

**Town of Ridgefield  
Blight Prevention Board Meeting  
Tuesday, September 25, 2018 at 10:00am  
Lower Level Large Conference Room  
Town Hall, 400 Main Street, Ridgefield, CT 06877**

**Meeting Minutes (Approved)**

Please note these minutes are not verbatim

**Attended:** First Selectman Rudy Marconi, Fire Marshal Mickey Grasso (arrived at 10:15), Health Director Ed Briggs, Building Official Jason Celestino, Zoning Enforcement Officer Richard Baldelli, and Recording Secretary Cristina Santoianni.

**Guests:** Marilyn Gordon (116 Walnut Grove Rd)

Mr. Marconi called the meeting to order at 10:02 a.m.

**1. Approval of Meeting Minutes: August 28, 2018**

Mr. Briggs motioned to approve the minutes. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed.

**2. 10 Strawberry Ridge Rd: New Complaint**

Mr. Marconi asked the Board if this property was inhabited.

Mr. Celestino stated that the building looked abandoned and noticed a foreclosure sign that may have Town Counsel David Grogins name on it. Mr. Celestino also noticed broken shutters and an overgrown yard. Mr. Marconi stated that he will contact Town Counsel David Grogins and move forward with the investigation to be discussed at the next meeting.

Mr. Briggs motioned to accept as a new complaint. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed.

**3. 16 Copper Beech Ln: New Complaint**

The Board received Scott Gunst's letter withdrawing his complaint stating that he was able to resolve the issue with the homeowner. Mr. Baldelli suggested to send the complainant a short note acknowledging receipt of withdrawal.

Mr. Briggs motioned to send a notice of withdrawal to the complainant. Mr. Baldelli seconded the motion. The Board voted 4-0, motion passed.

**4. 2 Silver Spring Park Rd: Determination of Violation**

Mr. Baldelli stated the building is in the same condition since the last meeting and should go on the Agenda for the next meeting. Mr. Briggs said there was ample time to remedy the violation discussed with co-owner at the previous meeting. Mr. Marconi stated that the owner and co-owner owe a minimum of \$100.

Mr. Baldelli motioned to issue a citation commencing at \$100 per day. Mr. Briggs seconded the motion. The Board voted 4-0, motioned passed.

**5. 118 Walnut Grove Rd: Determination of Violation**

Mr. Marconi said that a builder called him looking to purchase the property. Mr. Marconi gave him the property owners contact information.

Ms. Gordon stated she spoke with a builder that made several attempts to contact the owner but was unsuccessful. The boat has been abandoned and is unregistered for eight years. The access-way is almost impassable. The house is in despair, and there is accumulated trash. Drug trafficking has taken place with multiple cars entering and leaving throughout the day adjacent to Farmingville School. She has playground photos of children pointing a weapon at the school. There is a lack of cooperation or consideration by the owner. She has been to the board, the town and the police with photos and letters since 2009 and nothing has been done. Mr. Briggs stated we have enough evidence to move forward based on the abandoned lawn mower and unregistered boat. The house is vacant. Mr. Baldelli added that heavy over growth needs addressing as well. The access-way is not part of the property. Mr. Grasso stated that at the previous meeting the board determined that violations existed and needed to be remedied within the thirty days proceeding. Mr. Obernier attended that meeting and acknowledged the board's decision and stated he would remedy the violation. The Board found that the violations still existed therefore the board proceeded with the next enforcement steps by issuing a citation. The fine of \$100 a day must be paid and violations must be remedied by ten business days on October 10, 2018, where after this date a violation still exists and fine not paid, a fee of \$100 per day will commence.

Mr. Baldelli motioned to issue a citation commencing at \$100 per day for a non-registered, abandoned boat, an abandoned lawn mower, and the premises are not being adequately maintained. Mr. Celestino seconded the motion. The Board voted 5-0, motioned passed.

**6. 29 Lakeview Drive: Possible executive session**

Mr. Marconi motioned to include this property on the next Agenda. Currently in litigation and will wait for updates from attorneys. The Board unanimously seconded the motion. The Board voted 5-0, motioned passed.

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