

“Approved as Submitted 10-15-2013”

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

A Meeting of the Blight Prevention Appeals Board was held on September 17, 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:

Lynn Fredricksen, Acting Chairman
Robin M. Clark, Secretary
James H. Iovieno
Linda F. Currie-Zeffiro
Steven M. Miller, Alternate-(sitting)

OTHERS PRESENT:

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

Lynn Fredricksen, Vice Chairman (“Vice Chairman”), called the meeting to order at 7:00. She introduced herself and asked the Board to introduce themselves.

The Vice Chairman asked if there were any changes to the Agenda.

Elio Floriano, Blight Prevention Officer, advised the Board that Agenda Item #4 concerning 8 Temple Street, North Haven, should be removed from the Agenda as he intends to grant the property owner(s) a thirty (30) day extension to remedy the blight conditions at the property.

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

Robin Clark, Secretary, read Agenda Item #1 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.

Elio Floriano presented an update on the status of remediation at 53 Susan Lane, North Haven. The Vice Chairman asked for an update at the next meeting.

Robin Clark, Secretary, read Agenda Item #2 into the record.

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 55 Coventry Circle, North Haven.

Elio Floriano addressed the Board concerning the blight conditions present at the property and advised the Board that the property owner(s) had not responded to the Notice of Violation issued against the property or remedied the blight conditions. He recommended that a citation be issued.

Attorney Coppola noted that the certified copy of the Notice of Violation had been returned by the Post Office with a notation that it was “Refused”, meaning the addressee(s) had refused to sign the certified mail receipt. She reminded the Board that a copy of the Notice of Violation was also hand-delivered to the property and posted on the front door.

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After a brief discussion, Robin M. Clark made a Motion to find that the conditions observed at 55 Coventry Circle 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.

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

Robin Clark, Secretary, read Agenda Item #3 into the record.

To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 201 Maple Avenue, North Haven.

Elio Floriano addressed the Board concerning the blight conditions present at the property and advised the Board that the property owner(s) had not responded to the Notice of Violation issued against the property or remedied the blight conditions. He recommended that a citation be issued.

James Iovieno asked if there was a regulation regarding an unsafe structure

Elio Floriano informed the Board that the State Building Code covers “unsafe structures” but in this case it would only cover the garage.

The Board discussed other methods of encouraging compliance with the Ordinance.

After a brief discussion, Linda Currie-Zeffiro made a Motion to find that the conditions observed at 201 Maple Avenue 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.

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

Attorney Coppola stated that she would work with the Building Official on the possible issuance of a notice of unsafe structure.

MINUTES: Approval of Minutes from Meeting held on August 20, 2013.

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

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

ADJOURNMENT:

There being no further business, Robin Clark moved to adjourn the meeting. James Iovieno seconded the Motion. All were in favor. The meeting was adjourned at 7:21 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, September 17, 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:

55 Coventry Circle, 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.

201 Maple Avenue, 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, October 3, 2013

Please forward bill and Affidavit to the Public Works Department, North Haven Town Hall Annex, 5 Linsley Street, Room 205, North Haven, CT 06473.