

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

A meeting of the **Blight Prevention Appeals Board** was held on August 21, 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

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Lynn Sadosky, P.E., Director of Public Works
Jennifer Coppola, Town Attorney
Sotonye Otunba-Payne, Stenographer
Lara Oakes-Andrews, Clerk to the Board

Theresa Ranciato-Viele, Chairman, called the meeting to order at 7:05 PM. She introduced herself and had the board and others introduce themselves.

The Chairman reminded the audience and the Board that there were no matters set for public hearing.

The Chairman asked if there were any changes to the Agenda.

Elio Floriano, Blight Prevention Officer, stated that there were some changes.

Jennifer Coppola, Esquire clarified that Mr. Floriano would only be providing updates on some of the properties as some remediation had taken place and would be requesting that Notices of Citation issue on others.

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 33 Monroe Street, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. Most of the conditions have been remedied. He stated that there are a few conditions that still need to be addressed but George Szuster, the son of the property owner of record, who is the administrator of the property owner's estate, has been cooperative and is working with the Town. Mr. Floriano advised the Board that he has decided to give Mr. Szuster additional time to remedy the remaining conditions of concern.

Jennifer Coppola, Esquire, outside Town counsel, addressed the Board with reference to the issue of notice to the property owner that had been raised at the Board's last meeting. She explained that in estate administration typically a Notice for Land Records regarding the appointment of a fiduciary is filed with the Town Clerk where the deceased owned property but it appeared such

Notice was not filed for the property at issue and that in the future, a call would be made to the Probate Court to inquire whether an estate had been opened for a deceased property owner.

The Chairman called for a motion.

Lynn Fredricksen made a motion to remove 33 Monroe Street from the Agenda since progress had been made in remediating the blight conditions. Robin Clark seconded the motion. The Board had a discussion about the property. The Board voted 4-0 in favor.

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

2. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 60 Culver Lane, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. The property owner is working with the Town and some of the conditions have been remedied. Mr. Floriano recommended that the property owner be given an extension of thirty (30) days from the meeting date to remedy the remaining blight conditions.

The Chairman called for a motion.

Robin Clark made a motion to grant a thirty (30) day extension to the owner of 60 Culver Lane at the recommendation of the Blight Prevention Officer since an attempt was made to remedy the blight. Lynn Fredricksen seconded the motion. The Board had a discussion about the property. The Board voted 4-0 in favor.

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

3. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 23 George Street, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. The property owner is working with the Town and some of the conditions have been remedied. Mr. Floriano recommended that the property owner be given an extension of thirty (30) days from the meeting date to remedy the remaining blight conditions.

The Chairman called for a motion.

Lynn Fredricksen made a motion to grant a (30) day extension to the owner of 23 George Street at the recommendation of the Blight Prevention Officer since an attempt was made to remedy the blight. James Iovieno seconded the motion. The Board had a discussion about the property. The Board voted 4-0 in favor.

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

4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 54 North Avenue, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding evidence of blight at the property in issue. He testified that the blight conditions for which the Notice of Violation was issued have not been remedied. Mr. Floriano requested that the Clerk read a letter into the record that had been received by the property owner. The letter stated in part that the property owner would be out of the country until October 8, 2012. Mr. Floriano recommended that the Board grant the property owner an extension of time to remedy the blight conditions until the Board's October 16, 2012 meeting date.

The Board had a discussion about the property.

The Chairman called for a motion.

Robin Clark made a motion to find that the conditions observed at 54 North Avenue, constitute blight and to issue a Notice of Citation to the property owner(s). James Iovieno seconded the motion. The Board voted 4-0 in favor.

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

5. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 141 Patten Road, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding evidence of blight at the property in issue. He testified that the blight conditions for which the Notice of Violation was issued have not been remedied. Mr. Floriano recommended that the Board issue a Notice of Citation against the property.

The Chairman called for a motion.

Robin Clark made a motion to find that the conditions observed at 141 Patten Road, constitute blight and to issue a Notice of Citation to the property owner(s). James Iovieno seconded the motion. The Board voted 4-0 in favor.

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

6. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 16 Vista Road, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board. He testified that the blight conditions for which the Notice of Violation was issued have been remedied and that this item (#6) 16 Vista Road could be removed from the Agenda.

MINUTES: Approval of Minutes from the Meeting held on July 17, 2012.

The Chairman called for a motion to approve the Minutes from the Regular Meeting held on July 17, 2012.

Robin Clark made a motion to approve the Minutes from the Regular Meeting of the Board held July 17, 2012. Lynn Fredricksen seconded. The Board voted 4-0 in favor.

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

ADJOURNMENT

There being no further business, Lynn Fredricksen made a motion to adjourn. James Iovieno seconded the motion. The Board voted, all were in favor, and the meeting adjourned at 7:36 PM.