

***“As Approved 11/20/2012”***

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

A meeting of the **Blight Prevention Appeals Board** was held on **October 16, 2012**, at 7:00 PM at the North Haven Town Hall, 18 Church Street on the Second Floor in Conference Room #1.

**BOARD MEMBERS:**

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

**ABSENT:**

Theresa Ranciato-Viele, Chairman

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Jennifer Coppola, Esquire  
MaryLee Rydzewski, Stenographer  
Lara Oakes-Andrews, Clerk to the Board

Lynn Fredricksen, Vice Chairman, called the meeting to order at 7:00 PM. She introduced herself and others present and had the Board introduce themselves. She stated that the Board would first address the Agenda items that were not noticed for Public Hearing. Alternate, Steven M. Miller, sat in place of Theresa Ranciato-Viele.

Due to the number of people in attendance at the meeting, the meeting location was moved from the First Floor to the Second Floor of the Town Hall to Conference Room #1.

**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 6 Manor Drive, North Haven.**

Elio Floriano, Blight Prevention Officer, was sworn in by the stenographer. He addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. Mr. Floriano advised the Board that this item was being removed from the Agenda because the cited blight conditions had been remedied.

**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 215 Millbrook Road, 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. He advised the Board that the blight conditions had not been remedied and recommended that the Board issue a Notice of Citation.

The Clerk to the Board, Lara Oakes-Andrews, was sworn in by the stenographer and updated the Board on her communications with the property owner.

A brief discussion was held by the Board. It was noted that the property had been in a blighted condition for quite some time, and there seemed to be no indication that the property owner had made an effort to remedy the blight.

James Iovieno made a motion to uphold the recommendation of the Blight Prevention Officer and to issue a Notice of Citation to the property owner(s) of 215 Millbrook Road, Linda Currie-Zeffiro seconded the motion. The Board voted 5-0 in favor of the motion.

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Steven Miller -aye  
James Iovieno -aye

Lynn Fredricksen -aye  
Linda Currie-Zeffiro -aye

Robin Clark -aye

**3. On appeal by the property owner(s) of 1061 Hartford Turnpike, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated September 7, 2012.**

The Public Hearing was opened.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding the blight conditions that were cited in the Notice of Violation issued against the property. He stated that recent visits to the site had shown no progress in remedying the blighted conditions and recommended that the Board issue a Notice of Citation.

A letter of appeal had been received by the property owner in the prescribed amount of time.

Mark Grey, property owner of 1061 Hartford Turnpike, was sworn in and gave testimony. He asked that the Board, or the Blight Prevention Officer, give him guidelines as to the specific things he needed to take care of with respect to the overgrown vegetation on the property, so as to appease the Board.

The Board inquired whether the complainant, Mr. Barnhart, was in attendance. The complainant was not present.

Matthew Grey, resident of 1061 Hartford Turnpike, was sworn in and gave testimony. He stated that the vegetation could be taken care of but the retaining wall would take more time and may be too expensive to repair. He stated that the worn paint area on the siding could be easily fixed. He suggested that the Board afford a six (6) month extension to remedy the blight conditions.

Lynn Fredricksen, Vice Chairman, requested that the Blight Prevention Officer lay out guidelines for Mr. Grey to remedy the overgrown vegetation issue at the property.

Lynn Fredricksen inquired if there were any other members of the public who wished to speak on the matter of 1061 Hartford Turnpike. There being no further public input, she requested that a motion be made to close the public hearing.

Robin Clark made a motion to close the Public Hearing and Linda Currie-Zeffiro seconded the motion. The Board voted 5-0 in favor of the motion. The Public Hearing was closed at 7:36pm.

Steven Miller -aye  
James Iovieno – aye

Lynn Fredricksen –aye  
Linda Currie-Zeffiro - aye

Robin Clark - aye

The Board had a discussion with regard to the blight conditions listed in the Notice of Violation.

Robin Clark made a motion to find that the property was blighted and to grant a sixty (60) day extension to remedy the vegetation portion of the Notice of Violation.

Linda Currie-Zeffiro made a motion to modify the previous motion to find that blight exists at the property, to give the property owner(s) a thirty (30) day extension to remedy the blight conditions, and to require the property owner(s) to appear before the Board at the November 20, 2012 meeting to update the Board on the progress of all the blight conditions listed in the Notice of Violation and to show that they secured estimates or a contract for someone to repair the retaining wall. Steven Miller seconded the motion. The Board voted 5-0 in favor of the motion.

Steven Miller -aye

Lynn Fredricksen -aye

Robin Clark -aye

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James Iovieno -aye

Linda Currie-Zeffiro -aye

**4. On appeal by the property owner(s) of 19 Country Way, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated September 7, 2012.**

The Public Hearing was opened.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding the blight conditions that were cited in the Notice of Violation issued against the property. He testified that he met with the property owner, Anthony Acanfora, to discuss the blight conditions on Friday, October 12, 2012, and Director of Public Works Lynn Sadosky and Attorney Jennifer Coppola were also present. He stated that following the meeting, Attorney Coppola and he visited the property and found that Mr. Acanfora had made considerable effort to remedy the blight conditions. During this site visit, photographs were taken by Mr. Floriano to show the improvements that had been made. A copy of the photographs was provided to the Board members. Mr. Floriano recommended that Mr. Acanfora be granted a sixty (60) day extension to allow him time to complete the roof and siding on the front of the addition and to remove all of the wood, metal, etc. in the rear of the property.

Jennifer Coppola, Esquire addressed the Board and the members of the public in attendance. She explained that Mr. Floriano, as the Blight Prevention Officer, has the ability within his discretion to grant an extension of time to the property owner(s) to remedy the blighted conditions listed in the Notice of Violation as does the Board. She read into to Record the definition of “state of disrepair or becoming dilapidated.” She reminded the public that the Board could only address issues pertaining to blight and that the Board has no authority to consider or issue decisions pertaining to zoning, building, fire or police regulations or enforcement.

The Vice Chairman asked if anyone wished to address the Board, starting with the owner of the property Mr. Acanfora.

Anthony Acanfora, owner of 19 Country Way, was sworn in and gave testimony. He also requested an extension of sixty (60) days in which to remedy the blight conditions.

The following people were sworn in and gave testimony regarding this matter:

Shawn Piscitelli

Joseph Piscitelli (also submitted 21 Photographs for the Record, which were marked as Exhibits and shown to the Board)

Robert Levesque

Joseph Mayo

Jim Nesdale

Lucille DeGregorio

Joe Nesdale

Stan Conway

Scott Leighton

Nancy Vaccaro

Jonathon Haury

Debbie Nesdale

Ralph Chieffo

The Board asked and responded to questions from the public.

Jennifer Coppola addressed the audience to confirm that many photographs were in Record, including photographs taken by Mr. Floriano during his initial investigation and at the site visit prior to the meeting.

Lynn Fredricksen explained to the audience again that the Board can only address blight issues and no other issues.

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Linda Currie-Zeffiro requested that the Blight Prevention Officer read his recommendation again. Elio Floriano read his recommendation to the Board.

Linda Currie-Zeffiro expressed concern that so much time had already gone by that Mr. Acanfora could not possibly take care of everything in sixty (60) days.

Lynn Fredricksen stated to Mr. Acanfora that the Board had no kind of assurance that the property would be cleaned up within that timeframe.

Jennifer Coppola again addressed the public to advise that the Town has begun to develop an outreach program to identify community organizations willing to assist with many of these blight cases.

The Vice Chairman inquired if there were any other members of the public who wished to speak on the matter of 19 Country Way. There being no further public input, she requested that a motion be made to close the public hearing.

Steven Miller made a motion to close the Public Hearing and James Iovieno seconded the motion. The Board voted 5-0 in favor of the motion.

Steven Miller -aye                  Lynn Fredricksen -aye                  Robin Clark -aye  
James Iovieno -aye                  Linda Currie-Zeffiro -aye

The Chairman reminded the audience and the Board that the public hearing was closed and that there would be no more public input.

The Board had a brief discussion on the matter of 19 Country Way.

The Chairman called for a motion.

Steven Miller made a motion to find that property was blighted and to issue a Notice of Citation. James Iovieno seconded the motion. The Board voted 5-0 in favor of the motion.

Steven Miller -aye                  Lynn Fredricksen -aye                  Robin Clark -aye  
James Iovieno -aye                  Linda Currie-Zeffiro -aye

**MINUTES:** Approval of Minutes from the Meeting held on August 21, 2012.

Steven Miller made a motion to approve the Minutes from the Regular Meeting held on August 21, 2012. James Iovieno seconded the motion. The Board voted 3-0 in favor.

Lynn Fredricksen –aye                  Robin Clark – aye                  James Iovieno – aye

**ADJOURNMENT :** There being no further business, Steven Miller made a motion to adjourn. James Iovieno seconded the motion. The Board voted, all were in favor, and the meeting adjourned at 9:26 PM.

Steven Miller – aye                  Lynn Fredricksen – aye                  Robin Clark – aye  
James Iovieno – aye                  Linda Currie-Zeffiro – aye

**TOWN OF NORTH HAVEN  
BLIGHT PREVENTION APPEALS BOARD  
NOTICE OF DECISIONS**

**TO RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN AND OTHER INTERESTED PARTIES:**

The following decisions were rendered at the Meeting of the Blight Prevention Appeals Board held on Tuesday, October 16, 2012 at the North Haven Town Hall, 18 Church Street, in the Second Floor Conference Room at 7:00 PM:

215 Millbrook Road, North Haven: Upon the recommendation of the Blight Prevention Officer and pursuant to the Blight Prevention Ordinance, the Board voted to issue a Notice of Citation.

1061 Hartford Turnpike, North Haven: Following a Public Hearing, the Board voted to grant the property owner(s) a thirty (30) day extension to remedy the blight conditions cited in the Notice of Violation issued by the Blight Prevention Officer dated September 7, 2012, with the condition that the property owner(s) appear before the Board at its November 20, 2012 meeting to provide an update to the Board on the property owner's (s') progress.

19 Country Way, North Haven: Following a Public Hearing, the Board voted to issue a Notice of Citation.

**ROBIN CLARK, SECRETARY OF THE TOWN OF NORTH HAVEN BLIGHT PREVENTION APPEALS BOARD**

**A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.**

**TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATE:**

**Thursday, October 25, 2012**

**Please forward bill and Affidavit to the Public Works Department, North Haven Town Hall Annex, 5 Linsley Street, North Haven, CT 06473.**