

As amended and approved 7/16/2013

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

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

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
Jennifer Coppola, Esquire
MaryLee Rydzewski, Stenographer
Lara Oakes-Andrews, Clerk to the Board

The Chairman called the Meeting to order at 7:01PM and had the Board members introduced themselves, and she introduced others present.

The Chairman asked the Secretary to read Agenda items # 1 and 2 into the record.

The Chairman called for a Motion to Convene in Executive Session to discuss the pending claim concerning 19 Country Way.

Lynn Fredricksen made a Motion to Convene in Executive Session with Counsel Jennifer Coppola and Lynn Sadosky, Director of Public Works, regarding the pending complaint related to 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 Board entered into executive session at 7:03PM.

The Chairman called for a Motion to Come out of Executive Session and Reconvene in Public Session.

Lynn Fredricksen made said Motion to Come out of Executive Session and Reconvene in Public Session and 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 Board came out of Executive Session at 7:47 PM.

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

PENDING CLAIMS:

- 1. To discuss the status of the pending claim against 19 Country Way, North Haven, and possible action relating to same.**

The Board received public comment from the following people regarding this Agenda item: Joseph Piscitelli, Shawn Piscitelli, Jim Nesdale, and Joe Nesdale.

The Board gave comments and answered questions from the public.

Attorney Coppola offered information regarding the unfinished addition at the property, explaining the law regarding expiration of building permits.

Lynn Sadosky, Director of Public Works, also spoke to address some of the questions raised by the public comment.

Linda Currie-Zeffiro made a Motion to Rescind the Board's October 16, 2012 vote/decision to issue a Notice of Citation for 19 Country Way, North Haven. Lynn Fredricksen seconded the Motion. The Board voted 4-0 in favor with 1 abstention.

Steven M. Miller – aye
James Iovieno – aye

Lynn Fredricksen – abstained
Linda Currie-Zeffiro – aye

Robin Clark – aye

Theresa Ranciato-Viele abstained, having not been present at the Board's October 16, 2012 Meeting.

The Chairman asked the Secretary to read the next item into the record.

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 238 Quinnipiac Avenue, 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 have not been remedied and recommended that the Board issue a Notice of Citation.

The Board had a brief discussion about the property and asked questions pertaining to the ownership of the property.

Attorney Coppola addressed the ownership issue.

The Board had a brief discussion.

The Chairman called for a Motion.

Linda Currie-Zeffiro made a Motion to Postpone the Board's consideration of the recommendation of the Blight Prevention Officer to issue a Notice of Citation until the Board's January 15, 2013 Meeting. The Board wants counsel and staff to attempt to re-notify the property

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owner through the property management company or the listing agent. 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: Approval of Minutes from Meeting held on November 20, 2012.

The Chairman called for a Motion.

Lynn Fredricksen made a Motion to approve the minutes as submitted. 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

ADJOURNMENT:

There being no further business Robin Clark made a Motion to Adjourn the Meeting. Linda Currie-Zeffiro seconded the Motion. The meeting was adjourned at 8:28 PM.