

APPROVED 11/17/15

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

A Meeting of the Blight Prevention Appeals Board was held on October 20, 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
Robin M. Clark, Secretary
Steven M. Miller, Member
James Nesdale, Alternate

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Arthur Hausman, Blight Prevention Officer's Designee
Lynn K. Sadosky, Director of Public Works
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 let them know that there were two (2) changes to the Agenda. The properties at 490 Washington Avenue and 6 Weathers Road were coming off the Agenda because requests for extension of time had been received from the property owners and granted by the Blight Prevention Officer.

The Secretary then read the first item under Public Hearing on the Agenda for 267C Kings Highway, North Haven.

PUBLIC HEARING FOLLOWED BY DELIBERATION:

1. **PUBLIC HEARING:** On appeal by the property owner(s) of 267C Kings Highway, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer's Designee dated June 23, 2015.

The Chairman opened the Public Hearing on 267C Kings Highway at 7:02 P.M.

Attorney John Parese, representing the executor of the estate of the property owner of 267C Kings Highway, was sworn in by the Stenographer and addressed the Board regarding the blight conditions at the property in issue.

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

Tom Bowry, Town resident and neighboring property owner, was sworn in by the Stenographer and addressed the Board regarding the blight conditions at the property in issue.

Attorney Jennifer Coppola addressed the Board.

The Chairman asked if anyone else wished to speak. No one came forward and the Chairman closed the Public Hearing at 7:27 P.M.

James H. Iovieno made a Motion to continue this matter to the Board's November 17, 2015 Meeting to consider whether a Citation should issue at that time.

James Nesdale seconded the Motion.

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

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

The Secretary then read the second item on the Agenda under Public Hearing for 101 Powdered Metals Drive, North Haven.

2. PUBLIC HEARING: On appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.

The Chairman opened the Public Hearing on 101 Powdered Metals Drive at 7:28 P.M.

Attorney Timothy Lee, representing the property owner of 101 Powdered Metals Drive, was sworn in by the Stenographer and addressed the Board regarding the blight conditions at the property in issue.

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

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

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

Michael Zulawski, principal of the property owner MKZ Investments, LLC, was sworn in by the stenographer and addressed the Board.

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

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

The Chairman closed the Public Hearing and Attorney Coppola recommended that the Board reopen the Public Hearing and continue the Public Hearing to its November Meeting.

A Motion to Reopen the Public Hearing was made by James Nesdale and seconded by Steven M. Miller. The Board voted 5-0 in favor of the Motion and the Public Hearing was reopened.

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

Robin M. Clark then made a Motion to continue the Public Hearing to the Board’s November 17, 2015 Meeting.

Steven M. Miller seconded the Motion.

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

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

The Secretary then read the first item under “Other” on the Agenda for 50 Bassett Road, North Haven.

OTHER:

- 1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 50 Bassett Road, 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.

Lynn Fredricksen made a Motion to issue a Notice of Citation to the property owner(s) of 50 Bassett Road, North Haven.

James H. Iovieno seconded the Motion.

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

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

The Secretary then read the second item under “Other” on the Agenda for 20 Beach Street, North Haven.

2. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 20 Beach Street, 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 also commented on the continued blight at the property in issue.

Attorney Coppola commented on residency of the property.

Robin M. Clark made a Motion to issue a Notice of Citation to the property owner(s) of 20 Beach Street, North Haven.

James Nesdale seconded the Motion.

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

Lynn Fredricksen- aye
Steven M. Miller- aye

James H. Iovieno - aye
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the fourth item under “Other” on the Agenda for 175 Forest Hill Road, North Haven.

4. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 175 Forest Hill Road, 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.

Frank Given, property owner was sworn in by the Stenographer and addressed the Board regarding continued blight at the property in issue.

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

Attorney Coppola commented on correspondence from Mr. Given being provided to the Board.

Lynn Fredricksen made a Motion to continue the matter to the Board’s November 17, 2015 Meeting for the Blight Prevention Officer to provide a status update.

Steven M. Miller seconded the Motion.

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

Lynn Fredricksen- aye
Steven M. Miller- aye

James H. Iovieno - aye
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the fifth item under “Other” on the Agenda for 35 Meadow View Drive, North Haven.

5. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 35 Meadow View Drive, North Haven.

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

Lynn K. Sadosky, Director of Public Works, was sworn in by the Stenographer and addressed the Board regarding a communication she received from the property owner’s husband.

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

Attorney Coppola addressed the Board regarding her research on ownership of the property.

Steven M. Miller made a Motion to issue a Notice of Citation to the property owner(s) of 35 Meadow View Drive, North Haven.

James Nesdale seconded the Motion.

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

Lynn Fredricksen- aye
Steven M. Miller- aye

James H. Iovieno - aye
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the sixth item under “Other” on the Agenda for 55 Overbrook Road, North Haven.

6. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 55 Overbrook Road, 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.

James H. Iovieno made a Motion to issue a Notice of Citation to the property owner(s) of 55 Overbrook Road, North Haven.

Robin M. Clark seconded the Motion.

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

Lynn Fredricksen- aye
Steven M. Miller- aye

James H. Iovieno - aye
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the eighth item under “Other” on the Agenda for 375 Skiff Street, North Haven.

8. 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.

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

Lynn Fredricksen made a Motion to issue a Notice of Citation to the property owner(s) of 375 Skiff Street, North Haven.

Robin M. Clark seconded the Motion.

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

Lynn Fredricksen- aye
Steven M. Miller- aye

James H. Iovieno - aye
James Nesdale – aye

Robin M. Clark - aye

MINUTES:

The Minutes as submitted from the Special Meeting held on September 29, 2015 were tabled until the November 17, 2015 Meeting.

ADJOURNMENT:

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. James H. Iovieno seconded the Motion. All were in favor. The Meeting adjourned at 8:19 P.M.