

“As Approved 8-20-2013”

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

A Meeting of the Blight Prevention Appeals Board was held on July 16, 2013 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 (absent)

OTHERS PRESENT:

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

Theresa Ranciato-Viele, Chairman (“Chairman”), called the meeting to order at 7:01. She asked the Board to introduce themselves and she introduced others present.

The Chairman asked if there were any changes to the Agenda. Elio Floriano, Blight Prevention Officer went over the changes in the Agenda.

Mr. Floriano stated that Agenda Items #2 for 25 Collett Street, #4 for 12 Del Avenue, #6 for 19 Howe Street, and #8 for 14 Pierpont Court were being removed from the Agenda as the blight conditions at these properties have been remedied to his satisfaction.

The Agenda Item for Public Hearing was read into the record by the Secretary:

On appeal by the property owner(s) of 53 Susan Lane, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated June 14, 2013.

The Chairman opened the Public Hearing.

Elio Floriano, Blight Prevention Officer (“Mr. Floriano”), testified regarding the blight conditions at the property. Mr. Floriano went over the series of events that had occurred since this property was last before the Board. He discussed meetings and correspondence exchanged with the property owner. He recommended that the Board not grant a lengthy extension to the property owner.

The Chairman asked if anyone else wanted to speak.

Joshua Lidsky (“Mr. Lidsky”), owner of 53 Susan Lane, was sworn in by the Stenographer and addressed the Board.

In response to Mr. Lidsky's comments, Mr. Floriano addressed the Board to clarify information regarding the permit for completing the work necessary to remedy the blight conditions.

The Board asked questions of Mr. Lidsky and Mr. Floriano and they responded.

Attorney Jennifer Coppola addressed the Board.

The Board again questioned Mr. Lidsky in reference to his hiring of a contractor to complete the necessary work at the property, etc.

The Chairman asked if anyone else wished to speak and seeing no one, she closed the Public Hearing at 7:39 p.m.

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The Board entered into deliberations.

A brief discussion was held. A short extension was suggested by James Iovieno of twenty (20) days. The Chairman suggested three (3) weeks to make it twenty-one (21) days.

Attorney Coppola addressed the Board to provide assistance and answer questions regarding the timing of an extension.

The Chairman asked if Mr. Floriano could report back to the Board on the progress on this property at the end of twenty-one (21) days.

Attorney Coppola stated that the information requested would be communicated to the Board.

Lynn Fredricksen made a Motion to grant a twenty-one (21) day extension to the property owner of 53 Susan Lane, to submit all paperwork necessary to obtain a building permit to remedy the blight conditions at the property, and for the Blight Prevention Officer to report said progress to the Board at such time. If the property owner has submitted a revised application for building permit with supporting constructing documents within that time, the matter will not be addressed again by the Board until its September 17, 2013 meeting.

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	

The first property to be considered for Citation (Agenda Item #1 under “Other”) was read into the record by the Secretary:

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 18 Beechwood

Elio Floriano addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property and correspondence exchanged with the property owner(s). He explained that he had granted the property owner(s) an extension until June 20, 2013 to remedy the blight conditions and they were notified of the extension via letter. He advised the Board that the blight conditions have not been remedied and recommended that the Board issue a Notice of Citation.

After a brief discussion, Linda Currie-Zeffiro made a Motion to find that the conditions observed at 18 Beechwood Drive 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	

The next property to be considered for Citation (Agenda Item #3 under “Other”) was read into the record by the Secretary:

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 3014 Ridge Road, North Haven.

Elio Floriano addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. He explained that he had granted the property owner(s) an extension until June 20, 2013 to remedy the blight conditions and some progress has been made but more work is necessary. He advised the Board that the blight conditions had not been remedied and recommended that the Board issue a Notice of Citation.

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The Chairman asked questions of Mr. Floriano regarding the ownership and status of the property.

Attorney Coppola addressed the Board. She explained that the property is owned by an LLC and the principal resides out of state; she has communicated with a local attorney who is the agent for service for the LLC and the property owner responded quickly to the attorney by remedying the blight in part; there is a pending foreclosure action; the property is believed to be for sale; the lot in front of the property is being developed by someone else; etc. Attorney Coppola stated that she attempted to communicate with the LLC’s agent again prior to the Meeting but was unable to reach him.

After a brief discussion, Lynn Fredricksen made a Motion to grant a thirty (30) day extension to the property owner of 3014 Ridge Road. 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 next property to be considered for Citation (Agenda Item #5 under “Other”) was read into the record by the Secretary:

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 1109 Hartford Turnpike, North Haven.

Elio Floriano 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 property was owned by an Estate and that the copy of the Notice of Violation that had been sent via certified mail had been returned as undeliverable. He advised the Board that the blight conditions have not been remedied and recommended that the Board issue a Notice of Citation.

Attorney Coppola addressed the Board. She stated that even though the certified copy had been returned, the Notice of Violation was also hand delivered to the property and posted on the property.

The Chairman asked if there had been an attempt to find the executor or administrator.

The Board asked that the Probate Court be contacted.

Lynn Fredricksen made a Motion to continue this matter on 1109 Hartford Turnpike to the Board’s August 20, 2013 Meeting. 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 next property to be considered for Citation (Agenda Item #7 under “Other”) was read into the record by the Secretary:

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 99 Maple Avenue, North Haven.

Elio Floriano addressed the Board and provided an update on the blight conditions that were cited in the Notice of Violation issued against the property. He informed the Board that the property owner of record had called the Building Department on June 17th to advise that the property was in foreclosure, she had contacted the mortgage company because they are supposed to be taking care of the property, and the mortgage company is to send a preservation team to the property which she was told may take up to two (2) weeks. He advised the Board that the blight conditions have not been remedied and recommended that the Board issue a Notice of Citation.

Linda Currie-Zeffiro recommended that an attempt to contact the mortgage company be made to try to get them to maintain the property.

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Attorney Coppola addressed the Board and suggested that they might want to continue this Agenda item until their August Meeting.

Linda Currie-Zeffiro made a Motion to continue this matter regarding 99 Maple Avenue to the Board's August 20, 2013 Meeting. 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	

The next property to be considered for Citation (Agenda Item #9 under “Other”) was read into the record by the Secretary:

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 11 Lancelot Drive, North Haven.

Elio Floriano 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.

Attorney Coppola addressed the Board to advise that this property was not in foreclosure and was still owned by the individual listed on the Notice of Violation.

After a brief discussion, Linda Currie-Zeffiro made a Motion to find that the conditions observed at 11 Lancelot Drive 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	

MINUTES: Approval of Minutes from Meeting held on December 18, 2012.

After a brief discussion, Robin Clark made a Motion to Approve the minutes with an amendment(s) that had been noted by Lynn Fredricksen. Lynn Fredricksen seconded the Motion to Approve with the amendment(s). 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	

MEETING SCHEDULE: Approval of proposed schedule of upcoming Meeting dates for the 2014 Calendar Year. After a brief discussion Robin Clark made a motion to accept the Meeting dates as presented. 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	

Attorney Coppola addressed the Board to let them know the status on some of the properties that have been pending.

ADJOURNMENT: There being no further business, James Iovieno moved to adjourn the Meeting. Lynn Fredricksen seconded the Motion to Adjourn. The meeting was adjourned at 8:25 PM. 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	

**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, July 16, 2013 at the North Haven Town Hall, 18 Church Street on the First Floor in Conference Room #3 across from the Town Clerk's Office at 7:00 PM:

53 Susan Lane, North Haven: Following a Public Hearing, the Board voted to grant the property owner an extension, subject to conditions, to remedy the blight conditions cited in the Notice of Violation issued by the Blight Prevention Officer dated June 14, 2013.

18 Beechwood Drive: Upon the recommendation of the Blight Prevention Officer and pursuant to the Blight Prevention Ordinance, the Board voted to issue a Notice of Citation.

3014 Ridge Road: The Board voted to grant the property owner a thirty (30) day extension to remedy the remaining blight conditions cited in the Notice of Violation issued by the Blight Prevention Officer dated April 9, 2013.

1109 Hartford Turnpike: The Board voted to continue this matter to its August 20, 2013 meeting.

99 Maple Avenue: The Board voted to continue this matter to its August 20, 2013 meeting.

11 Lancelot Drive: Upon the recommendation of the Blight Prevention Officer and pursuant to the Blight Prevention Ordinance, 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, July 25, 2013

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