

Blight Prevention Board Meeting

Tuesday, April 20, 2021 at 10:00am

Via Zoom, in accordance with Executive Order 7B

Town Hall, 400 Main Street, Ridgefield, CT 06877

Meeting Minutes Approved

Please note these minutes are not verbatim

Zoom Meeting Code:

https://us02web.zoom.us/webinar/register/WN_8_3msaTjSxeDbJxFRIcoCw

Attendees: First Selectman Rudy Marconi, Building Official Jason Celestino, Zoning Enforcement Officer Richard Baldelli, Health Director Ed Briggs, and Recording Secretary Gillian Sheerin

Absent: Fire Marshal Guy Mignilas

Guests: Edward Jamroga, Christopher Murray, John Murphy

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

1. 27 Jefferson Drive

There was a discussion that there was a previous complaint regarding this property. The new complaint was then read into the record. Mr. Baldelli motioned to accept the new complaint for 27 Jefferson Drive. Mr. Briggs second the motion. The motion passed 4-0.

2. 120 Ivy Hill Road

Mr. Jamroga, property owner, was in attendance. Mr. Marconi asked Mr. Jamroga if he is aware of determination of blight and the complaints against his property and if he has a plan to address them. Mr. Jamroga responded that he has started cleaning it up. He added that he cannot address the snow plow blade on the opposite side of the walkway, because he cannot bring a vehicle onto the walkway and the plow is too heavy for him to move. Mr. Marconi asked about the other debris and stated it should be cleaned up within the next 30 days.

Mr. Baldelli asked about the state of the building. Mr. Jamroga said he would fix up the hole in the building and also the missing siding. Mr. Celestino said this should be done sooner than later because the blight ordinance is for dilapidated unsafe structures and this building is borderline dilapidated and unsafe.

Mr. Marconi stressed that as there are volunteers willing to provide assistance, Mr. Jamroga should contact the Board if he needs help, because if by the next meeting there is no progress, the Board will have to take the next steps per the ordinance. Mr. Marconi reread the letter sent regarding the issues that need to be taken care of and reiterated that the Board would prefer to work with Mr. Jamroga to get the property cleaned up rather than take action against him.

There was no vote taken.

3. 44 Highview Drive

Mr. Celestino said he visited the property for a rough inspection on the porch a few weeks ago. Mr. Marconi said he visited the property yesterday and feels that there are things that could have been done quite easily but were not done to clean up the appearance of the property. Mr.

Baldelli agreed with Mr. Marconi. He added that in his opinion there is no reason he cannot be in compliance by the May 15th deadline. Mr. Marconi asked that if the property is not in compliance by the deadline, if the Board is in agreement with having the Town place a lien on the property and stepping in to help with cleanup. He added that he would have no problem if the porch project was put on hold and Mr. Biehl turned his focus to getting the property cleaned up. Mr. Celestino agreed and said there is no reason there can't be a construction project going on and still have the property in good condition. Mr. Baldelli commented that he likes Mr. Marconi's idea for the Town to place a lien on the property and take over the cleanup. Mr. Celestino also said that he likes Mr. Marconi's idea.

Mr. Marconi commented that he wants to formally recognize that the February 28th completion date for the porch was not met which makes this a wilful violation of the Blight Ordinance. He added to formally recognize May 15th as the final deadline for everything to be completed. Mr. Baldelli motioned to acknowledge that the deadline of February 28th for the porch to be completed was not met, which is a wilful violation and also to send a reminder to Mr. Biehl of the May 15th deadline for full completion of the property cleanup. Mr. Celestino second the motion. The motion passed with a 4-0 vote.

4. 29 Lakeview Drive

Mr. Marconi read an email update from Attorney, Alex Copp. He added that we are waiting for the courts because Foreclosure Auctions have been on hold due to the pandemic. Mr. Baldelli asked if the Board could move forward without having the agreement of the one neighbor they have been waiting on. The other members of the Board agreed, and Mr. Marconi said he would call Alex Copp and follow up. There was no vote taken.

5. Approval of Meeting Minutes: February 23, 2021

Mr. Baldelli made a motion to approve the minutes. Mr. Briggs second the motion. The motion passed 4-0.

Mr. Baldelli motioned to adjourn the meeting at 10:41am. Mr. Celestino second the motion. The motion passed 4-0.