

APPROVED 8/18/2015

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

A Meeting of the Blight Prevention Appeals Board was held on July 21, 2015 at 7:00 PM at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1, North Haven.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
Robin M. Clark, Secretary
James H. Iovieno
Adam Mattei
Steven M. Miller

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Jennifer Coppola, Counsel to the Board
Arthur Hausman, Blight Prevention Officer's Designee
Mary Lee Rydzewski, Stenographer
Rita M. Farina, Clerk to Board

The Chairman called the meeting to order at 7:02 PM. She introduced herself and asked the Board to introduce themselves. The Chairman first asked if there were any changes to the Agenda.

Elio Floriano, Blight Prevention Officer, introduced himself and addressed the Board to let them know that there were two (2) changes to the Agenda. Both 120 Quinnipiac Avenue and 336 State Street were removed from the Agenda because requests for extensions of time had been received and were granted.

The Secretary then read the first item on the Agenda for 29 State Street.

PUBLIC HEARING: Continuation of 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.

Stephen Nugent, Managing Member of Pines Bridge Village Associates, LLC, was sworn in by the Stenographer and addressed the Board regarding remediation of the blight conditions at the property in issue.

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

Arthur Hausman, Blight Prevention Officer Designee, was sworn in by the Stenographer and addressed the Board.

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

The Chairman asked if anyone else wished to speak. No one came forward and the Chairman closed the Public Hearing at 7:16 PM.

Adam Mattei made a Motion to Continue this matter to the Board's September 2015 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property.

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

OTHER:

#1 On 818 Middletown Avenue, North Haven, the Blight Prevention Officer will provide an update to the Board.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Attorney Coppola addressed the Board.

The Board asked questions of Attorney Coppola and she responded.

#2 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 349 Sackett Point Road, North Haven.

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

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

James Iovieno made a Motion to Issue a Citation to the property at 349 Sackett Point Road.

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

#3 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 343 Skiff Street, North Haven.

Elio Floriano, Blight Prevention Officer, 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's 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 they were answered.

Adam Mattei made a Motion to Continue this matter to the Board's August 18, 2015 Meeting.

Robin Clark seconded the Motion.

The Board voted 4 - 1 in favor of the Motion.

Lynn Fredricksen- aye
Steven Miller- nay

Robin M. Clark - aye
Adam Mattei - aye

James H. Iovieno - aye

#4 On 186 State Street, North Haven, the Blight Prevention Officer will provide an update to the Board.

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

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

The Chairman thanked the property owners who were in attendance for their efforts.

#7 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 94 Village Street, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Attorney Coppola addressed the board.

The Board asked questions of Attorney Coppola and they were answered.

Steven Miller made a Motion to Continue this matter to the Board's August 18, 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

#8. To discuss the status of the pending claim against 12 Rimmon Road, North Haven, and possible action relating to same.

#9. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 12 Rimmon Road, North Haven.

The Chairman acknowledged Attorney Jennifer Coppola, who addressed the Board.

Lynn Fredricksen made a Motion to Convene in Executive Session with counsel Jennifer Coppola.

Adam Mattei seconded the Motion.

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

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark – aye
Adam Mattei - aye	Steven Miller- aye	

The Board entered Executive Session at 7:39 PM.

Steven Miller made a Motion to Close Executive Session and Return to Public Session.

Lynn Fredricksen seconded the Motion.

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

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark – aye
Adam Mattei - aye	Steven Miller- aye	

The Board returned to Public Session at 7:52 PM.

MINUTES:

Robin Clark addressed the Board with a proposed correction to the draft minutes from the Board's June 16, 2015 Meeting. She stated that on Page 4 of the draft minutes, the minutes should indicate that "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" rather than "a thirty (30) day extension".

Robin Clark and Lynn Fredricksen asked whether the draft minutes should reflect that an update was to be given on 818 Middletown Avenue and Attorney Coppola responded.

Robin Clark moved to approve the draft minutes with the aforementioned correction to Page 4.

Lynn Fredricksen seconded the Motion.

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

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark – aye
Adam Mattei - aye	Steven Miller- aye	

ADJOURNMENT:

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 7:59 P.M.