

BLIGHT PREVENTION BOARD PUBLIC HEARING

August 10, 2023

Note: This meeting was held remotely by Zoom  
(DRAFT)

**ATTENDANCE:**

Blight Prevention Board

Russ Blair	<u>    X    </u>
Rick Burke	<u>    X    </u>
Jeff Stewart	<u>    X    </u>
Joe Strickland	<u>    X    </u>
Lynn Goldberg	<u>    X    </u>

Blight Prevention Board Staff

Michele Onofrio	<u>    X    </u>
Steve Smith	<u>    X    </u>

July Minutes were approved.

**Old Business**

**11 Edgemarth Hill Rd. – Venti LLC      RECEIVED (3) N.O.V. – 11-20-15, 2-18-2016 & 11-30-16**

The new owner, Scott Maronna attended the meeting and updated the Blight Board. Scott served eviction papers to the current occupant and is expecting to have full access to the property within the next few weeks, at which time he will begin remediation at the site. The Board agreed to re-visit this property next month.

**233 Hillspoint – Gilbert Cohen**

The owner, Mr. Cohen, did not attend the meeting. Steve Smith updated the Board, confirming that the owner continues to be fined @ \$100 per day. Our town attorney is in the process of filing a lien on the property.

## **New Business**

### **164 Newtown Turnpike**

Michele Onofrio showed the Board and others in attendance pictures of the property. The homeowner attended the meeting. He is in the process of cleaning up the inside and outside of the property. Board member Rick Burke felt the property was unkempt but not blighted. The Board requested that the homeowner mow the property and re-organize the equipment on the property. The property was not cited as being blighted. However, Steve Smith will check on the progress of the mowing and re-organization requests, take photos of the progress, and report back at our next Blight meeting.

### **8 Palmieri Road**

Michele Onofrio showed the Board and others in attendance a photo of the property. The homeowner could not attend the meeting. Garbage and debris were stored in front of the garage doors. A storage container was located at the front property. Neighbors attended and stated that garbage and debris has been present at various times for many years. The Board agreed the storage container could possibly be a Zoning violation and the neighbors agreed to call the Zoning office. Michele Onofrio spoke to the owner prior to the meeting. He had broken his wrist and at this time could not remediate the debris. The owner stated he could obtain help and clean up the debris within 30 days. At this time, the Blight board did not blight the property but retain all rights going forward. Steve Smith will check on the progress, take photos and report back at our next Blight meeting.

## **Discussion of Modifying Blight Ordinance**

Our assistant town attorney, Eileen Flug, and RTM member Lou Mall attended the meeting. Eileen explained the process of increasing the blight fines according to the revised CT State guidelines expected to be adopted at the State level in October. The Board also discussed the possibility of adding chipping paint to our ordinance. Rick Burke motioned to have the blight fines changed in line with the new State ordinance and to have commercial properties eligible for blight penalties. Lynn Goldberg seconded the motion. The Board unanimously agreed. Eileen Flug agreed to continue researching several blight topics including what authority and liability may be involved if a blighted property is placed into receivership. Eileen is hoping to have the accepted changes to the Blight ordinance available for presentation to the RTM at the September 5<sup>th</sup> meeting.

## **ADJOURNMENT**

The hearing adjourned at 8:12 P.M. Our next meeting will be September 14, 2023.

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Michele Onofrio, Secretary

**Distribution:**

Mary Young, Director, Planning & Zoning  
Elaine Daignault, Department of Human Services  
Foti Koskinas, Chief of Police  
Mark Cooper, Director, Health District  
Mark Amatrudo, Interim Fire Chief  
Donna Douglass, Historic District Commission  
Jennifer Tooker, First Selectwoman