

**Approved on April 15 ,2014**

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

A Meeting of the Blight Prevention Appeals Board was held on March 18, 2014 at 7:00 PM at the North Haven Town Hall, 18 Church Street on the First Floor in Conference Room #3 across from the Town Clerk's Office.

**BOARD MEMBERS:**

Lynn Fredricksen, Chairman  
James H. Iovieno  
Robin M. Clark, Secretary  
Linda F. Currie-Zeffiro  
Steven M. Miller

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Lynn Sadosky, P.E., Director of Public Works  
Mary Lee Rydzewski, Stenographer  
Penny Parillo, Clerk to Board

The Chairman called the meeting to order at 7:01 PM. She introduced herself and asked the Board to introduce themselves. The Chairman asked the Secretary to read the first item on the Agenda into the record.

Attorney Coppola introduced herself and addressed the Board to let them know that there was a change to the Agenda, specifically that a request had been received to continue the Public Hearing on 1109 Hartford Turnpike to the April 15, 2014 meeting. The Board granted the request.

Elio Floriano, Blight Prevention Officer, introduced himself and informed the Board that Item #1 and Item #3 under "Other", for 81 Bailey Road and 3 Butler Road were remediated and should be removed from the Agenda.

**PUBLIC HEARING: On appeal by the property owner(s) of 447 Washington Avenue, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated February 7, 2014.**

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer and addressed the Board regarding evidence of blight at the property in issue.

Attorney Bernard Pellegrino addressed the Board on behalf of the property owner of 447 Washington Avenue and offered to remedy and requested a 60 day extension to remedy the blight conditions.

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

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Mr. DeMartino of 10 Papa Lane was sworn in by the Stenographer and gave testimony.

The Chairman asked if anyone else wished to speak. No one came forward. A motion was made to close the Public Hearing. Steve Miller seconded the Motion. The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

The Public Hearing was closed at 7:20 PM.

The Board began deliberations and discussed the action they wished to take on the property.

Robin Clark made a Motion to grant the property owner a thirty (30) day extension to install Plexiglas in broken windows and to secure the doors to the building. Steven Miller seconded the motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

An update is to be provided to the Board at its next Meeting.

**OTHER:**

**#2 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 231 Bassett Road, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

Mr. Bernie Pellegrino addressed the Board on behalf of the owners and provided photos of progress.

The Board asked questions of Attorney Coppola.

After a brief discussion, Lynn Fredricksen made a Motion to allow the property owner(s) thirty (30) days to complete the work on the outside of the property. Steven Miller seconded the Motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

An update is to be provided to the Board at its next Meeting.

**#4 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 12 Del Avenue, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

After a brief discussion, Linda Currie-Zeffiro made a Motion to issue a Notice of citation to the property owner(s). Robin Clark seconded the Motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

**#5 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 416 Pool Road, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

After a brief discussion, Robin Clark made a Motion to issue a Notice of citation to the property owner(s). James Iovieno seconded the Motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

**#6 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 238 Quinnipiac Avenue, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

Attorney Coppola addressed the Board regarding service of the Notice of Violation.

Mr. DiMartino addressed the Board.

After a brief discussion, Linda Currie-Zeffiro made a Motion to issue a Notice of citation to the property owner(s). Robin Clark seconded the Motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

**#7 To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 3014 Ridge Road, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

Attorney Coppola addressed the Board regarding service of the Notice of Violation.

After a brief discussion, Lynn Fredricksen made a Motion to issue a Notice of citation to the property owner(s). Steve Miller seconded the Motion.

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

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
Steven Miller - aye

James H. Iovieno - aye

**#8 On 53 Susan Lane, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

Attorney Coppola addressed the Board.

Joshua Lidsky addressed the Board.

**MINUTES:**

Lynn Fredricksen made a Motion to approve the minutes as submitted from the November 19, 2013 Meeting and January 23, 2014 Special Meeting. Robin Clark seconded the Motion. The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye

Robin M. Clark - aye

James H. Iovieno - aye

Linda F. Currie-Zeffiro - aye

Steven Miller - aye

There was a brief discussion about other properties with a follow-up by Attorney Coppola.

There being no further business, Lynn Fredricksen moved to adjourn the meeting. Robin Clark seconded the Motion. All were in favor. The meeting was adjourned at 8:07 PM.