

**APPROVED 12/15/15**

**TOWN OF NORTH HAVEN, CONNECTICUT  
MINUTES OF THE  
BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on November 17, 2015 at 7:00 PM at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1, North Haven.

**BOARD MEMBERS:**

Lynn Fredricksen, Chairman  
James H. Iovieno, Vice Chairman  
Robin Clark, Secretary  
James Nesdale, Alternate

**OTHERS PRESENT:**

Arthur Hausman, Designee of Blight Prevention Officer  
Lynn K. Sadosky, Director of Public Works and Acting  
Clerk to Board  
Jennifer N. Coppola, Esquire, Counsel to Board  
Mary Lee Rydzewski, Stenographer

The Chairman called the Meeting to order at 7:00 P.M. She introduced herself and asked the Board to introduce themselves. The Chairman first asked if there were any changes to the Agenda.

Arthur Hausman, Blight Prevention Officer/Designee, introduced himself and addressed the Board to let them know that there were two (2) changes to the Agenda. The property at 51 Hermitage Lane was coming off the Agenda because of a pending foreclosure judgement. The property at 86 Pool Road was coming off the Agenda as an extension of time had been received from the property owner(s) and granted by the Blight Prevention Officer.

The Secretary then read the first item under Public Hearing on the Agenda for 101 Powdered Metals Drive, North Haven.

**PUBLIC HEARING FOLLOWED BY DELIBERATION:**

1. **PUBLIC HEARING:** Continuation of the Public Hearing commenced at the Board's October 20, 2015 Meeting on the appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven to the Board of the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.

The Chairman opened the Public Hearing on 101 Powdered Metals Drive at 7:01 P.M.

Attorney Timothy Lee, representing the property owner of 101 Powdered Metals Drive addressed the Board regarding remediation of the blight conditions at the property in issue.

The Board asked questions of Attorney Lee and they were answered.

Arthur Hausman, Blight Prevention Officer Designee was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Michael Zulawski, property owner and owner of MKZ Investments, LLC was sworn in by the stenographer and addressed the Board.

The Board asked questions of Mr. Zulawski and they were answered.

Jennifer Coppola, Town Attorney addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Robert Zahornacky, tenant to the property, was sworn in by the stenographer and addressed the Board.

The Board asked questions of Mr. Zahornacky and they were answered.

The Chairman asked if anyone else wished to speak. No one came forward.

A meeting at the site will be scheduled between Attorney's Coppola and Lee and will include the Blight Prevention Officers, property owner(s) and tenant.

The Chairman agreed to continue the Public Hearing to the Board's December 15, 2015 Meeting.

The Secretary then read the first item under "Other" on the Agenda for 25 Carina Road, North Haven.

**OTHER:**

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 25 Carina Road, North Haven.**

Arthur Hausman, Blight Prevention Officer/Designee addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Hausman and they were answered.

Lynn Fredricksen made a Motion to continue the matter to the Board's December 15, 2015 Meeting for the Board to consider at that time whether a Notice of Citation should issue.

Adam Mattei seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Adam Mattei - aye

James H. Iovieno - aye  
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the second item under "Other" on the Agenda for 175 Forest Hill Road, North Haven.

- 2. On 175 Forest Hill Road, North Haven, the Blight Prevention officer will provide an update to the Board.**

Mr. Hausman reported that a new building permit was pulled to replace the prior issued building permit that had expired. The permit is to replace the existing roof, soffits and fascia as well as rebuild the valley, build overhangs on the gable roof ends and replace the kitchen ceiling.

The Board asked questions of Mr. Hausman and they were answered.

Frank Given, property owner, was sworn in by the stenographer and addressed the Board.

The Board asked questions of Mr. Given and they were answered.

The matter will be continued to the Board's December 15, 2015 Meeting for the Blight Prevention Office/Designee to provide a status update.

The Secretary then read the fourth item under "Other" on the Agenda for 175 Forest Hill Road, North Haven.

**4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 267C Kings Highway, North Haven.**

Arthur Hausman, Blight Prevention Officer/Designee addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Hausman and they were answered.

Attorney John Parese, representing the executor of the estate of the property owner of 267C Kings Highway, North Haven addressed the Board regarding the blight conditions at the property in issue.

The Board asked questions of Attorney Parese and they were answered.

Christopher Morrell, property owner, was sworn in by the Stenographer and addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Morrell and they were answered.

Tom Bowery, Town resident and neighboring property owner, was sworn in by the Stenographer and addressed the Board regarding the blight conditions at the property in issue.

The Board asked questions of Mr. Bowery and they were answered.

Attorney Jennifer Coppola addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

The Chairman asked if anyone else wished to speak. No one came forward.

A meeting at the site will be scheduled between Attorney's Coppola and Parese and will include the Blight Prevention Officers and property owner(s).

James Nesdale made a Motion to continue the matter to the Board's December 15, 2015 Meeting for the Blight Prevention Officer to provide a status update.

Adam Mattei seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark - aye
Adam Mattei - aye	James Nesdale – aye	

The Secretary then read the fifth item under "Other" on the Agenda for 9 Overbrook Road, North Haven.

**5. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 9 Overbrook Road, North Haven.**

Arthur Hausman, Blight Prevention Officer/Designee, addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Hausman and they were answered.

Steven Swiatek, property owner was sworn in by the Stenographer and addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Swiatek and they were answered.

Attorney Jennifer Coppola addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Attorney Coppola and they were answered.

Robin Clark made a Motion to continue the matter to the Board's December 15, 2015 Meeting for the Board to consider at that time whether a Notice of Citation should issue.

James Nesdale seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark - aye
Adam Mattei - aye	James Nesdale – aye	

**MINUTES:**

Lynn Fredricksen made a motion to approve of the Minutes as submitted from the September 29, 2015 Special Meeting.

Adam Mattei seconded the Motion.

The Board voted 5 – 0 in favor of the Motion.

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark - aye
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Adam Mattei - aye

James Nesdale – aye

Lynn Fredricksen made a motion to approve of the Minutes as submitted from the October 20, 2015 Meeting.

James Iovieno seconded the Motion.

The Board voted 4 in favor of the Motion with 1 abstention.

Lynn Fredricksen- aye  
Adam Mattei - abstain

James H. Iovieno - aye  
James Nesdale – aye

Robin M. Clark - aye

**ADJOURNMENT:**

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. James Nesdale seconded the Motion. All were in favor. The meeting adjourned at 8:38 P.M.