

APPROVED 3/15/2016

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

A Meeting of the Blight Prevention Appeals Board was held on February 16, 2016 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 Iovieno, Vice Chairman
Robin Clark, Secretary
Adam Mattei, Member
Steven Miller, Member
James Nesdale, Alternate

OTHERS PRESENT:

Michael J. Freda, First Selectman
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

ELECTION OF OFFICERS:

The Chairman called the Meeting to order at 7:00 P.M. The Chairman then introduced the First Selectman Michael J. Freda.

Mr. Freda stated that the purpose of his attendance at the meeting was to have the Board nominate and elect new officers, per Town Charter.

Mr. Freda took nominations for Chairman. Robin Clark nominated Lynn Fredricksen for Chairman. Steven Miller seconded the nomination. There being no other nominations, the Board voted 5-0 in favor of electing Lynn Fredricksen as Chairman of the Board.

Nominations were then entertained for Vice Chairman. Lynn Fredricksen nominated James Iovieno for Vice Chairman. James Nesdale seconded the nomination. There being no other nominations, the Board voted 5-0 in favor of electing James Iovieno as Vice Chairman of the Board.

Lastly, nominations were entertained for Secretary. Lynn Fredricksen nominated Robin Clark for Secretary. Adam Mattei seconded the nomination. There being no other nominations, the Board voted 5-0 in favor of electing Robin Clark as Secretary to the Board.

The Chairman, Lynn Fredricksen then introduced herself and asked the Board members to introduce themselves. The Chairman then asked if there were any changes to the Meeting Agenda.

Elio Floriano, Blight Prevention Officer, introduced himself and was sworn in by the Stenographer and addressed the Board. Mr. Floriano let the Board know that there was one (1) change to the Agenda. The property at 20 Alexander Drive was removed from

the Agenda as a request for a sixty (60) day extension of time had been received from the property owner(s) and was granted by the Blight Prevention Officer.

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 7:05 P.M.

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.

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.

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

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

Photographs of the property that were taken on February 16, 2016 by Town Staff were marked as Exhibits A1 through A10.

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 March 15, 2016 Meeting. Steven Miller seconded the Motion.

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

Lynn Fredricksen- aye
Adam Mattei - aye

James Iovieno - aye
Steven Miller - aye

Robin M. Clark - aye

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

PUBLIC HEARING FOLLOWED BY DELIBERATION:

2. PUBLIC HEARING: Continuation of Public Hearing on appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven, to the Board for 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 7:23 P.M.

Attorney Coppola addressed the Board regarding the request of the property owner's counsel to continue the Public Hearing given the pendency of an application to the Zoning Board of Appeals.

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 March 15, 2016 Meeting. Robin Clark 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 29 Carina 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 29 Carina Road, 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.

Steven Miller made a Motion to issue a Notice of Citation to the property owner(s) of 29 Carina Road, North Haven. 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 third item under "Other" on the Agenda for 175 Forest Hill Road, North Haven.

3. On 175 Forest Hill Road, North Haven, the Blight Prevention Officer will provide a status update.

Arthur Hausman, Blight Prevention Officer's Designee, addressed the Board regarding the progress made since the Board's January meeting.

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.

Lynn Fredricksen made a Motion to Continue the matter to the Board's March 15, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. Adam Mattei seconded the Motion. The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye
Adam Mattei - aye

James Iovieno - aye
Steven Miller - aye

Robin M. Clark - aye

The Secretary then read the fourth item under "Other" on the Agenda for 267C Kings Highway, North Haven.

4. On 267C Kings Highway, North Haven, the property owner(s) is to submit a written plan of action/proposed schedule of compliance and the Board will consider whether a Notice of Citation should issue to the property owner(s).

John Parese, Attorney for the executor of the estate of the property owner of 267C Kings Highway, North Haven addressed the Board regarding the proposed plan of action/schedule of compliance which he submitted to the Board. A copy of the proposed plan of action/schedule of compliance was marked as Exhibit A and updated photographs of the property taken by Town Staff on February 16, 2016 were marked as Exhibit B1 through Exhibit B5.

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

Attorney Coppola addressed the Board.

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

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

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

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

Steven Miller made a Motion to accept the plan of action/schedule of compliance as proposed and to continue the matter to the Board's March 15, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Adam Mattei 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 fifth item under "Other" on the Agenda for 21 Lawncrest 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 21 Lawncrest Drive, 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.

Robin Clark made a Motion to issue a Notice of Citation to the property owner(s) of 21 Lawncrest Drive, North Haven. 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 sixth item under "Other" on the Agenda for 267 Maple Avenue, 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 267 Maple 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.

Adam Mattei made a Motion to issue a Notice of Citation to the property owner(s) of 267 Maple Avenue, North Haven. 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 seventh item under “Other” on the Agenda for 7 Sackett Point Road, 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 7 Sackett Point 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.

Jennifer Coppola addressed the Board.

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

James Iovieno made a Motion to issue a Notice of Citation to the property owner(s) of 7 Sackett Point Road, North Haven. Robin Clark 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 eighth item under “Other” on the Agenda for 34 Sherman Terrace, 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 34 Sherman Terrace, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding the property in issue.

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

Jennifer Coppola addressed the Board.

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

Photographs of the property taken by Town Staff on February 16, 2016 were marked as Exhibit A1 through Exhibit A3.

Lynn Fredricksen made a Motion to Continue the matter to the Board’s March 15, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Adam Mattei 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 ninth item under “Other” on the Agenda for 29 State Street, North Haven.

9. On 29 State Street, North Haven, the Blight Prevention Officer will provide a status update.

Jennifer Coppola, counsel to the Board, addressed the Board reading into the record correspondence from Steven Nugent to Lynn Sadosky dated February 4, 2016 which provided an update on the status of the property. The correspondence was marked as Exhibit A.

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

Lynn Fredricksen made a Motion to Continue the matter to the Board’s April 19, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. 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	

MINUTES:

Robin Clark made a motion to approve the Minutes as submitted for the January 19, 2015 Meeting. Steven Miller seconded the Motion. The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye	Robin M. Clark – aye	James Iovieno - aye
Adam Mattei - aye	Steven Miller -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 adjourned at 8:08 P.M.