

**APPROVED 01/19/16**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on Tuesday, December 15, 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 Clark, Secretary  
Adam Mattei, Member  
Steven Miller, Member  
James Nesdale, Alternate

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Arthur Hausman, Designee of Blight Prevention Officer  
Lynn K. Sadosky, Director of Public Works and Acting Clerk to Board  
Jennifer N. Coppola, Esquire, Counsel to Board  
Mary Lee Rydzewski, Stenographer

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

Arthur Hausman, Blight Prevention Officer/Designee, introduced himself and addressed the Board to let them know that there was one (1) change to the Agenda. The property at 21 Lawncrest Drive came off the Agenda as a request for an extension of time had been received from the property owner(s) and granted by the Blight Prevention Officer.

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

**PUBLIC HEARING FOLLOWED BY DELIBERATION:**

1. **PUBLIC HEARING:** Continuation of the Public Hearing commenced at the Board's October 20, 2015 Meeting on the appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven to the Board of the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.

The Chairman opened the continuation of the Public Hearing on 101 Powdered Metals Drive at 7:01 P.M.

Jennifer Coppola, counsel to the Board, addressed the Board.

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

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

Lynn Fredricksen made a Motion to Continue the Public Hearing to the Board's February 16, 2016 Meeting.

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 Nesdale – aye

The Secretary then read the second item under Public Hearing on the Agenda for 18 Grasso Avenue, North Haven.

**2. PUBLIC HEARING: On appeal by the property owner(s) of 18 Grasso Avenue, North Haven, to the Board of the Notice of Violation issued by the Blight Prevention Officer’s Designee dated November 18, 2015.**

The Chairman opened the Public Hearing on 18 Grasso Avenue at 7:04 P.M.

Massimo Palma, property owner of 18 Grasso Avenue, was sworn in by the Stenographer and addressed the Board.

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

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

Lynn Fredricksen made a Motion to Continue the Public Hearing to the Board’s January 19, 2016 Meeting.

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 Nesdale – aye

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

**OTHER:**

**1. On 175 Forest Hill Road, North Haven, the Blight Prevention officer will provide an update to the Board.**

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.

Frank Given, property owner of 175 Forest Hill Road, was sworn in by the Stenographer and addressed the Board.

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

The matter was continued to the Board’s January 19, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue.

The Secretary then read the second item under “Other” on the Agenda for 267C Kings Highway, North Haven.

**2. On 267C Kings Highway, North Haven, the Blight Prevention officer will provide an update to the Board.**

Jennifer Coppola addressed the Board regarding continued blight at 267C Kings Highway, North Haven.

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

Christopher Morrell, Executor of the estate of the property owner, was sworn in by the Stenographer and addressed the Board.

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

Attorney John Parese, representing the Executor of the estate of the property owner of 267C Kings Highway, North Haven addressed the Board.

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

Stacey Bowery, Town resident and neighboring property owner, was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mrs. Bowery and they were answered.

Two meetings will occur at the property with Attorneys Coppola and Parese in attendance to review the status of the blight conditions before the Board’s January 19, 2016 Meeting.

The matter was continued to the Board’s January 19, 2016 Meeting for Attorney Coppola to provide a status update.

The Secretary then read the fourth item under “Other” on the Agenda for 87 Quinnipiac Avenue, 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 87 Quinnipiac Avenue, North Haven.**

Arthur Hausman, Blight Prevention Officer/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.

Robin Clark made a Motion to Issue a Notice of Citation to the property owner(s) of 87 Quinnipiac Avenue, North Haven.

James Nesdale seconded the Motion.

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

Lynn Fredricksen- aye  
Adam Mattei - aye

Steven Miller - aye  
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the fifth item under “Other” on the Agenda for 34 Sherman Terrace, 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 34 Sherman Terrace, 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.

Rusian Boyarsky, property owner, was sworn in by the Stenographer and addressed the Board.

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

Attorney Jennifer Coppola addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the matter to the Board’s January 19, 2016 Meeting for the Blight Prevention Officer to provide a status update.

James Nesdale seconded the Motion.

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

Lynn Fredricksen- aye  
Adam Mattei - aye

Steven Miller - aye  
James Nesdale – aye

Robin M. Clark - aye

The Secretary then read the sixth item under “Other” on the Agenda for 29 State Street, North Haven.

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

Arthur Hausman, Blight Prevention Officer/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.

Steve Nugent, property owner was sworn in by the Stenographer and addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the matter to the Board’s February 16, 2016 Meeting for the Blight Prevention Officer to provide a status update.

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 Nesdale – aye

The Secretary then read the seventh item under “Other” on the Agenda for 490 Washington Avenue, North Haven.

**7. 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.**

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 Continue the matter to the Board’s January 19, 2015 Meeting for the Board to consider at that time whether a Notice of Citation should issue.

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 Nesdale – aye

**MINUTES:**

Lynn Fredricksen made a motion to approve of the Minutes as submitted for the November 17, 2015 Meeting.

Adam Mattei seconded the Motion.

The Board voted 4 in favor of the Motion with 1 abstention.

Lynn Fredricksen- aye                                      Steven Miller - abstain                                      Robin M. Clark - aye  
Adam Mattei - aye    James Nesdale – aye

**ADJOURNMENT:**

There being no further business, Steven Miller moved to adjourn the Meeting. Adam Mattei seconded the Motion. All were in favor. The meeting adjourned at 8:50 P.M.