

**AS APPROVED 12-18-2012**

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

A Meeting of the Blight Prevention Appeals Board was held on November 20, 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  
Jennifer Coppola, Esquire  
MaryLee Rydzewski, Stenographer  
Lara Oakes-Andrews, Clerk to the Board

The Chairman called the Meeting to order at 7:01 PM and had the Board members introduce themselves.

The Chairman called for a Motion to Amend the Agenda to include an Executive Session at the end of the Agenda to discuss two (2) properties with counsel.

Lynn Fredricksen made a Motion to Amend the Agenda to include an Executive Session with counsel at the end to discuss the pending complaints related to 447 Washington Avenue and 19 Country Way. Robin Clark seconded the motion. The Board voted 5-0 in favor.

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

The Chairman had the Secretary read the first Agenda item into the record.

**AGENDA:**

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 87 Bailey Road, North Haven.**

The Blight Prevention Officer, Elio Floriano, was sworn in by the Stenographer. He gave a brief report on the property. A Public Hearing had been held at the Board's June meeting. The property owners appeared for the Public Hearing and were granted a four (4) month extension to remedy the blight conditions cited in the Notice of Violation. Mr. Floriano reported that the blight conditions have not been remedied and he recommended that the Board issue a Notice of Citation to the property owners of 87 Bailey Road.

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The Board had a brief discussion about the property.

The Chairman called for a Motion.

Linda Currie-Zeffiro made a Motion to find that the conditions observed at 87 Bailey Road constitute blight and to issue a Notice of Citation to the property owner(s). 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

The Chairman had the Secretary read the next Agenda item into the record.

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

The Blight Prevention Officer Elio Floriano gave a report on the property. The property was previously included in the Agenda for the Board's August meeting. Mr. Floriano advised at that time that the property owner was attempting to remedy the blight conditions and recommended that the property owner be given a thirty (30) day extension.

Mr. Floriano reported that the blight conditions still have not been remedied and recommended that the Board issue a Notice of Citation to the property owner of 60 Culver Lane.

Jennifer Coppola, Esquire requested that the Clerk advise the Board of the information the Clerk had received via telephone conversation with and messages left by the son of the property owner and the property owner, respectively. Lara Oakes-Andrews, Clerk to the Board, provided same.

The Board had a brief discussion.

The Chairman called for a Motion.

Robin Clark made a Motion to find that the conditions observed at 60 Culver Lane constitute blight and to issue a Notice of Citation to the property owner(s). Lynn Fredricksen seconded the Motion. The Board voted 4-0 in favor of the Motion.

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

The Chairman had the Secretary read the next Agenda item into the record.

**3. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 263 Maple Avenue, North Haven.**

The Blight Prevention Officer Elio Floriano gave a report on the property. A Public Hearing had been held at the Board's May meeting. The property owner appeared for the Public Hearing and was granted a four (4) month extension to remedy the blight conditions cited in the Notice of Violation.

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Mr. Floriano testified that the property has been inspected several times and that of the vehicles that were originally observed at the property, only one (1) unregistered or inoperable vehicle appears to remain on a continuing basis, which is permitted under the Blight Prevention Ordinance.

Mr. Floriano stated that he did not believe it is appropriate to issue a Notice of Citation at this time.

The Board had a brief discussion and agreed with the recommendation of the Blight Prevention Officer.

The Chairman had the Secretary read the next Agenda item into the record.

#### **4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 343 Skiff Street, North Haven.**

The Blight Prevention Officer Elio Floriano gave a report on the property. Mr. Floriano advised that he was not recommending that the Board issue a Notice of Citation. He testified that the broken window has been repaired and that the vegetation has been removed from the roof. He stated that he did not observe the shed that was complained of. With regard to the tall grass and bushes in the rear yard, Mr. Floriano informed the Board that there is a watercourse and wetlands to the rear of the property. Mr. Floriano concluded that there are two (2) issues that remain with the property: (1) the status of the two (2) vehicles parked in the driveway and (2) a small area of the property that needs further remediation.

With regard to the vehicle issue, the vehicles have new tarp coverings. Also, Mr. Floriano testified that he has communicated with the owner of the vehicles, Ernst Weber, who claims only one (1) of the two (2) vehicles is inoperable or unregistered and the other is registered and thus, the property is in compliance with the Blight Prevention Ordinance and Zoning Regulations.

The Clerk to the Board read a letter received from property owner Helen Chillemi (marked as Exhibit A) and an email received from Mr. Weber (marked as Exhibit B) into the record.

The Blight Prevention Officer did not recommend the issuance of a Notice of Citation at this time.

The Board briefly discussed the evidence received and agreed with the recommendation of the Blight Prevention Officer.

The Chairman had the Secretary read the next Agenda item into the record.

#### **5. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 1061 Hartford Turnpike, North Haven.**

The Blight Prevention Officer Elio Floriano provided an update on the status of the property. A Public Hearing had been held at the Board's October meeting. The property owner appeared for the Public Hearing and was granted a thirty (30) day extension to remedy the blight conditions cited in the Notice of Violation with the condition that the property owner appear before the

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Board at its November 20, 2012 meeting to provide an update to the Board on the property owner's progress.

Mr. Floriano testified that he re-inspected the property and clean up of the vegetation, grass, and brush has begun. With regard to the retaining wall, Mr. Floriano stated that the property owner represented that he had called 6 people to repair the retaining wall with no success in finding someone to complete the work. Mr. Floriano recommended that the property owner be afforded an additional thirty (30) days to clean up the overgrowth and to move the block for the retaining wall to a location where it will not be visible.

The Chairman called for the property owner Mark Grey to approach the Board and be sworn in.

Property owner Mark Grey was sworn in by the stenographer and testified before the Board. He stated that most of the vegetation and brush within six feet of the house has been cleared and removed and that a portion of the siding had been painted earlier that day. With regard to the retaining wall, Mr. Grey testified that the blocks were moved but the wall was not going to be rebuilt at this time because he has been unable to obtain a contractor to perform the work. He requested a longer extension to get the rest of the work completed.

Mark Grey's son, Matthew Grey, was sworn in by the stenographer and testified before the Board. He testified that he had met with Mr. Floriano at the property and went over the work that was completed. He said that the siding had been painted after Mr. Floriano had left the property. He also requested an extension in order to complete all of the work.

Messrs. Grey responded to questions from the Board during their testimony.

The Board discussed the matter.

The Chairman called for a Motion.

Lynn Fredricksen made a Motion to grant the property owner(s) of 1061 Hartford Turnpike an additional sixty (60) day extension to remedy the blight conditions cited in the Notice of Violation issued by the Blight Prevention Officer dated September 7, 2012. Robin Clark seconded the Motion. The Board voted 5-0 in favor of the Motion.

Steven M. Miller – aye  
James Iovieno – aye

Lynn Fredricksen – aye  
Linda Currie-Zeffiro – aye

Robin Clark – aye

**EXECUTIVE SESSION:**

The Chairman called for a Motion to Convene into Executive Session.

Lynn Fredricksen made a Motion to Convene in Executive Session with counsel to discuss the pending complaints related to 447 Washington Avenue and 19 Country Way. Robin Clark seconded the Motion. The Board voted 5-0 in favor of the Motion.

Theresa Ranciato-Viele – aye  
James Iovieno – aye

Lynn Fredricksen – aye  
Linda Currie-Zeffiro – aye

Robin Clark – aye

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The Board convened in Executive Session at 7:55 PM.

The Board came out of Executive Session at 9:01 PM. Lynn Fredricksen made a Motion to Resume Regular Session. Linda Currie-Zeffiro 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:** Approval of Minutes from Meeting held on October 16, 2012.

Lynn Fredricksen made a Motion to Approve the minutes as submitted. Linda Currie-Zeffiro seconded the Motion. The Board voted 5-0 in favor of the Motion.

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

**ADJOURNMENT:**

There being no further business, Lynn Fredricksen moved to adjourn the meeting. Robin Clark seconded the Motion. The meeting was adjourned at 9:06 PM.

**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, November 20, 2012 at the North Haven Town Hall, 18 Church Street, on the First Floor in Conference Room #3 at 7:00 PM:

87 Bailey 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.

60 Culver Lane, 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: The Board voted to grant the property owner(s) an additional sixty (60) day extension to remedy the blight conditions cited in the Notice of Violation issued by the Blight Prevention Officer dated September 7, 2012.

**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, November 29, 2012**

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