

APPROVED APRIL 19, 2016

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

A Meeting of the Blight Prevention Appeals Board was held on March 15, 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
Robin Clark, Secretary
Steven Miller, Member
James Nesdale, Alternate

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Arthur Hausman, Designee of Blight Prevention Officer
Leslie Hueffman, 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, Lynn Fredricksen, introduced herself and asked the Board members present to introduce themselves. The Chairman then asked if there were any changes to the Meeting Agenda. There were no changes to the Agenda.

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 7:01 PM.

Arthur Hausman, Blight Prevention Officer's Designee, was sworn in by the Stenographer and addressed the Board. Updated photographs of the property were marked as Exhibit A and circulated among the Board members for their review. Mr. Hausman reported that the property has been remedied.

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

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

The Chairman closed the Public Hearing at 7:04 PM.

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 7:06 P.M.

Attorney Coppola addressed the Board regarding the request of the property owner's counsel to continue the Public Hearing. Given the denial of the variance application by the Zoning Board of Appeals, an application may be submitted to the Planning and Zoning Commission for the use in issue.

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

James Nesdale made a Motion to Continue the Public Hearing to the Board's April 19, 2016 Meeting. Steven Miller seconded the Motion. The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye Robin M. Clark – aye Steven Miller – 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 a status update.**

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer and addressed the Board.

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 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 Nesdale seconded the Motion. The Board voted 4 - 0 in favor of the Motion.

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

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 Board will consider whether a Notice of Citation should issue to the property owner(s).

Elio Floriano, Blight Prevention Officer, addressed the Board.

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 at its February 16, 2016 meeting. It was represented that all proposed actions had been taken but for the removal of the “aqua” pick-up, which is scheduled for removal on March 16, 2016. Attorney Parese proposed a site visit be schedule for Town Staff and counsel to confirm compliance.

The Board asked questions of Attorney Parese and he responded.

Updated photographs of the property taken by Town Staff on March 15, 2016 were marked as Exhibit A and circulated among the Board members.

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board.

Christopher Morrell, claimed executor of the estate of the property owner, was sworn in and addressed the Board.

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

Attorney Coppola addressed the Board in response to a question posed by Mrs. Bowery.

Steven Miller made a Motion to Continue the matter to the Board’s April 19, 2016 Meeting for the Blight Prevention Officer to provide a status update. James Nesdale seconded the Motion. The Board voted 4 - 0 in favor of the Motion.

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

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

3. 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.

Arthur Hausman, Blight Prevention Officer's Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered. Updated photographs of the property taken by Town Staff on March 15, 2016 were marked as Exhibit A and circulated among the Board members. The photographs that had been taken by Town Staff on March 8, 2015 were marked as Exhibit B.

The property was determined to be remedied.

The Secretary then read the fourth item under "Other" on the Agenda for 490 Washington 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 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 issue a Notice of Citation to the property owner(s) of 490 Washington Avenue, North Haven. Steven Miller seconded the Motion. The Board voted 4 - 0 in favor of the Motion.

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

MINUTES:

Lynn Fredricksen made a motion to approve the Minutes as submitted for the February 16, 2016 Meeting. James Nesdale seconded the Motion. The Board voted 4-0 in favor of the Motion.

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

Prior to adjournment, a member of the audience came forward and identified himself as Richard Asard, son of the property owner of 21 Lawncrest Drive, to inquire about a Citation issued to said property. After an exchange regarding the status of the property, Mr. Asard was referred to Messrs. Floriano and Hausman and Attorney Coppola.

ADJOURNMENT:

There being no further business, Steven Miller moved to adjourn the Meeting.
Robin Clark seconded the Motion. All were in favor. The meeting adjourned at 7:44
PM.