

**APPROVED 11/17/15**

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

A Special Meeting of the Blight Prevention Appeals Board was held on September 29, 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  
James H. Iovieno, Vice Chairman  
Adam Mattei, Member  
Steven M. Miller, Member  
James Nesdale, Alternate

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Arthur Hausman, Designee of Blight Prevention Officer  
Jennifer N. Coppola, Esquire, Counsel to Board  
Mary Lee Rydzewski, Stenographer  
Rita Farina, Clerk to Board

The Chairman called the Meeting to order at 7:00 P.M. She introduced herself and asked the Board to introduce themselves. The Chairman first asked if there were any changes to the Agenda.

Arthur Hausman, Blight Prevention Officer's Designee, introduced himself and addressed the Board to advise that there were five (5) changes to the Agenda. The Public Hearings for 267C Kings Highway and 101 Powdered Metals Drive were continued to the Board's October Meeting at the request of counsel for the property owners. Also, 21 Lawncrest Drive, 14 Rimmon Road, and 34 Sherman Terrace were removed from the Agenda because property owners' requests for extension of time had been granted.

The Vice Chairman then read the second item on the Agenda for 818 Middletown Avenue.

**OTHER:**

- 2. 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's Designee, was sworn in by the Stenographer and addressed the Board regarding evidence of continued blight at the property in issue.

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

Attorney Coppola introduced "Exhibit A" into the record.

Steven M. Miller made a Motion to issue a Notice of Citation to the property owner of 818 Middletown Avenue.

James H. Iovieno seconded the Motion.

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

Lynn Fredricksen- aye

James H. Iovieno - aye

Steven M. Miller- aye

Adam Mattei - aye

James Nesdale – aye

The Vice Chairman then read the third item on the Agenda for 54 North Avenue.

**3. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 54 North Avenue, North Haven.**

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

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

Arthur Hausman and Attorney Coppola commented on current conditions of blight at the property.

James Nesdale made a Motion to issue a Notice of Citation to the property owner of 54 North Avenue.

Steven M. Miller seconded the Motion.

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

Lynn Fredricksen- aye

James H. Iovieno - aye

Steven M. Miller- aye

Adam Mattei - aye

James Nesdale – aye

The Vice Chairman then read the fourth item on the Agenda for 70 Ridgewood Avenue.

**4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 70 Ridgewood Avenue, North Haven.**

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

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

Attorney Coppola commented on the prior Citation that had been issued against the property and current conditions of blight at the property.

Matthew McDonough, neighbor, was sworn in by the Stenographer and addressed the Board regarding evidence of continued blight at the property in issue.

Adam Mattei made a Motion to issue a Notice of Citation to the property owner of 70 Ridgewood Avenue.

James Iovieno seconded the Motion

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

Lynn Fredricksen- aye

James H. Iovieno - aye

Steven M. Miller- aye

Adam Mattei - aye

James Nesdale – aye

The Vice Chairman then read the seventh item on the Agenda for 375 Skiff Street.

**7. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 375 Skiff Street, North Haven**

Elio Floriano, Blight Prevention Officer, addressed the Board regarding evidence of continued blight at the property in issue.

Brian Earl, Owner, was sworn in by the Stenographer and addressed the Board regarding remediation of blight at the property in issue.

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

There was a discussion of the remedy needed for the remaining blight conditions at the property.

Lynn Fredricksen made a Motion to continue this matter to the Board's October 20, 2015 Meeting for the Board to consider whether a Citation should issue at that time.

Steven M. Miller seconded the Motion

The Board voted - 0 in favor of the Motion.

Lynn Fredricksen- aye

James H. Iovieno - aye

Steven M. Miller- aye

Adam Mattei - aye

James Nesdale – aye

The Vice Chairman then read the eighth item on the Agenda for 29 State Street.

**8. On 29 State Street, North Haven, the Blight Prevention Officer will provide an update to the Board.**

Elio Floriano, Blight Prevention Officer, addressed the Board regarding remediation of blight at the property in issue.

Attorney Coppola noted for the record that the Board had received a copy of the Building Permit issued recently for this property. The Board asked that another status update be provided at the Board's October 20, 2015 Meeting.

The Vice Chairman then read the ninth item on the Agenda for 490 Washington Avenue.

**9. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 490 Washington Avenue, North Haven.**

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

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

Mena Masry, Owner, was sworn in by the Stenographer and addressed the Board regarding remediation of blight at the property in issue.

The Board asked questions of Mr. Masry and they were answered.  
James Nesdale made a Motion to continue this matter to the Board's October 20, 2015 Meeting for the Board to consider whether a Citation should issue at that time.

Adam Mattei seconded the Motion

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

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

The Vice Chairman then read the tenth and eleventh items on the Agenda for 325 Skiff Street.

**10. To discuss the status of the pending claim against 325 Skiff Street, North Haven, and possible action relating to same, including potential rescission of the Board's prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.**

**11. 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 325 Skiff Street, North Haven.**

Attorney Jennifer Coppola addressed the Board.

Steven M. Miller made a Motion to Convene in Executive Session with Counsel Jennifer Coppola.

James H. Iovieno seconded the Motion.

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

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

The Board entered Executive Session at 7:49 PM.

Steven M. Miller made a Motion to Return to Public Session.

Adam Mattei seconded the Motion.

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

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

The Board returned to Public Session at 7:58 PM.

Lynn Fredricksen made a Motion to Rescind the Notice of Citation issued to the property owner of 325 Skiff Street.

James Nesdale seconded the Motion.

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

Lynn Fredricksen- aye  
Steven Miller- aye

James H. Iovieno - aye  
Adam Mattei - aye

James Nesdale – aye

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

**MINUTES:**

Lynn Fredricksen made a Motion to Approve the Minutes as submitted from the August 18, 2015 Meeting.

James H. Iovieno seconded the Motion.

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

Lynn Fredricksen- aye  
Steven M. Miller- aye

James H. Iovieno - aye  
Adam Mattei - aye

James Nesdale – aye

**ADJOURNMENT:**

There being no further business, Lynn Fredricksen moved to adjourn the Meeting.

Adam Mattei seconded the Motion. All were in favor. The Meeting was adjourned at 7:58 P.M.