

**APPROVED 11/19/2013**

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

A Meeting of the Blight Prevention Appeals Board was held on October 15, 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, Acting 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 N. Coppola, Esquire  
MaryLee Rydzewski, Stenographer  
Lara Oakes-Andrews, Clerk to Board

The Chairman called the meeting to order at 7:01 PM. She introduced herself and asked the Board to introduce themselves. The Chairman asked the Secretary to read the first item on the Agenda into the record.

**PUBLIC HEARING:** On appeal by the property owner(s) of 62 Bishop Street, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated September 11, 2013.

The Chairman opened the public hearing.

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer and addressed the Board regarding evidence of blight at the property in issue.

Mr. James Cacace was sworn in by the Stenographer and gave testimony. He stated that the dumpster in question was needed when he replaced the roof and did repair work inside when there was water damage.

The Board asked if there were permits for the work being performed and other questions.

Mr. Cacace stated that the work done did not need permits.

The Board asked if the dumpster had been emptied over the three (3) year period that it had been on the property.

Mr. Cacace stated that the dumpster had been emptied approximately four times.

The Board asked questions of Mr. Floriano and they were answered.

The Board asked questions regarding zoning.

Attorney Coppola introduced herself and stated that any zoning issues would be handled by other administrative agencies.

Ms. Ann Marie Cacace was sworn in by the Stenographer and gave testimony.

Mr. Mark Trojanowski was sworn in by the Stenographer and gave testimony and expressed his concerns.

Mr. Cacace spoke again.

The Board asked if the dumpster could be moved to a different location.

Attorney Coppola reminded Mr. Cacace that he was under oath and asked if as a contractor, he has placed debris from other sites into the dumpster at issue and Mr. Cacace responded that he has not.

The Chairman asked if anyone else wished to speak.

Ms. Ann Marie Cacace spoke again.

The Chairman asked if anyone else wished to speak. No one came forward. She called for a motion to close the public hearing.

Lynn Fredricksen made a Motion to close the public hearing. 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 Public Hearing was closed at 7:42 PM.

**DELIBERATIONS (On 62 Bishop Street):**

The Board asked questions of Attorney Coppola.

After a brief discussion, James Iovieno made a Motion to allow the property owner thirty (30) days to complete the repairs and remove the dumpster.

After a brief discussion, Robin Clark made a Motion to grant a six (6) month extension to the property owner to complete the renovations and remove the dumpster, with the condition that the owner have the dumpster emptied periodically and moved to the rear of the property within thirty (30) days. In addition, a follow up report is to be made by the Blight Prevention Officer at the November 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	

Robin Clark, Secretary, read the next Agenda Item into the record.

**OTHER:** 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 compliance.

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

**MINUTES:**

Lynn Fredricksen made a Motion to approve the minutes as submitted from the September 17, 2013 meeting. Robin Clark seconded the Motion. The Board voted 5-0 in favor of the Motion with one (1) abstention.

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

There was a brief discussion about other properties with a follow-up by Attorney Coppola.

There being no further business, Lynn Fredricksen moved to adjourn the meeting. Robin Clark seconded the Motion. All were in favor. The meeting was adjourned at 8:01 PM.