

**APPROVED August 16, 2016**

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

A Meeting of the Blight Prevention Appeals Board was held on July 19, 2016 at 7:00 P.M. 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 M. Miller – Member  
James Nesdale - Alternate

**OTHERS PRESENT:**

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

The Chairman called the Meeting to order at 7:00 P.M.

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

Arthur Hausman, Blight Prevention Officer/Designee, introduced himself and was sworn in by the Stenographer and addressed the Board.

Mr. Hausman let the Board know that there were two (2) changes to the Agenda. First, on #5 for 37 Giles Avenue, the blight conditions at the property have been remedied. Second, on #9 for 101 Rimmon Road, the property owner(s) were granted a 30-day extension by the Blight Prevention Officer/Designee.

The Chairman then made a Motion to Amend the Meeting Agenda thereby moving the Public Hearing for 101 Powdered Metals and the seventh and eighth items under “Other” to the end of the meeting discussions and hearing the tenth item under “Other” first.

Steven M. Miller seconded the motion.

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

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

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

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

Arthur Hausman, Blight Prevention Officer's Designee, addressed the Board regarding an update on the status of the property.

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

Steven Nugent, property owner of 29 State Street, North Haven, introduced himself and 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 29 State Street, North Haven matter to the Board's August 16, 2016 Meeting for a status update by the Blight Prevention Officer and for the property owner(s) to present the Board with a critical path report on the project (timeline for completion of the project).

James Nesdale seconded the motion.

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

Lynn Fredricksen - 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 47 Ansonia Drive, North Haven.

**OTHER:**

- 1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 47 Ansonia Drive, North Haven.**

Elio Floriano, Blight Prevention Officer, introduced himself and was sworn in by the stenographer and addressed the Board.

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

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

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

Lynn K. Sadosky, Director of Public Works, introduced herself and was sworn in by the stenographer and addressed the Board.

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

Steven M. Miller made a Motion to Issue a Notice of Citation to the property owner(s) of 47 Ansonia Drive, North Haven.

James Nesdale seconded the Motion.

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

Lynn Fredricksen - 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 25 Carina Road, North Haven.

**2. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 25 Carina Road, North Haven.**

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

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

Lynn K. Sadosky, Director of Public Works, addressed the Board.

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

James Nesdale made a Motion to Issue a Notice of Citation to the property owner(s) of 25 Carina Road, North Haven.

Steven M. Miller seconded the Motion.

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

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

The Secretary then read the third item under “Other” on the Agenda for 8 Cindy Lane, North Haven.

**3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 8 Cindy Lane, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Wayne L. Nolan, property owner, introduced himself and was sworn in by the Stenographer and addressed the Board.

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

Attorney Jennifer 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.

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

Steven M. Miller made a Motion to Continue the 8 Cindy Lane, North Haven matter to the Board's August 16, 2016 Meeting for a status update by the Blight Prevention Officer.

Robin Clark seconded the Motion.

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

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

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

**4. 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.

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

Frank Given, property owner, introduced himself and 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 175 Forest Hill Road, North Haven matter to the Board's August 16, 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 M. Miller - aye  
James Nesdale - aye

The Secretary then read the sixth item under "Other" on the Agenda for 390 Mansfield Road, North Haven.

**6. To consider an act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owners of 390 Mansfield Road, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

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

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

Steven M. Miller made a Motion to Issue a Notice of Citation to the property owner(s) of 390 Mansfield Road, North Haven.

Robin Clark seconded the Motion.

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

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

The Secretary then read the seventh and eight items under "Other" on the Agenda for 38 Marlen Drive, North Haven.

- 7. To discuss the status of the pending claim against 38 Marlen Drive, North Haven, and possible action relating to same, including potential rescission of the Board's prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.**
- 8. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 38 Marlen Drive , North Haven.**

Attorney Jennifer Coppola addressed the Board regarding the pending claim against 38 Marlen Drive, North Haven.

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

The June 8, 2016 electronic mail message between Elio Floriano, Blight Prevention Officer and Melvin Metts of Single Source Property Solutions was marked as Exhibit A.

The June 3, 2016 Superior Court Summons and Summary Process Complaint dated May 17, 2016 and related documents were marked as Exhibit B.

James Nesdale made a Motion to Continue the 38 Marlen Drive, North Haven matter to the Board's August 16, 2016 Meeting, whereby the Board will discuss rescinding the

decision to issue a Notice of Citation to the property owner(s) of 38 Marlen Drive, North Haven, made at its May 17, 2016 Meeting

Steven M. Miller seconded the Motion.

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

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

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 Public Hearing on the 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 8:07 P.M.

Attorney Jennifer Coppola addressed the Board regarding the request of the property owner's counsel to continue to Public Hearing.

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

James Nesdale made a Motion to Continue the Public Hearing to the Board's August 16, 2016 Meeting.

Steven M. Miller seconded the Motion.

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

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

**MINUTES:**

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the June 21, 2016 Meeting.

James Nesdale seconded the Motion.

The Board voted 3-0 in favor of the Motion with one abstention.

Lynn Fredricksen - aye  
James Nesdale - aye

Robin M. Clark - aye Steven M. Miller – abstain

**PUBLIC COMMENT:**

The Chairman asked if there was any public comment.

Attorney Jennifer Coppola addressed the Board regarding property inquiries.

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

**ADJOURNMENT:**

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. Robin Clark seconded the Motion. All were in favor. The meeting adjourned at 8:24 P.M.