

APPROVED ON OCTOBER 15, 2019

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

A Meeting of the Blight Prevention Appeals Board was held on Tuesday, September 17, 2019 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1 at 7:00 P.M.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
James H. Iovieno, Vice Chairman
Steven M. Miller, Secretary
Heidi Boettger, Member
James Nesdale, Member

OTHERS PRESENT:

Jennifer Coppola, Counsel to the Board
Lynn K. Sadosky, Director of Public Works
Arthur Hausman, Designee of BPO
Leslie Carney, Clerk to Board
Mary Lee Rydzewski, Court Reporter

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.

Arthur Hausman, the Blight Prevention Officer's Designee introduced himself, was sworn in by the Court Reporter and addressed the Board.

Mr. Hausman advised the Board that there no changes to tonight's Agenda.

Lynn Fredricksen made a Motion to amend the Agenda and hear the matter on 8 North Avenue after the addresses under "Other" have been heard. Steven M. Miller seconded the Motion and the Agenda was amended. All were in favor.

OTHER:

The Secretary then read the first item under "Other" on the Agenda for 12 Fallon Drive, 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 12 Fallon Drive, North Haven.

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

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

Laronda Dellavalle, Daughter of the Property Owners, introduced herself, was sworn in by the Court Reporter and addressed the Board.

The Board asked questions of Ms. Dellavalle and they were answered.
Lynn K. Sadosky, Director of Public Works, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

Attorney Jennifer Coppola, Counsel to the Board, addressed the Board.

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

Steven M. Miller made a Motion to Issue a Notice of Citation against the property of 12 Fallon Drive, North Haven based upon the Notice of Violation, which issued on April 18, 2018. James H. Iovieno seconded the Motion.

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

Lynn Fredricksen – aye	James H. Iovieno – aye	Steven M. Miller – aye
Heidi Boettger – aye	James Nesdale – aye	

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

2. On 238 Quinnipiac Avenue, the Blight Prevention Officer will provide a status update to the Board.

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

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

Michael J. Tenedine, Property Owner, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Attorney Jennifer Coppola, Counsel to the Board, addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the matter regarding 238 Quinnipiac Avenue, North Haven to the Board’s November 19, 2019 Meeting to consider at that time whether a Notice of Citation should issue. James Nesdale seconded the Motion.

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

Lynn Fredricksen – aye	James H. Iovieno – aye	Steven M. Miller – aye
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Heidi Boettger – aye

James Nesdale – aye

The Secretary then read the third item under “Other” on the Agenda for 2227 Ridge Road, North Haven.

3. On 2227 Ridge Road, the Blight Prevention Officer will provide a status update to the Board.

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

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

Ralph Notaro, Property Owner, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Attorney Jennifer Coppola, Counsel to the Board, addressed the Board.

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

Lynn Fredricksen made a Motion to Continue the matter regarding 2227 Ridge Road, North Haven to the Board’s October 15, 2019 Meeting for a status update from the Blight Prevention Officer. Steven M. Miller seconded the Motion.

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

Lynn Fredricksen – aye

James H. Iovieno – aye

Steven M. Miller – aye

Heidi Boettger – aye

James Nesdale - aye

The Secretary then read the fourth item under “Other on the Agenda for 154 Warner Road, 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 154 Warner Road, North Haven.

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

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

Carla Horbich, Property Owner, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

Daniel Horbich, Jr., Property Owner, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Attorney Jennifer Coppola, Counsel to the Board, 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 154 Warner Road, North Haven to the Board's November 19, 2019 Meeting for a status update from the Blight Prevention Officer. James Nesdale seconded the Motion.

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

Lynn Fredricksen – aye
Heidi Boettger – aye

James H. Iovieno – aye
James Nesdale - aye

Steven M. Miller – aye

PUBLIC HEARING:

The Secretary then read the first item under “Public Hearing” on the Agenda for 8 North Avenue, North Haven.

1. PUBLIC HEARING: On the appeal of the property owner(s) of 8 North Avenue, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated June 21, 2019.

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

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

Amy Wexler, Property Owner, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

Bill Richards, Neighbor to the Property Owner, introduced himself, was sworn in by the Court Reporter and addressed the Board.

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

Attorney Jennifer Coppola, Counsel to the Board, addressed the Board.

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

Attorney Coppola entered four Exhibits into the Record, including Exhibit 'A' – the Town's Online Assessor's Card for 8 North Avenue, North Haven; Exhibit 'B' – the Town's GIS Overview of the 8 North Avenue, North Haven Property updated on July 1, 2018; Exhibit 'C' – the Complainant Assignment Sheet and Report as generated by the Quinnipiac Valley Health District and dated June 26, 2019; and Exhibit 'D' – the Motion

For Entry of Stipulated Judgement between the Town of North Haven and the Property Owner of 8 North Avenue, dated January 17, 2019.

Attorney Andrea Dunn, Counsel to the Property Owner, addressed the Board.

The Board asked questions of Attorney Dunn 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.

Lynn Fredricksen made a Motion to Continue the matter to the Board's October 15, 2019 Meeting to consider at that time whether a Notice of Citation should issue. James Nesdale seconded the Motion.

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

Lynn Fredricksen – aye	James H. Iovieno – aye	Steven M. Miller – aye
Heidi Boettger – aye	James Nesdale – aye	

MINUTES:

The Matter to Approve of the Minutes as submitted for the August 20, 2019 Meeting.

Steven M. Miller made a Motion to Approve of the Minutes for the August 20, 2019 Meeting. James Nesdale seconded the Motion.

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

Lynn Fredricksen – aye	James H. Iovieno – abstain	Steven M. Miller – aye
Heidi Boettger – aye	James Nesdale - aye	

ADJOURNMENT:

There being no further business, Steven M. Miller moved to adjourn the Meeting. James H. Iovieno seconded the Motion. All were in favor. The Meeting adjourned at 9:00 P.M.