



## **Blight Prevention Board Special Meeting**

Friday, September 16, 2022 at 2:30pm

Meeting Minutes Approved

Please note these minutes are not verbatim.

### **Attendees:**

First Selectman Rudy Marconi  
Building Official Jason Celestino  
Health Director Ed Briggs  
Planning and Zoning Director Alice Dew  
Recording Secretary Gillian Sheerin  
Attorney Alex Copp

### **Public Attendees:**

John (Don) Murphy, 267 Great Hill Road  
Jack Parascondola, 1 Lookout Drive  
Bevin Carsten, 3 Lookout Drive  
Cindy Crean, 28 Lakeview Drive  
Ellen Burns, Great Hill Road

### **Absent:**

Fire Marshal Guy Mignilas

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The meeting was called to order at 2:35pm.

The purpose of the special meeting is to provide an update on the legal status on 29 Lakeview Drive to the neighbors and residents in the area.

Alex Copp gave a brief review of the case to date. Currently, he is waiting for the courts to schedule a trial so the Town can move forward with the foreclosure. The pandemic has slowed down the courts considerably.

The public attendees asked several questions including:

- Why was the agreement made in 2020 for the house to be torn down not followed through on?
  - A. Copp confirmed that there was not an agreement to tear down the structure. There was an agreed upon judgement that Marlon Pereira, property owner,

would clean up the property by a certain date or the property would go to the Town, however M. Pereira never signed it.

- Can something be done about the lead paint that is peeling from the house? It is near the brook which could be a health issue.
  - A. Copp responded that if it is an urgent health issue, there can be a separate action taken with the courts. The current action is blight related.
- The foreclosure process was asked to be clarified.
  - A. Copp explained that there are two types of foreclosures – public sale and strict. If there is a strict foreclosure, the property would go straight to the Town. The judge determines the type of foreclosure.
- Was there a permit taken out for the shed?
  - J. Celestino responded that because the shed is less than 200 sq ft, no permit is needed. A. Dew added that there are also no setbacks for a shed that size.
- Can the Town take separate action on the back taxes that are owed?
  - A. Copp responded yes, there is no reason not to proceed with that.
- Are the permits from 2016 still open?
  - J. Celestino responded that after 180 days, the property owner is required to ask for an extension. Because there was no follow up from the property owner it is possible that the permits were never closed.

The following topics were also discussed:

- The property owner's intent to sell.
- The source of the electricity for the lights that have recently come on.
- The approved septic that was never put in.
- The need for a retaining wall where soil was removed.
- The possibility of tearing down the structure and deeding the property as open space.
- If the Town assumes the property, they will be held responsible financially for the clean up