

“Approve as Submitted 9-17-2013”

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

A meeting of the Blight Prevention Appeals Board was held on August 20, 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
Steven M. Miller

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Jennifer Coppola, Esquire
Sotonye Otunba-Payne, 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.

The Chairman asked the Secretary to read the first item on the Agenda into the record.

Robin Clark, Secretary, read item #1 on the Agenda into the record.

On 53 Susan Lane, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property owner’s submission of a revised application for a building permit and supporting construction documents.

Elio Floriano, Blight Prevention Officer was sworn in by Attorney Coppola. He reported the following updates to the Agenda:

Item #1 – The owner of 53 Susan Lane has submitted #1 construction documents along with a new permit application to the Building Office.

Item #2 - 3014 Ridge Road and Item #3 – 1109 Hartford Turnpike, the Town will attempt to re-notice the owners given additional information that had been received.

Item #4 – 99 Maple Avenue, the Blight has been remedied.

Item #5 – 29 Bowen Road, the property is vacant and in foreclosure. The certified mail copy of the Notice of Violation was returned unclaimed. The only blight condition at the property that presently needs to be remediated is an area of brush, tree limbs, and leaves at the edge of the front lawn, driveway, and side yard that need to be removed. Attorney Coppola has been in touch with Mortgage Contracting Services who is in charge of maintaining the property and they are going to hire a vendor to remove this debris. He is going to issue a notice of extension.

The Chairman asked the Secretary to read item #1 on the Agenda into the record, again.

Item #1 on the Agenda was read into the record by the Secretary:

On 53 Susan Lane, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property owner’s submission of a revised application for a building permit and supporting construction documents.

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Elio Floriano stated that the owner committed to complete job within three (3) weeks. There will be a status follow up at the September meeting.

The Chairman asked the Secretary to read item #6 on the Agenda into the record.
Item #6 on the Agenda 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 1734 Hartford Turnpike, North Haven.

Elio Floriano stated that two (2) complaints had been received on this property. The certified mail copy of the Notice of Violation had been returned but the property appears to be lived in. He recommended that a Notice of Citation be issued by the Board.

Mr. Lesnieski the father of the property owner at 1730 Hartford Turnpike asked to address the Board with regard to 1734 Hartford Turnpike.

Mr. Bernie Hummell, friend of the owner of 1734 Hartford Turnpike asked to address the Board with regard to same. He stated that the owner resides in New York and that he had not seen the owner since last fall. He also stated that someone does live in the house but it is not the owner.

The Chairman called for a motion.

After a brief discussion, Steven M. Miller made a Motion to find that the conditions observed at **1734 Hartford Turnpike** 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 Steven M. Miller - aye

The Chairman asked the Secretary to read item #7 on the Agenda into the record.
Item #7 on the Agenda 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 130 Bradley Street, North Haven.

Elio Floriano went over the complaint and stated that the Notice of Violation had been received, there has been no correspondence from the owner, and nothing has been done to remedy the Blight. He recommended that the Board issue a Notice of Citation.

After a brief discussion, Lynn Fredricksen made a Motion to find that the conditions observed at **130 Bradley Street** 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 Steven M. Miller - aye

MINUTES: Approval of Minutes from Meeting held on July 16, 2013.

After a brief discussion, Lynn Fredricksen made a Motion to approve the minutes as submitted. Robin Clark seconded the Motion. The Board voted 4-0 in favor of the Motion with one (1) abstention.

Theresa Ranciato-Viele -aye Lynn Fredricksen – aye Robin Clark - aye
James Iovieno – aye Steven M. Miller - abstain

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The Chairman called for Public Comment as noted on the Agenda asking if anyone wanted to address the Board.

James Dimartino of 10 Papa Lane, North Haven addressed the Board. He asked why there were Blight complaints filed against certain properties and they have not had citations issued against them, specifically 238 Quinnipiac Avenue.

The Chairman deferred to Attorney Coppola.

Attorney Coppola addressed the question. There was an issue regarding notification to the property owner(s) and this property has(d) an application before another Board.

Mr. Dimartino addressed the Board.

The Chairman clarified the status of applications pending before the Planning & Zoning Commission and Zoning Board of Appeals for the property.

Attorney Coppola addressed the questions regarding 238 Quinnipiac Avenue. The Policy is not to pursue properties for blight violation when an application for development for the property is pending before other Boards or Commissions. She quoted the Blight Prevention Ordinance in response to the question regarding service of a Notice of Violation.

Mr. DiMartino addressed the Board again.

The Board addressed Mr. DiMartino’s questions.

Attorney Jeffrey Donofrio addressed the Board regarding public comments by Mr. DiMartino.

The Chairman closed the public comment portion of the meeting and seeing no further business to discuss called for a motion to adjourn.

ADJOURNMENT:

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. James Iovieno seconded the Motion. The meeting was adjourned at 7:40 PM. The Board voted 5-0 in favor of the Motion.

Theresa Ranciato-Viele -aye
James Iovieno - aye

Lynn Fredricksen - aye
Steven M. Miller - aye

Robin Clark - 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, August 20, 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:

1734 Hartford Turnpike, 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.

130 Bradley Street, 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.

**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, August 29, 2013

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