

**APPROVED 3/18/2014**

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

A Meeting of the Blight Prevention Appeals Board was held on November 19, 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, Alternate (Seated for Meeting)

**OTHERS PRESENT:**

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

The Chairman called the Meeting to order at 7:00 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.

Attorney Coppola introduced herself and addressed the Board to let them know that there was a change to the Agenda.

Elio Floriano, Blight Prevention Officer, introduced himself and informed the Board that Item #3 with respect to 8 Temple Street was remediated and should be removed from the Agenda.

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

1. **On 53 Susan Lane:** The Blight Prevention Officer is to provide an update to the Board on the status of the property.

Mr. Floriano presented an update on the status of remediation at 53 Susan Lane, North Haven. He stated that an inspection was made on November 15, 2013, the job was progressing, and he would continue to monitor the progress and update the Board at the next meeting.

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

2. **On 62 Bishop Street:** The Blight Prevention Officer is to provide an update to the Board on the status of the property.

Mr. Floriano addressed the Board and provided an update on the property. He stated that no progress had been made and that the owner did not comply with moving the dumpster.

Attorney Coppola addressed the Board regarding the status of the property. She submitted as an Exhibit, a copy of a letter she sent to the owner of 62 Bishop Street regarding the decision made by the Board at its October 15<sup>th</sup> Meeting to grant the property owner an extension with conditions.

The Board discussed the action they wished to take on the property.

Steven Miller made a motion to notify the owner of 62 Bishop Street, via letter sent certified mail, that due to the failure to comply with the condition of the October 15<sup>th</sup> approval that the dumpster be relocated, the Board is placing the property on the Agenda for its December Meeting to consider whether to issue a Citation. Theresa Ranciato-Viele 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

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

**4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 300 State Street, North Haven.**

Mr. Floriano addressed the Board and provided an update on the property. No progress has been made to remediate the blight conditions. He recommended that a Notice of Citation be issued.

The Board had a brief discussion regarding the occupancy of the property. Mr. Floriano answered questions. The Clerk gave a brief statement in reference to the occupancy of the property.

Questions were asked of Mr. Floriano as the Building Official regarding open permits on the property.

After a brief discussion, Lynn Fredricksen made a Motion to issue a Citation against the property. Steven Miller 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

There was a brief discussion about other possible blighted properties and previously cited properties with a follow-up by Attorney Coppola on their status.

**MINUTES:**

After a brief discussion, Lynn Fredricksen made a motion to approve the minutes as revised from the October 15, 2013 meeting. James Iovieno 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

There being no further business, Steven Miller moved to adjourn the meeting. Lynn Fredricksen seconded the Motion. All were in favor. The meeting was adjourned at 7:28 PM.