

**Town of Ridgefield
Blight Prevention Board Meeting
Tuesday, August 28, 2018 at 10:00am
Lower Level Small 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, Health Director Ed Briggs, Building Official Bill Reynolds, Zoning Enforcement Officer Richard Baldelli, and Recording Secretary Cristina Santoianni.

Guests: Town Counsel David Grogins, Alex Copp, Robert Obernier, Marilyn Gordon, and Alice Learman

Mr. Marconi called the meeting to order at 10:01 a.m.

1. **Approval of Meeting Minutes: July 24, 2018**
Mr. Briggs motioned to approve the minutes. Mr. Reynolds seconded the motion. The Board voted 5-0, motion passed.

2. **2 Silver Spring Park Rd: Determination of possible violation**
Mr. Reynolds stated that the front of the property is in good condition, but did not look in the back.
Mr. Baldelli stated that the lawn was reasonably mowed. The deck behind the house is in poor condition, there is debris under the deck, siding is missing and plywood is hanging down.
Mr. Grasso stated that the lawn is reasonably mowed, but did not look at the back of the house.
Mr. Marconi stated that the house can be viewed from the road behind the house.
Mr. Baldelli made a determination of blight with corrective action that gives the respondent thirty days to address these items.
Mr. Baldelli motioned to make a determination of a violation. Mr. Briggs seconded the motion. The Board voted 5-0, motion passed.

3. **118 Walnut Grove: Investigation of the Property**
Mr. Reynolds stated that the shingles are missing from the front of the house, but considers the house to be secure overall. The property needs maintaining including the fence and the boat.

Mr. Baldelli stated the property is unkempt and neglected. The lawn is overgrown, there is a riding lawn mower in front of the garage doors and a boat in the yard.

Mr. Briggs stated that there are no signs of infestation and the building looks to be in good condition and does not consider overgrown lawn to be blight.

Mr. Grasso agreed with Mr. Briggs that there are no signs of safety concerns with the building and the lawn is overgrown but does not consider that to be blight.

Mr. Marconi considered the property to be blight on the sound bases of the abandoned boat and lawnmower. If the condition of the overall property continues it will become a blight violation.

Mr. Grogins asked Mr. Baldelli if the zoning ordinance addresses registered boats verses non-registered boats.

Mr. Baldelli replied that it is not addressable by zoning regulations regardless of the number of boats on the property.

Mr. Obernier stated that he did not own the property until mid-July of 2018. He is living with his elderly parents in their Norwalk home and although he had hired a couple of landscapers to maintain the lawn they proved to be unreliable. The fencing has been replaced, the shingles are double layered which is why plywood does not show through, the lawn mower works, and will be registering the boat. Mr. Obernier stated that he has not decided whether to sell, rebuild or renovate, but there is no time line as of yet.

Mr. Marconi motioned to make a determination of a violation. Mr. Reynolds seconded the motion. The Board voted 5-0, motion passed.

4. **29 Lakeview Drive: Possible executive session**

The Board invited David Grogins and Alex Copp into executive session at 10:26am. The Board went back to the public at 10:37am. Mr. Marconi motioned to issue Marlon Pereira, of 29 Lakeview Drive, a notice of assessment of a total amount of fees accrued to date and commence a foreclosure and/or action against Marlon Pereira for violation of the Ridgefield Blight Ordinance and failure to pay accrued fines.

Mr. Briggs seconded the motion. The Board voted 5-0, motioned passed.

Mr. Marconi motioned to adjourn the meeting at 10:40 a.m. Mr. Briggs seconded the motion. The Board voted 5-0, motion passed.