

**Town of Ridgefield
Blight Prevention Board Meeting
Tuesday, October 23, 2018 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: Lois Tebbutt (8 Strawberry Ridge Rd), Leslie White (6 Strawberry Ridge Rd), Michael Alexsandrowicz (11 Bittersweet Bluff, New Milford, CT), Robert Alexsandrowicz (5 Hilltop View Ln, New Milford, CT), Robert Obernier Sr. (110 Inverness Dr, Bluffton, SC), Robert Obernier Jr. (16 Forest Hill, Norwalk, CT), Marilyn Gordon (116 Walnut Grove Rd), Jack Parascondola (1 Lookout Dr), Cindy Crean (28 Lakeview Dr)

The meeting was moved to the large conference room. Mr. Marconi called the meeting to order at 10:00am.

1. **Approval of Meeting Minutes:** September 25, 2018

The Board reviewed the minutes and no changes were made.

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

2. **82 Cooper Rd:** New Complaint

The Board reviewed the complaint letter and will assess the property before the next meeting at which time their findings will be discussed.

Mr. Baldelli motioned to formally accept this complaint, Mr. Celestino seconded the motion, the Board voted 4-0, motion passed.

3. **10 Strawberry Ridge Rd:** Investigation review

Mr. Baldelli considers this property to be blight after finding that the gutters are hanging down from the building, siding is compromised, shutters are missing and the building looks vacant.

Mr. Celestino considers this property to be blight based on the unregistered vehicle and the debris on the driveway.

Mr. Leslie White informed the Board the grass is overgrown, the house is neglected, may be bank owned and has seen the former owners frequent the house.

Mr. Marconi will speak with Town Counsel regarding the status of this property and will verify with Town Clerk if this property is in foreclosure and who to contact.

Ms. Lois Tebbutt handed the Board two copies of letters she has sent to the management company to look into maintaining this property.

Mr. Baldelli motioned to make a Determination of Blight Violation, Mr. Celestino seconded the motion, the Board voted 4-0, motion passed.

2 Silver Spring Park Rd: Citation review

Mr. Miglinas arrived to the meeting at 10:05.

The Board confirmed payment for the citation# 000107, issued on 9/25/18 and due on 10/10/18, was post marked received on 10/10/18.

Mr. Michael Alexsandrowicz (owner) told the Board that the citation fine was paid. Since he and his brother Robert Alexsandrowicz (co-owner) do not live locally, he hired someone to maintain the property and unfortunately did not complete the work due to legal issues. The deck railing is repaired and the gate is installed. Mr. Baldelli stated there is debris under the deck, siding is missing and the window is covered over with plywood. The Board will allow more time for all repairs, including installing a window, to be completed by the next meeting.

Mr. Marconi motioned to grant a 30-day extension, Mr. Baldelli seconded the motion, the Board voted 5-0, motion passed.

4. **118 Walnut Grove: Citation review**

The Board confirmed payment for citation# 000109, issued on 9/25/18 and due on 10/10/18, was post marked received on 10/4/18.

Mr. Robert Obernier Jr. (son of owner) told the Board the violations have been remedied. The boat is registered, the lawn is mowed and the lawnmower has been relocated behind the house.

Ms. Marilyn Gordon (complainant) informed the Board this property continues to be in poor condition. There is a rotted wooden fence, an overgrown lawn, a damaged access-way, a leaking roof, an abandoned boat and tree limbs covering the yard.

Mr. Robert Obernier Sr. (owner) told the Board he is going to demolish and rebuild the house and/or sell the property.

Mr. Celestino suggested obtaining a demolition permit prior to the demolition of the building.

Mr. Robert Obernier Sr. permitted the Board to enter property grounds to be viewed and assessed.

Mr. Marconi will ask Town Counsel to investigate about taking down the building and cleaning up the property, what procedures to follow and a timeline for this process.

The Board will allow more time for all repairs to be completed by the next meeting.

Mr. Baldelli motioned to grant a 30-day extension, Mr. Briggs seconded the motion, the Board voted 5-0, motion passed.

5. **29 Lakeview Drive: In litigation. Possible Executive Session**

The property is in litigation. Prior to the next meeting, the Board will send a notice of assessment to Marlon Pereira (owner), following with a lien for accrued violations and citations.

Ms. Cindy Crean (neighbor) inquired about a timeline of this process.

Mr. Jack Parascondola (neighbor) is interested in satisfying the Town for the fines and take ownership of the property in order to rebuild a new lot. There is currently no retaining wall protecting his property line of 100' long and 6' deep. The proposed septic is 44' from his well and is concerned that there will be potential water contamination.

According to the blight ordinance the Town has the right to file a lien on the property and clean up the property. Mr. Marconi will ask Town Counsel if the same rules apply to the house and for the timeline of this process.

Ms. Cindy Crean has seen animals entering the house that should be boarded up.

Mr. Celestino will review the state statutes on abandoned and unsafe structures before assessing the property.

No motions were made.

Mr. Marconi motioned to adjourn the meeting at 10:35, Mr. Celestino seconded the motion, the Board voted 5-0, motion passed.