

**APPROVED 02/16/16**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on January 19, 2016 at 7:00 PM at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in the “Game Room”, North Haven.

**BOARD MEMBERS:**

Lynn Fredricksen, Chairman  
James Iovieno, Vice 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 were two (2) changes to the Agenda. The property at 74 Culver Lane was marked 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 property at 11 Sackett Point Road was also marked off the Agenda because the Notice of Violation is going to be reissued.

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

**PUBLIC HEARING FOLLOWED BY DELIBERATION:**

- 1. PUBLIC HEARING: Continuation of Public Hearing on appeal by the property owner(s) of 18 Grasso Avenue, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer’s Designee dated November 18, 2015.**

The Chairman opened the continuation of the Public Hearing on 18 Grasso Avenue at 7:02 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.

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.

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.

Adam Mattei 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                      James Iovieno - aye                      Robin M. Clark - aye  
Adam Mattei - aye                              Steven Miller - aye

The Secretary then read the second item under "Other" on the Agenda for 175 Forest Hill Road, North Haven.

**OTHER:**

- 2. 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/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 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.

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.

Updated photographs of the property were marked as an Exhibit(s).

Adam Mattei made a Motion to continue the matter to the Board's February 16, 2016 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 4 in favor of the Motion with 1 abstention.

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

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

**3. On 267C Kings Highway, North Haven, counsel to the Board will provide a status update.**

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

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

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.

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.

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.

Lynn Fredricksen made a Motion to continue the matter to the Board’s February 16, 2016 Meeting for the property owner(s) to submit a written plan of action (proposed schedule of compliance) and for the Board to consider at that time whether a Notice of Citation should issue.

James Iovieno seconded the motion.

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

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

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

**4. On 87 Quinnipiac Avenue, North Haven, counsel to the Board will provide a status update.**

Jennifer Coppola, counsel to the Board, addressed the Board regarding remediation of the blight conditions at 87 Quinnipiac Avenue, North Haven prior to service of the Notice of Citation issued by the Board.

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

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

**6. On 34 Sherman Terrace, North Haven, the Blight Prevention Officer will provide a status update to the Board.**

Elio Floriano, Blight Prevention Officer, addressed the Board regarding 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 February 16, 2016 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	James Iovieno - aye	Robin M. Clark - aye
Adam Mattei - aye	Steven Miller - aye	

**MINUTES:**

Lynn Fredricksen made a motion to approve of the Minutes as drafted for the December 15, 2015 Meeting.

Adam Mattei seconded the Motion.

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

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

**ADJOURNMENT:**

There being no further business, Adam Mattei moved to adjourn the Meeting. Robin Clark seconded the Motion. All were in favor. The meeting adjourned at 7:55 P.M.