

**APPROVED 7/21/2015**

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

A Meeting of the Blight Prevention Appeals Board was held on June 16, 2015 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, Chairman  
Robin M. Clark, Secretary  
James H. Iovieno  
Adam Mattei  
James Nesdale, Alternate  
Steven M. Miller

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Lynn Sadosky, P.E., Director of Public Works  
Arthur Hausman, Blight Prevention Officer's Designee  
Mary Lee Rydzewski, Stenographer  
Rita M. Farina, Clerk to Board  
Jennifer Coppola, Counsel to the Board

The Chairman called the meeting to order at 7:01 PM. She introduced herself and asked the Board to introduce themselves. The Chairman first asked if there were any changes to the Agenda.

There were no changes to the Agenda.

The Secretary then read the first item on the Agenda for 12 Rimmon Road.

**PUBLIC HEARING: On appeal by the property owner(s) of 12 Rimmon Road, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 6, 2015.**

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

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

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

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

The Chairman asked if anyone else wished to speak. No one came forward.

Adam Mattei made a motion to close the Public Hearing regarding the property at 12 Rimmon Road.

Steven Miller seconded the Motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei – aye

James H. Iovieno - aye

The Public Hearing was closed at 7:05 PM.

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

Steven Miller made a Motion to issue a Notice of Citation to the property owner of 12 Rimmon Road.

James Iovieno seconded the motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei – aye

James H. Iovieno - aye

**PUBLIC HEARING: On appeal by the property owner(s) of 186 State Street, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 7, 2015.**

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

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

Elaine Giannini of 186 State Street was sworn in by the Stenographer and gave testimony.

Both Ms. Giannini and Attorney Coppola introduced Exhibits.

The Board asked questions of Ms. Giannini and they were answered.

Delores Exstrack of 186 State Street was sworn in by the Stenographer and gave testimony.

The Board asked questions of Ms. Exstrack and they were answered

The Chairman asked if anyone else wished to speak. No one came forward.

Adam Mattei made a motion to close the Public Hearing regarding the property at 186 State Street.

James Iovieno seconded the Motion.

The Board voted 5 -0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei – aye

James H. Iovieno - aye

The Public Hearing was closed at 7:35 PM.

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

Lynn Fredricksen made a Motion to continue this matter to the Board's July 21, 2015 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the remaining blight conditions at the property.

Steven Miller seconded the motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei - aye

James H. Iovieno - aye

**PUBLIC HEARING: On appeal by the property owner(s) of 29 State Street, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 21, 2015.**

Arthur Hausman, Blight Prevention Officer's Designee, was sworn in by the Stenographer and addressed the Board regarding evidence of blight at the property in issue.

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

Steven Nugent of Pines Bridge Village Associates was sworn in by the Stenographer and gave testimony. Mr. Nugent introduced exhibits.

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

The Chairman asked if anyone else wished to speak. No one came forward

The Board discussed the matter and decided to continue the Public Hearing to its July 21, 2015 Meeting.

**OTHER:**

**#1 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 818 Middletown Avenue, North Haven.**

Arthur Hausman, Blight Prevention Officer Designee, addressed the Board.

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

Attorney Coppola addressed the Board.

The Board asked questions of Attorney Coppola and she responded.

Lynn Fredricksen made a Motion to continue the matter to the July 21, 2015 Meeting.

Steve Miller seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller- aye

Robin M. Clark - aye  
Adam Mattei - aye

James H. Iovieno - aye

**#2 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 120 Quinnipiac Avenue, North Haven.**

Arthur Hausman, Blight Prevention Officer's Designee, addressed the Board.

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

Bill Lee of 120 Quinnipiac Avenue was sworn in by the Stenographer and gave testimony. Mr. Lee introduced exhibits.

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

Steven Miller made a Motion to grant the property owner an extension to the next meeting to remedy the blight conditions at the property at 120 Quinnipiac Avenue.

Adam Mattei seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller- aye

Robin M. Clark - aye  
Adam Mattei - aye

James H. Iovieno - aye

**MINUTES:**

Lynn Fredricksen made a Motion to approve the minutes as submitted from the May19, 2015 Meeting.

James Iovieno seconded the Motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei – aye

James H. Iovieno - aye

**PUBLIC HEARING REOPENED ON 12 RIMMON ROAD:**

Lynn Fredricksen made a motion to reopen the Public Hearing regarding the property at 12 Rimmon Road.

Steven Miller seconded the Motion

**PUBLIC HEARING: On appeal by the property owner(s) of 12 Rimmon Road, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated May 6, 2015.**

Edward Serio of 12 Rimmon Road was sworn in by the Stenographer and gave testimony.

The Board asked questions of Mr. Serio and they were answered. Mr. Serio introduced exhibits.

The Board asked questions of Arthur Hausman and they were answered. Mr. Hausman introduced exhibits.

The Chairman asked if anyone else wished to speak. No one came forward.

Steven Miller made a motion to close the Public Hearing regarding the property at 12 Rimmon Road.

Robin Clark seconded the Motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Steven Miller – aye

Robin M. Clark - aye  
Adam Mattei – aye

James H. Iovieno - aye

The Public Hearing was closed at 8:28 PM.

The Board indicated that it did not wish to rescind its prior vote/decision to issue a Citation and Attorney Coppola confirmed that no further action was necessary.

**ADJOURNMENT:**

There being no further business, Adam Mattei moved to adjourn the Meeting.

Lynn Fredricksen seconded the Motion. All were in favor. The meeting was adjourned at 8:31 P.M.