

Approved July 17, 2012

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

A meeting of the **Blight Prevention Appeals Board** was held on June 19, 2012, at 7:00 PM at the North Haven Town Hall, 18 Church Street on the First Floor in Conference Room #3 across from the Town Clerk's Office.

BOARD MEMBERS:

Theresa Ranciato-Viele, Chairman
Lynn Fredricksen, Vice Chairman
Robin M. Clark, Secretary
James H. Iovieno
Linda F. Currie-Zeffiro
Steven M. Miller, Alternate

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Lynn Sadosky, P.E., Director of Public Works
MaryLee Rydzewski, Stenographer
Lara Oakes-Andrews, Clerk to the Board
Jennifer Coppola, Esquire

Theresa Ranciato-Viele, Chairman, called the meeting to order at 7:04 PM. She introduced the Board and others and addressed all present regarding the goal of the Blight Prevention Ordinance.

The Chairman asked the Clerk if there were any changes to the agenda. The Clerk replied that there were no changes.

The Chairman asked the Secretary to read the **PENDING CLAIMS** into the record. The Secretary read the following:

PENDING CLAIMS:

1. To discuss the status of the pending claim against 53 Susan Lane, North Haven, and possible action relating to same.
2. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 53 Susan Lane, North Haven.
3. To discuss the status of the pending claim against 12 Montowese Avenue, North Haven, and possible action relating to same.
4. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 12 Montowese Avenue, North Haven.

5. To discuss the status of the pending claim against 10 Ball Road, North Haven, and possible action relating to same.
6. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 10 Ball Road, North Haven.

Robin Clark made a motion to convene in executive session to discuss the **PENDING CLAIMS** with outside Town Counsel, Attorney Jennifer Coppola. Lynn Fredricksen seconded the motion.

The Board voted unanimously to convene in executive session and went into executive session at 7:10 PM.

Lynn Fredricksen made a motion to come out of executive session. Robin Clark seconded the motion. The Board voted unanimously and came out of executive session at 7:35 PM.

Theresa Ranciato-Viele called for any motions on the **PENDING CLAIMS** discussed in the executive session.

Attorney Jennifer Coppola clarified that the wording of the motions should be a motion to rescind the Board's vote/decision from its May 15, 2012 meeting to issue a Notice of Citation for each respective property.

Theresa Ranciato-Viele made a motion to rescind the Board's vote/decision from its May 15, 2012 meeting to issue a Notice of Citation for 53 Susan Lane. Robin Clark seconded the motion. The Board voted 3-0 to rescind the vote/decision:

Theresa Ranciato-Viele – aye Robin Clark – aye Lynn Fredricksen – aye

New Board member, Linda Currie-Zeffiro noted for the Record that the new board members (Iovieno, Currie-Zeffiro, and Miller) did not/would not vote on the properties discussed in executive session because they were not sitting on the Board at the time the vote(s) were taken on the properties at the May 15, 2012 meeting.

Theresa Ranciato-Viele made a motion to rescind the Board's vote/decision from its May 15, 2012 meeting to issue a Notice of Citation for 12 Montowese Avenue. Lynn Fredricksen seconded the motion. The Board voted 3-0 to rescind the vote/decision:

Theresa Ranciato-Viele – aye Robin Clark – aye Lynn Fredricksen – aye

Theresa Ranciato-Viele made a motion to rescind the Board's vote/decision from its May 15, 2012 meeting to issue a Notice of Citation for 10 Ball Road. Robin Clark seconded the motion. The Board voted 3-0 to rescind the vote/decision:

Approved July 17, 2012

Theresa Ranciato-Viele – aye Robin Clark – aye Lynn Fredricksen – aye

The first appeal was read into the Record by the Secretary:

1. PUBLIC HEARING: On appeal by the property owner(s) of 26 Manor Drive, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 11, 2012.

Theresa Ranciato-Viele opened the public hearing.

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer and addressed the Board regarding evidence of blight at the property in issue.

Mr. Peter Anthony Philipse, owner of 26 Manor Drive, came forward to be sworn in and addressed the Board. He stated that most of the allegations were false. He stated that he would like to fix the conditions complained of but he is on a very fixed income.

Mr. Philipse responded to questions from the Board.

Theresa Ranciato-Viele asked if anyone else wished to speak on the matter of 26 Manor Drive.

Joe Rubino of 27 Manor Drive came forward to be sworn in and address the Board. He stated that the property had been in a continuous state of disrepair over the years. He and other neighbors had offered years ago to help the owner but their offer was declined. He stated that he was also concerned about the condition of the interior of the house.

The public hearing on 26 Manor Drive was closed.

The second appeal was read into the Record by the Secretary:

2. PUBLIC HEARING: On appeal by the property owner(s) of 87 Bailey Road, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 2, 2012.

Theresa Ranciato-Viele opened the public hearing.

Elio Floriano, Blight Prevention Officer, previously sworn in by the Stenographer addressed the Board regarding evidence of blight at the property in issue.

Catherine Rivas, owner of 87 Bailey Road, addressed the Board. She discussed the different areas of concern with the Board, stated that her family is having financial difficulties, and supplied information to the Board regarding her claim.

Mrs. Rivas responded to questions from the Board.

Theresa Ranciato-Viele asked if anyone else wished to speak on the matter of 87 Bailey Road and no one responded.

The Public Hearing was closed.

The Secretary read into the record item #1 under **OTHER** on the Agenda:

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 61 Bailey Road, North Haven.**

Elio Floriano, Blight Prevention Officer, previously sworn in by the Stenographer addressed the Board regarding evidence of blight at the property in issue. He testified that the blighted conditions for which the Notice of Violation was issued have not been remedied.

Mr. Floriano responded to questions from the Board.

The Secretary read into the record item #2 under **OTHER** on the Agenda:

- 2. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 70 Ridgewood Avenue, North Haven.**

Elio Floriano, Blight Prevention Officer, previously sworn in by the Stenographer addressed the Board regarding evidence of blight at the property in issue. He testified that the blighted conditions for which the Notice of Violation was issued have not been remedied.

DELIBERATIONS:

Robin Clark made a motion to enter deliberations. Lynn Fredricksen seconded the motion. The Board voted 5-0 to enter deliberations.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye
James Iovieno – aye Linda Currie-Zeffiro - aye

26 Manor Drive

Theresa Ranciato-Viele made a motion that a Notice of Citation be issued to the owner of 26 Manor Drive. James Iovieno seconded the motion. The Board voted 5-0 in favor of the motion.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye
James Iovieno – aye Linda Currie-Zeffiro - aye

87 Bailey Road

Theresa Ranciato-Viele made a motion to grant the property owner(s) of 87 Bailey Road a four (4) month extension to remedy the blight conditions at the property. James Iovieno seconded the motion. The Board voted 5-0 in favor of the motion.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye
James Iovieno – aye Linda Currie-Zeffiro - aye

61 Bailey Road

Theresa Ranciato-Viele made a motion to find that the conditions observed at 61 Bailey Road constitute blight and to issue a Notice of Citation to the property owner(s). Robin Clark seconded the motion. The Board voted 5-0 in favor of the motion.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye
James Iovieno – aye Linda Currie-Zeffiro - aye

70 Ridgewood Avenue

James Iovieno made a motion to find that the conditions observed at 70 Ridgewood Avenue constitute blight and to issue a Notice of Citation to the property owner(s). Lynn Fredricksen seconded the motion. The Board voted 5-0 in favor of the motion.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye
James Iovieno – aye Linda Currie-Zeffiro - aye

MINUTES:

Lynn Fredricksen made a motion to approve the minutes from the meeting held on May 15, 2012. Robin Clark seconded the motion. The Board voted 3-0 in favor of the motion.

Theresa Ranciato-Viele -aye Lynn Fredricksen –aye Robin Clark - aye

ADJOURNMENT

There being no further business, Robin Clark made a motion to adjourn the meeting. Lynn Fredricksen seconded the motion. All were in favor. The meeting was adjourned at 8:42 PM.