

APPROVED ON AUGUST 15, 2023

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

A Meeting of the Blight Prevention Appeals Board was held on Tuesday, July 18, 2023, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #2, North Haven at 7:00 P.M.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
James H. Iovieno, Vice Chairman
Steven M. Miller, Secretary
Alden Mead, Alternate

OTHERS PRESENT:

Jennifer Coppola, Outside Counsel to Board
Lynn K. Sadosky, P.E., Director of Public Works
Elio Floriano, Blight Prevention Officer (BPO)
Paul Wetmore, Jr., BPO Designee
Leslie Carney, Clerk to the Board
Sotonye Otunba-Payne, Court Reporter

The Chairman, Lynn Fredricksen, opened the Meeting at 7:00 P.M., introduced herself and asked the Board members present to introduce themselves. The Chairman then asked if there were any changes to tonight's Meeting Agenda.

Elio Floriano, Blight Prevention Officer, introduced himself, was sworn in by the Court Reporter and advised the Board that there no changes to tonight's Meeting Agenda.

PUBLIC HEARING:

The Secretary read the first item under "Public Hearing" on the Agenda for 6 Algonquin Drive.

1. On the appeal by the property owner(s) of 6 Algonquin Drive, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer dated June 1, 2023.

The Public Hearing for 6 Algonquin Drive, North Haven was opened by the Chairman at 7:05 PM.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

John K. Ryan, property owner of 6 Algonquin Drive, introduced himself and was sworn in by the Court Reporter and addressed the Board.

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

Cynthia Ryan, property owner of 6 Algonquin Drive, introduced herself and was sworn in by the Court Reporter and addressed the Board.

The Board asked questions of Mrs. Ryan and they were answered.

The Public Hearing for 6 Algonquin Drive, North Haven was closed by the Chairman at 7:28 PM.

Steven M. Miller made a Motion to Deny the Appeal and to Continue the Matter regarding 6 Algonquin Drive, North Haven to the Board's August 15, 2023, Meeting to consider at that time whether a Notice of Citation should issue. Lynn Fredricksen seconded the Motion.

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

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead – aye

OTHER:

The Secretary read the first item under “Other” on the Agenda for 55 Coventry Circle, North Haven.

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 55 Coventry Circle, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Geoffrey Milne, Attorney for the Record Owner introduced himself, was sworn in by the Court Reporter, and addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the Matter regarding 55 Coventry Circle, North Haven to the Board's August 15, 2023, Meeting to consider at that time whether a Notice of Citation should issue. James H. Iovieno seconded the Motion.

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

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead - aye

The Secretary read the second item under “Other” on the Agenda for 238 Quinnipiac Avenue, 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 238 Quinnipiac Avenue, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

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

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

Lynn Fredricksen made a motion to Issue a Notice of Citation against the property of 238 Quinnipiac Avenue, North Haven based upon the Notice of Violation, which issued on September 22, 2022. Steven M. Miller seconded the Motion.

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

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead - aye

The Secretary read the third item under “Other” on the Agenda for 36 Spring Road, 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 36 Spring Road, North Haven.

Elio Floriano, Blight Prevention Officer addressed the Board.

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

Andrew Ferraro, Property Owner of 36 Spring Road, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the Matter regarding 36 Spring Road, North Haven to the Board’s August 15, 2023, Meeting to consider at that time whether a Notice of Citation should issue. James H. Iovieno seconded the Motion.

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

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead - aye

The Secretary read the fourth item under “Other” on the Agenda for 122 State Street, North Haven.

4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 122 State Street, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Joseph J. Borack Jr., Property Owner of 122 State Street, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Kyong H. Borack, Property Owner of 122 State Street, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

Jennifer Coppola, Counsel to the Board, introduced herself and addressed the Board.

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

Steven M. Miller made a Motion to Continue the Matter regarding 122 State Street, North Haven to the Board’s August 15, 2023, Meeting to consider at that time whether a Notice of Citation should issue. Lynn Fredricksen seconded the Motion.

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

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead - aye

MINUTES:

The Matter to Approve of the Minutes as submitted for the June 20, 2023, Meeting.

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the June 20, 2023, Meeting. James H. Iovieno seconded the Motion.

The Board voted 4 – 0 in favor of the Motion, with one abstention.

Lynn Fredricksen – aye James H. Iovieno – aye Steven M. Miller – aye
Alden Mead - aye

ADJOURNMENT:

There being no further business Lynn Fredricksen moved to adjourn the Meeting. Alden Mead seconded the Motion. All were in favor. The Meeting adjourned at 8:20 P.M.