

**APPROVED ON SEPTEMBER 19, 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, August 15, 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  
James Nesdaile, Member  
Heidi Boettger, Member  
Alden Mead, Alternate

**OTHERS PRESENT:**

Lynn K. Sadosky, P.E., Director of Public Works  
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.

Paul Wetmore, Blight Prevention Officer/Designee, introduced himself, was sworn in by the Court Reporter and advised the Board that there is one change to tonight's Meeting Agenda. Under "Other 6." for 122 State Street, the matter may be removed from the agenda as the property has been remedied.

**OTHER:**

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

1. To consider an act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 6 Algonquin Drive, North Haven.

Paul Wetmore, Blight Prevention Officer/Designee, addressed the Board.

The Board asked questions of Mr. Wetmore 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.

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 Continue the matter to the Board's September 19, 2023, Meeting for the Blight Prevention Officer to provide a status update. 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
James Nesdale – aye	Heidi Boettger – aye	

The Secretary read the second item under "Other" on the Agenda for 55 Coventry Circle, 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 55 Coventry Circle, North Haven.

Paul Wetmore, Blight Prevention Officer/Designee, addressed the Board.

The Board asked questions of Mr. Wetmore 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 September 19, 2023, 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	James H. Iovieno – aye	Steven M. Miller – aye
James Nesdale – aye	Heidi Boettger – aye	

The Secretary read the third item under "Other" on the Agenda for 2069 Hartford Turnpike, 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 2069 Hartford Turnpike, North Haven.

Paul Wetmore, Blight Prevention Officer/Designee, addressed the Board.

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

James Nesdale made a Motion to Continue the Matter regarding 2069 Hartford Turnpike, North Haven to the Board's September 19, 2023, 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      James H. Iovieno – aye      Steven M. Miller – aye  
James Nesdale – aye      Heidi Boettger – aye

The Secretary read the fourth item under "Other" on the Agenda for 266 Maple Avenue, 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 266 Maple Avenue, North Haven.

Paul Wetmore, Blight Prevention Officer/Designee addressed the Board.

The Board asked questions of Mr. Wetmore 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 regarding 266 Maple Avenue, North Haven to the Board's September 19, 2023, Meeting to consider at that time whether a Notice of Citation should issue. James Nesdale seconded the Motion.

The Board voted 4 - 1 in favor of the Motion, with 1 nay.

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

The Secretary read the fifth item under "Other" on the Agenda for 50 Rock Road, North Haven.

5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 50 Rock Road, North Haven.

Paul Wetmore, Blight Prevention Officer/Designee, addressed the Board.

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

Geraldine Kobuta, Property Owner of 50 Rock Road, introduced herself, was sworn in by the Court Reporter and addressed the Board.

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

James H. Iovieno made a motion to Issue a Notice of Citation against the property of 50 Rock Road, North Haven based upon the Notice of Violation, which issued on May 11, 2023. Lynn Fredricksen seconded the Motion.

The Board voted 4 - 0 in favor of the Motion, with 1 abstention.

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

**MINUTES:**

The Matter to Approve of the Minutes as submitted for the July 18, 2023, Meeting.

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the July 18, 2023, Meeting. Steven M. Miller seconded the Motion.

The Board voted 3 – 0 in favor of the Motion, with two abstentions. Board members Nesdale and Boettger were absent during the July 18, 2023, Meeting.

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

**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 8:07 P.M.