

APPROVED ON OCTOBER 18, 2022

**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 20, 2022, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1, North Haven at 7:00 P.M.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
Steven M. Miller, Secretary
James Nesdale, Member
Heidi Boettger, Member
Alden Mead, Alternate

OTHERS PRESENT:

Stacy Murray, Designee of BPO
Elio Floriano, Blight Prevention Officer
Leslie Carney, Clerk to the Board
Jennifer Coppola, Counsel to Board
Mary Lee Rydzewski, Court Reporter

The Chairman, Lynn Fredricksen, opened the Meeting at 7: 00 P.M. and asked if there were any changes to the Meeting Agenda.

Elio Floriano, the Blight Prevention Officer introduced himself, was sworn in by the Court Reporter and advised the Board that there were two changes to tonight's Meeting Agenda. Under "Public Hearing, Item 1, for 10 Bowling Green Drive, the matter may be removed as the property has remedied." Under "Other, Item 2, for 27 Hilltop Terrace, the matter may be removed as the property owner has requested and has been granted a 60-day extension to remedy the remaining blight observed at the property."

PUBLIC HEARING:

The Secretary then read the second item under "Public Hearing" on the agenda for 5 Koczak Court, North Haven.

2. On the appeal by the property owner(s) of 5 Koczak Court, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated July 28, 2022.

Stacy Murray, Blight Prevention Officer's Designee, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

Joanne Amarante, property owner, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

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 5 Koczak Court, North Haven to the Board's October 18, 2022, Meeting to consider at that time whether a Notice of Citation should issue. Lynn Fredricksen seconded the Motion.

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

Lynn Fredricksen – aye	Steven M. Miller – aye	Heidi Boettger – aye
James Nesdale – aye	Alden Mead - aye	

OTHER:

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

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

Stacy Murray, Blight Prevention Officer's Designee, addressed the Board.

The Board asked questions of Ms. Murray 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.

Lynn Fredricksen made a Motion to Continue the Matter regarding 55 Coventry Circle, North Haven to the Board's October 18, 2022, Meeting to consider at that time whether a Notice of Citation should issue. Steven M. Miller seconded the Motion.

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

Lynn Fredricksen – aye	Steven M. Miller – aye	Heidi Boettger – aye
James Nesdale – aye	Alden Mead- aye	

The Secretary will then read the third item under “Other” on the agenda for 16 Rance Court, 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 16 Rance Court, North Haven.

Stacy Murray, Blight Prevention Officer's Designee, addressed the Board.

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

Mr. John E. Squeri property owner of 15 Rance Court, North Haven, introduced himself, was sworn in by the Court Reporter and addressed the Board.

Ms. Jeannine Delvasto of 1 Rance Court, North Haven, introduced herself was sworn in by the Court Reporter and addressed the Board.

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 Issue a Notice of Citation against the property of 16 Rance Court with conditions. Upon clarification of the Motion being sought by counsel and staff, Mr. Miller confirmed that the Citation should issue in the usual course if the property owner, Reverse Mortgage Solutions Inc., has not commenced a summary process action to remove the current occupants of the property (as the property owner's representative had told Stacy Murray it had) and if the property owner has commenced a summary process action, then this matter should return to the Board at its October 18, 2022 meeting for further consideration at that time. The Motion was seconded by James Nesdale.

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

Lynn Fredricksen – aye	Steven M. Miller – aye	Heidi Boettger – aye
James Nesdale – aye	Alden Mead- aye	

The Secretary will then read the fourth item under “Other” on the Agenda for 107 Sentinel Hill 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 107 Sentinel Hill Road, North Haven.

Stacy Murray, Blight Prevention Officer's Designee, addressed the Board.

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

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

The Board asked questions from Attorney Coppola, and they were answered.

Lynn Fredricksen made a Motion to Continue the Matter regarding 107 Sentinel Hill Road, North Haven to the Board's October 18, 2022, Meeting to consider at that time whether a Notice of Citation should issue. Steven M. Miller seconded the Motion.

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

Lynn Fredricksen – aye	Steven M. Miller – aye	Heidi Boettger – aye
James Nesdale – aye	Alden Mead- aye	

MINUTES:

The Matter to Approve of the Minutes as submitted for the August 16, 2022.

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the August 16, 2022, Meeting. James Nesdale seconded the Motion.

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

Lynn Fredricksen – aye	Steven M. Miller – aye	Heidi Boettger – abstain
James Nesdale – aye	Alden Mead - aye	

ADJOURNMENT:

There being no further business Lynn Fredricksen moved to adjourn the Meeting. Steven M. Miller seconded the Motion. All were in favor. The Meeting adjourned at 8:31 P.M.