

APPROVED ON JUNE 20, 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, May 16, 2023, 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
Heidi Boettger, Member
James Nesdale, Member

OTHERS PRESENT:

Jennifer Coppola, Counsel to the Board
Lynn K. Sadosky, P.E., Director of Public Works
Elio Floriano, Blight Prevention Officer
Sotonye Otunba-Payne, Court Reporter

The Chairman, Lynn Fredricksen, opened the Meeting at 7:01 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 were two changes to tonight's Agenda. Under "Other # 4.", the address of 7 Drazen Drive South has been removed. The matter will instead be placed on the Board's June 20th Meeting Agenda. Also, under "Other # 5.", the address of 266 Maple Avenue may be removed as the property owner was granted a 60-day extension to remedy the blight observed.

PUBLIC HEARING:

The Secretary read the first item under "Public Hearing" on the Agenda for 70 Fallon Drive, North Haven.

1. On the appeal by the property owner(s) of 70 Fallon Drive, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer dated March 21, 2023.

The Public Hearing for 70 Fallon Drive, North Haven was opened by the Chairman at 7:03 PM.

Elio Floriano, Blight Prevention Officer addressed the Board.

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

Daniel LeGrand, property owner, introduced himself, was sworn in by the Court Reporter, and addressed the Board.

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

Brigitte St. Michel, resident of 74 Fallon Drive, introduced herself, was sworn in by the Court Reporter, and addressed the Board.

The Board asked questions of Ms. St. Michel and they were answered.

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

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

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

The Board asked questions of Ms. LeGrand 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.

The Public Hearing for 70 Fallon Drive, North Haven was closed by the Chairman at 7:49 PM.

Steven M. Miller made a Motion to Continue the Matter regarding 70 Fallon Drive, North Haven to the Board's June 20, 2023, Meeting for a status update by the Blight Prevention Officer. James Nesdale seconded the Motion.

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

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

OTHER:

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.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

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

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

Jennifer Coppola, Counsel to the Board, addressed the Board.
The Board asked questions of Attorney Coppola and they were answered.

James Nesdale made a Motion to Continue the Matter regarding 55 Coventry Circle, North Haven to the Board's June 20, 2023, Meeting to consider at that time whether a Notice of Citation should issue. Steven M. Miller seconded the Motion.

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

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

The Secretary read the third item under “Other” on the Agenda for 3443 Dixwell Avenue, 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 3443 Dixwell Avenue, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

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

Mr. Floriano provided the Board with photographs of the property dated May 16, 2023. These photographs were entered into the record as “Exhibits A-1 through A-15”.

Lynn Fredricksen made a motion to Issue a Notice of Citation against the property of 3443 Dixwell Avenue, North Haven based upon the Notice of Violation, which issued on January 10, 2023. Steven M. Miller seconded the Motion.

The Board voted 3 - 0 in favor of the Motion, with one opposition.

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

MEETING SCHEDULE:

The Matter to Approve of the proposed 2023-2024 Meeting Schedule as submitted.

Lynn Fredricksen made a Motion to Approve of the proposed 2023 – 2024 Meeting Schedule as submitted. James Nesdale seconded the Motion.

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

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

MINUTES:

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

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

The Board voted 3 – 0 in favor of the Motion, with one abstention.

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

ADJOURNMENT:

There being no further business Steven M. Miller moved to adjourn the Meeting. James Nesdale seconded the Motion. All were in favor. The Meeting adjourned at 8:16 P.M.