

**Town of Ridgefield
Blight Prevention Board Meeting
Tuesday, January 22, 2019 at 10:00am
Lower Level Small Conference Room
Town Hall, 400 Main Street, Ridgefield, CT 06877**

Meeting Minute-Approved

Please note these minutes are not verbatim

Attendees: First Selectman Rudy Marconi, Fire Marshal Guy Miglinas, Health Director Ed Briggs, Building Official Jason Celestino, Zoning Enforcement Officer Richard Baldelli, and Recording Secretary Cristina Santoianni.

Guests: Wilson Rivera (82 Cooper Rd), Lois Tebbutt (8 Strawberry Ridge Rd), Leslie White (6 Strawberry Ridge Rd).

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

1. **82 Cooper Rd: 30-day extension**

After an extended investigation, Mr. Celestino did not see much improvement since the last meeting and Mr. Baldelli still saw debris and abandoned vehicles.

Mr. Rivera (owner) removed two vehicles and registered the trailer. Mr. Rivera also requested help from the Board to find volunteers that would assist him in removing debris to bring to the transfer station. Two unregistered vehicles currently remain on the property.

The Board agreed if owner does not make necessary changes by the next meeting a decision may be made to go forward with a violation.

Mr. Celestino motioned to continue with an additional 30-day extension. Mr. Baldelli seconded the motion. The Board voted 5-0, motion passed.

2. **10 Strawberry Ridge Rd: Citation**

Mr. Mauldin (owner at time of complaint) informed Mr. Marconi that US Bank took ownership in August of 2018 prior to the citation that was issued to him in November of 2018.

On 1/21/19, Alex Copp (Town Counsel) spoke with the attorney of US Bank and the realtor in charge of selling the property and learned that the bank did not have formal control over the property until the first week of January because the former owner was still there. This contradicts what Mr. Mauldin had claimed. The bank pursued an eviction of Mr. Mauldin. Typically, the bank puts the clean-up of a foreclosed property out to bid and the clean-up occurs within thirty days. In this case around the first or second week of February.

The Board will discuss with Town Counsel whether to begin issuing citations to the bank unless Town Counsel makes progress with the bank within the next two weeks.

The issues that remain and continue to be a violation are the abandoned car, a broken trampoline, broken basketball hoops, deteriorating gutters, damaged shutters, damaged siding, and garbage on the property.

The Board will postpone any further decision until the next meeting.
No motions made.

3. **29 Lakeview Dr: In litigation. Possible executive session.**

Alex Copp (Town Counsel) informed Mr. Marconi that he needs to serve a foreclosure complaint to finalize it, possibly within the week.
No motions made.

4. **Approval of Meeting Minutes: December 18, 2018**

Mr. Baldelli motioned to approve the December 18, 2018 Meeting Minutes. Mr. Miglinas seconded the motion. The Board voted 5-0, motion passed.

Mr. Miglinas motioned to adjourn the meeting at 10:25 a.m. Mr. Baldelli seconded the motion. The Board voted 5-0, motion passed.