 10:26 a.m. The board ruled to go back to public at 10:31 a.m.

Mr. Marconi said for property 29 Lakeview Drive it is the feeling of the board that we worked with Mr. Pereira and have been more than lenient over the last several months to two years helping him address this issue, but have run out of time. The well is something the board can do nothing about. Mr. Pereira is now allowed to demo the house, install all the septic and rebuild. No action has been taken and will be contacting the town attorney to move forward. Mr. Pereira said when he received the file letter there was no date to pay the citation by. Also that the meeting were not under oath. Mr. Marconi told him that he would need to address the issue through the court with the attorney. Mr. Baldelli motioned to proceed with litigation and to have Town Attorney David Grogins take whatever actions necessary, as stated in the ordinance, to access the property to resolve this issue ourselves, recover all costs for cleanup and past fines. Mr. Briggs seconded the motion. The Board voted 5-0, motion passed.

4. **47 Soundview Road:** Ms. Wilfinger filed this complaint. Ms. Wilfinger told the board she would provide requested permission to use her property to inspect 47 and 49 Soundview Road. The Board agreed to accept as a formal complaint and will make a Determination of Blight or No Blight at next meeting.
5. **49 Soundview Road:** Ms. Wilfinger filed this complaint. She is concerned about the safety issues of piles of debris, mounds of brush and firewood as seen in the photos she provided with her complaint on April 20, 2018. Ms. Wilfinger told the board she would provide requested permission to use her property to inspect 47 and 49 Soundview Road. The Board agreed to accept as a formal complaint and will make a Determination of Blight or No Blight at the next meeting.
6. **Approval of March 27, 2018 Meeting Minutes:** Mr. Grasso motioned to approve the minutes. Mr. Baldelli seconded the motion. The Board voted 5-0, motion passed.
7. **616 Bennetts Farm Road:** The Board agreed to accept as new formal complaint.
8. **Old/New Business:**

Mr. Briggs motioned to adjourn the meeting at 10:38 am. Mr. Baldelli seconded the motion. The Board voted 5-0, motion passed.