

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

October 15, 2020

VIA FIRST-CLASS MAIL

Ralph Notaro
2227 Ridge Road
North Haven, Connecticut 06473

**Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
Issued to 2227 Ridge Road, North Haven on January 3, 2018**

Dear Ralph Notaro:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 2227 Ridge Road, North Haven ("Property") on January 13, 2018 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

Therefore, the property has been included in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, October 20, 2020 at 7:00 P.M.** so that the Blight Prevention Officer may provide a status update to the Board at that time. **As indicated in the enclosed Notice of Meeting, the Board's October 20th Meeting will be held via ZOOM videoconference and conference call.**

Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/87890577842?pwd=NlRsbzRFZkNleVZUREFYbE5OeG9EQT09>

Meeting ID: 878 9057 7842

Passcode: 443211

If you do not have internet access, you can DIAL IN using your telephone:

+1 929 205 6099 US (New York)

Meeting ID: 878 9057 7842

Passcode: 443211

October 15, 2020

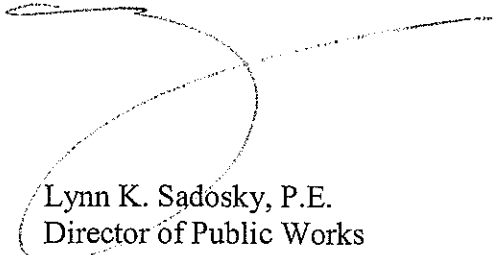
Page | - 2 -

You are encouraged to keep the Blight Prevention Officer, Elio Floriano or his Designee; Arthur Hausman informed of your remediation efforts as they proceed so that the Board can be fully apprised of all effort at the time of the update.

Elio Floriano and Arthur Hausman are available through the Building Office at (203) 239 5321, extension 405 and 440, respectively, if you remedy the blight conditions at the Property or if you have any questions.

The Building Office is open from 8:30 a.m. to 4:30 p.m. Monday through Friday. Thank you.

Sincerely,



Lynn K. Sadosky, P.E.
Director of Public Works
Blight Prevention Officer/Designee

Enclosure

c: Town Attorney, Dir. Public Works, Land Use Administrator, Zoning Enforcement Officer,
Quinnipiac Valley Health District

TOWN OF NORTH HAVEN

BLIGHT PREVENTION APPEALS BOARD

NOTICE OF MEETING

TO RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN AND OTHER INTERESTED PARTIES:

The North Haven Blight Prevention Appeals Board will hold its Regular Meeting on **Tuesday, October 20, 2020 at 7:00 PM** via ZOOM videoconference and conference call for the purposes listed below.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will not be permitted.

All meeting materials which will be distributed to the Board, will be posted on the Town's website at <http://www.town.north-haven.ct.us/> and will be available for viewing twenty-four (24) hours prior to, during, and after the meeting.

Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/87890577842?pwd=NIRsbzRFZkNiEVZUREFYbE5OeG9EQT09>

Meeting ID: 878 9057 7842

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This meeting of the Blight Prevention Appeals Board is being held for the following purposes:

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 54 Coventry Road, 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 46 Ezra Street, 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 102 Middletown 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 466 Middletown Avenue, 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 10 Mill Road, North Haven.
6. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 8 Oak Street, North Haven.
7. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
8. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 329 Skiff Street, North Haven.

**STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN
BLIGHT PREVENTION APPEALS BOARD**

A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.

COMMUNITY NEWS • NORTH HAVEN COURIER • OCTOBER 15, 2020

NHHS 2020 GRADUATION VIDEO !



North Haven High School

Class of 2020

Graduation Ceremony Video

Enjoy great memories with this official,
professionally-produced video of the
June 22, 2020 NHHS Graduation Ceremony.

3 Easy Ways To Order

1) Call NHTV at 203-234-0025

2) Easy Order Online at www.NHTV.com

3) Send check/money order payable to:

**Only
\$25**

Sent via U.S. Mail

NHTV

NHTV

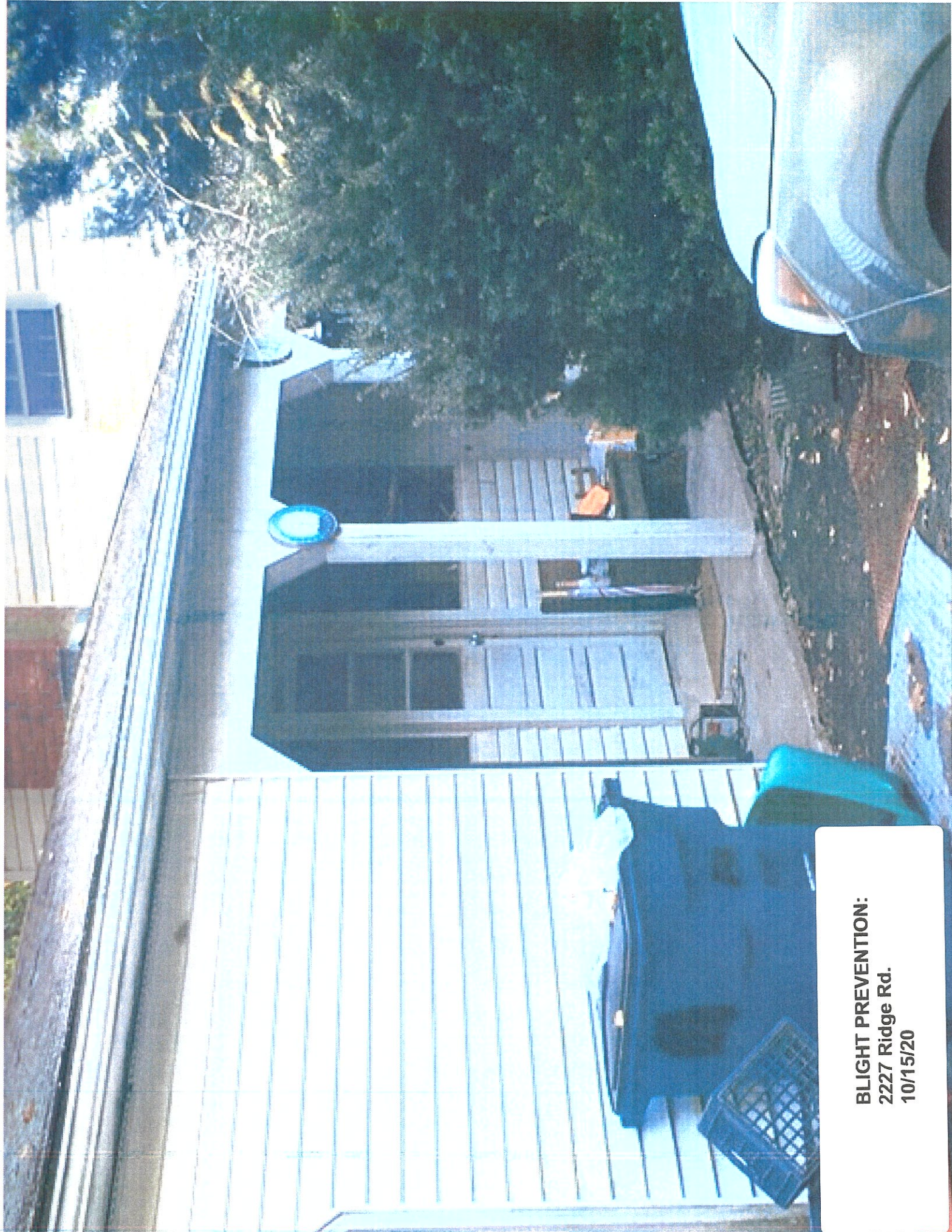
**127 Washington Avenue
North Haven, CT 06473**

VISA

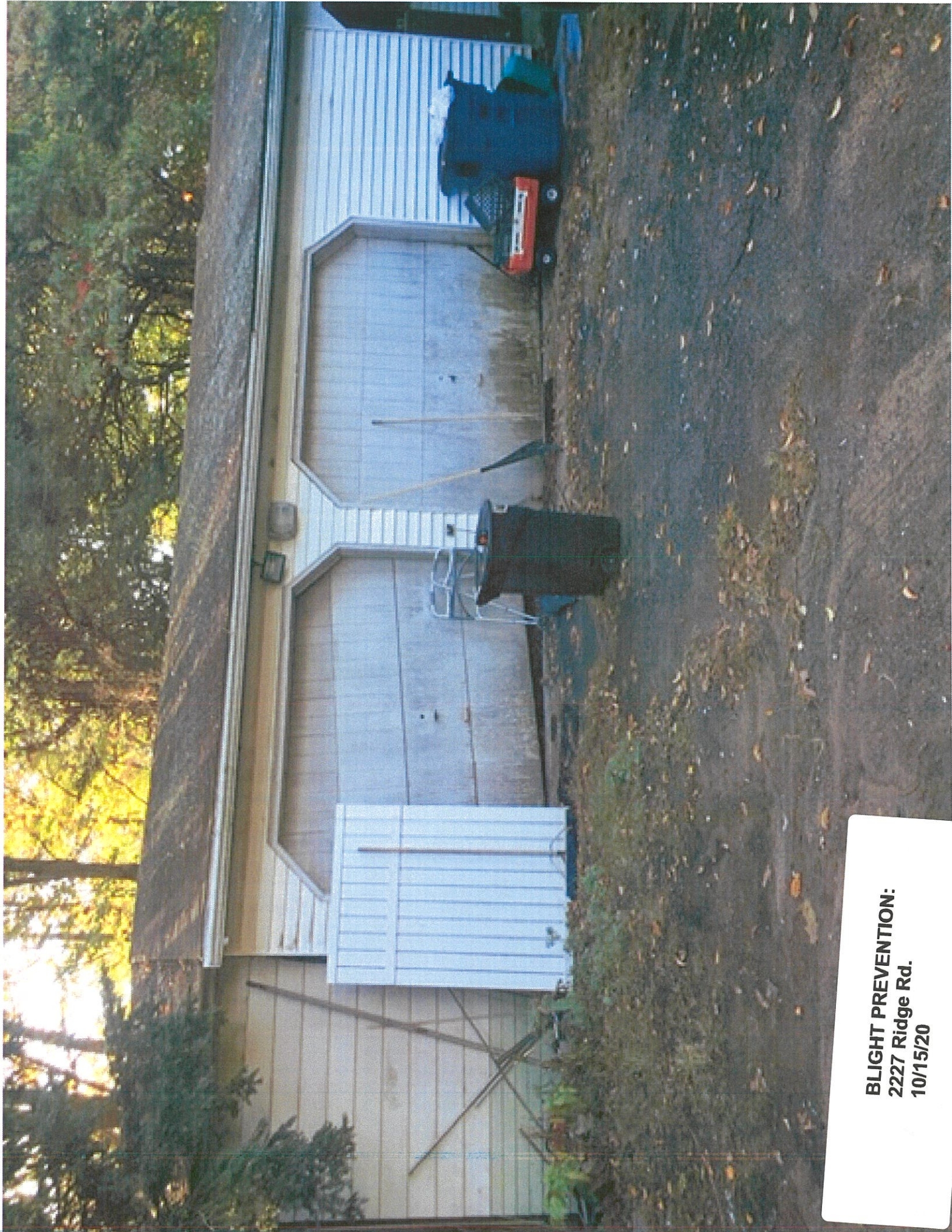
DISCOVER



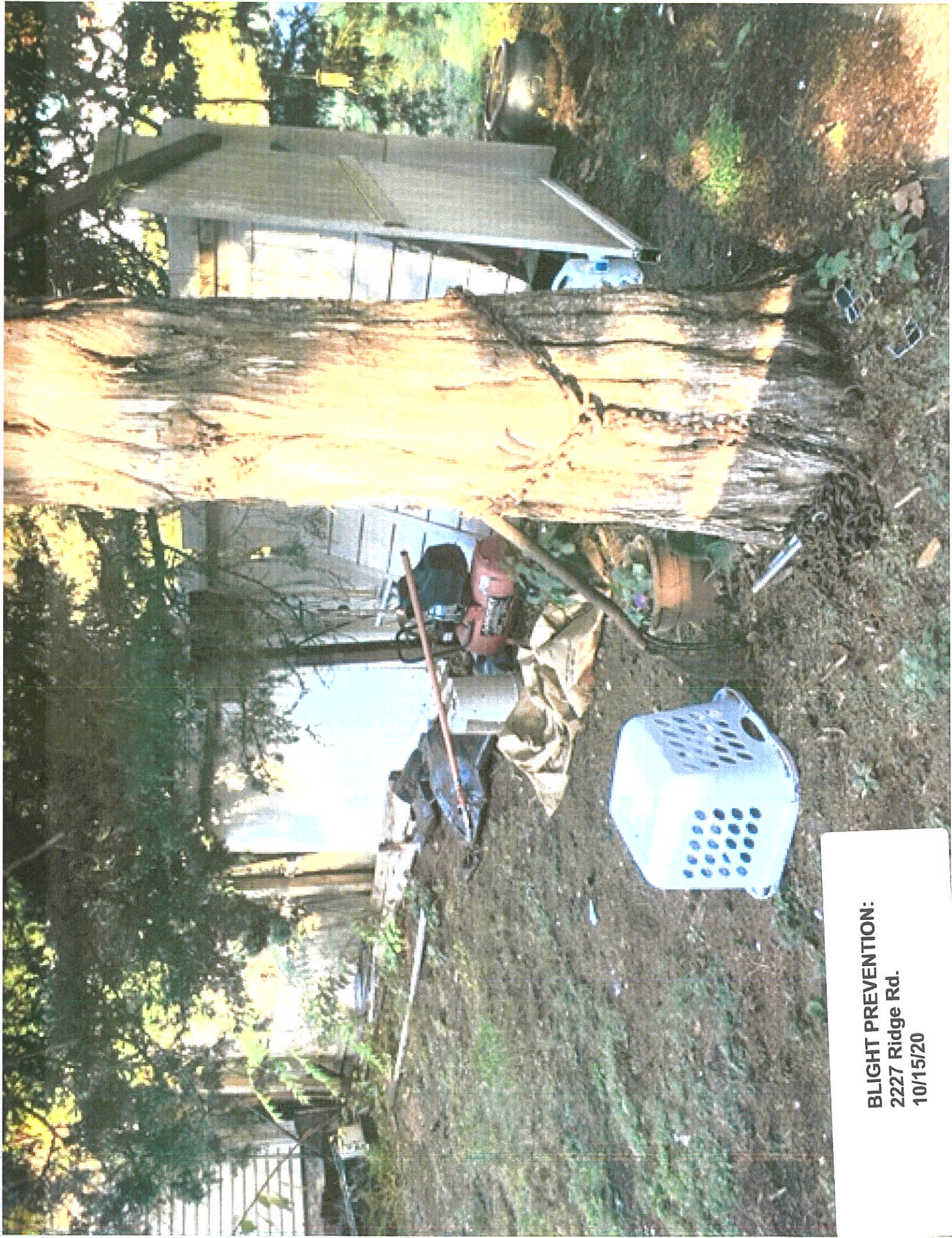
BLIGHT PREVENTION:
2227 Ridge Rd.
10/15/20



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2227 Ridge Rd.
10/15/20



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2227 Ridge Rd.
10/15/20



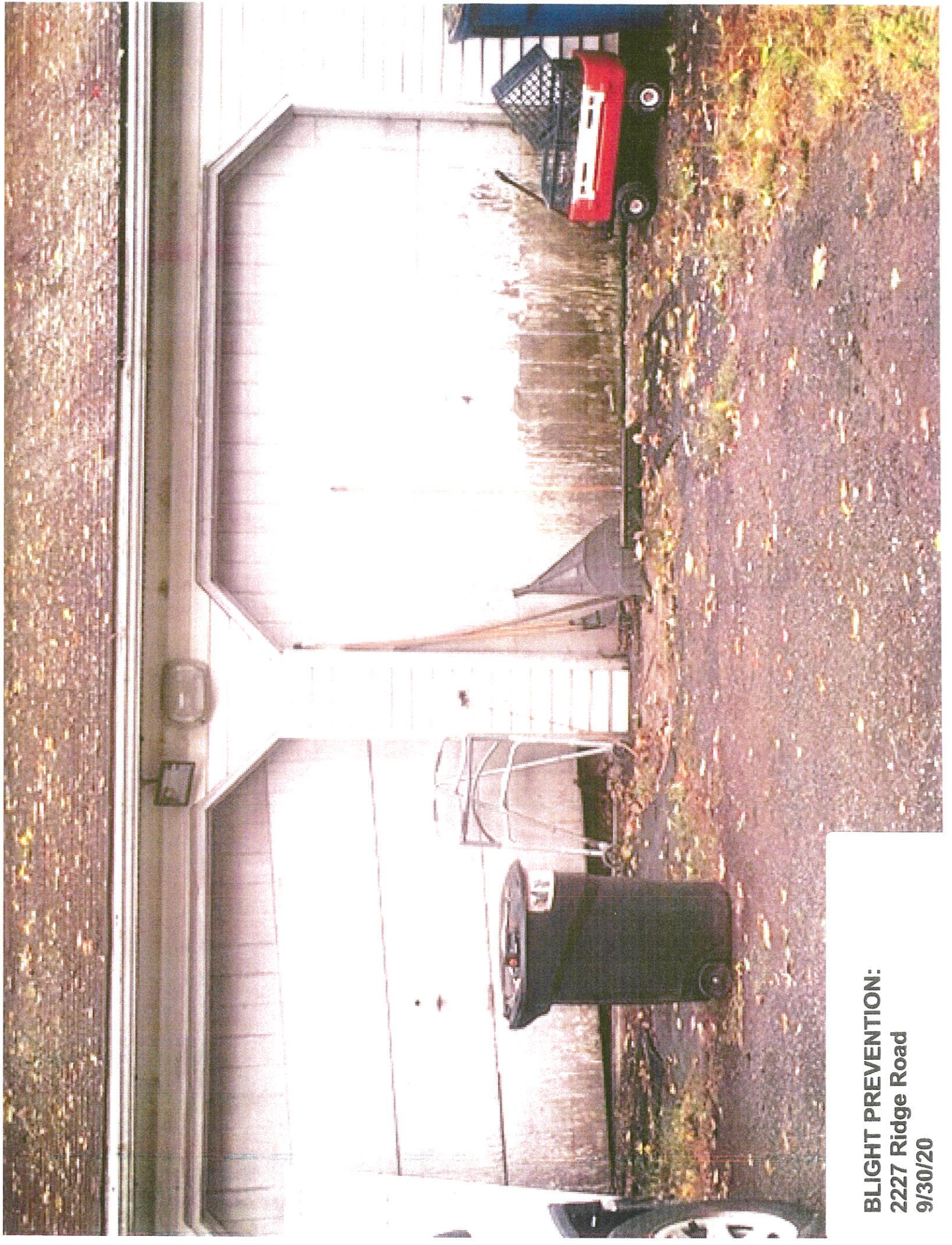
BLIGHT PREVENTION:
2227 Ridge Rd.
10/15/20



BLIGHT PREVENTION:
2227 Ridge Road
9/30/20



BLIGHT PREVENTION:
2227 Ridge Road
9/30/20

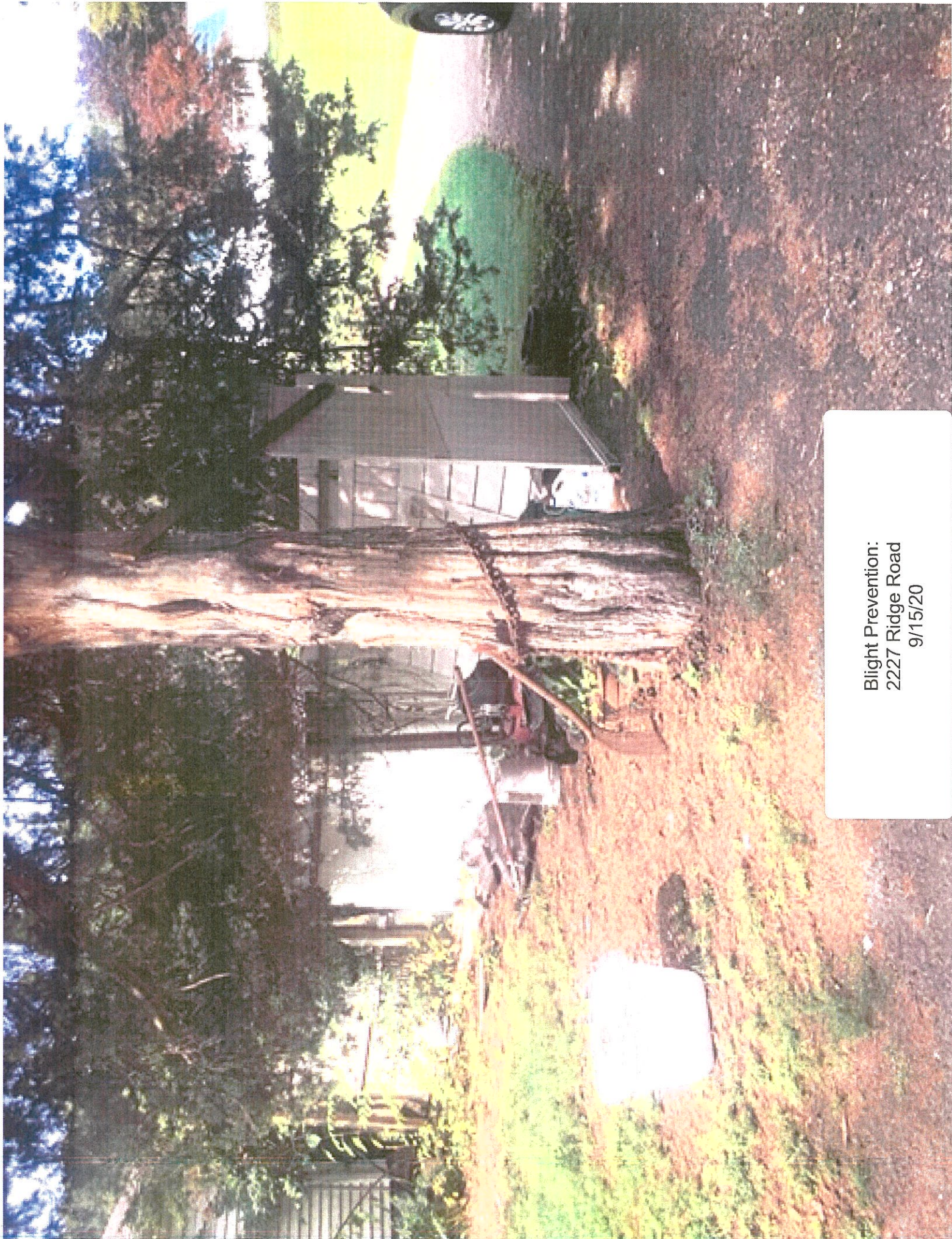


BLIGHT PREVENTION:
2227 Ridge Road
9/30/20



BLIGHT PREVENTION:
2227 Ridge Road
9/30/20

Blight Prevention:
2227 Ridge Road
9/15/20

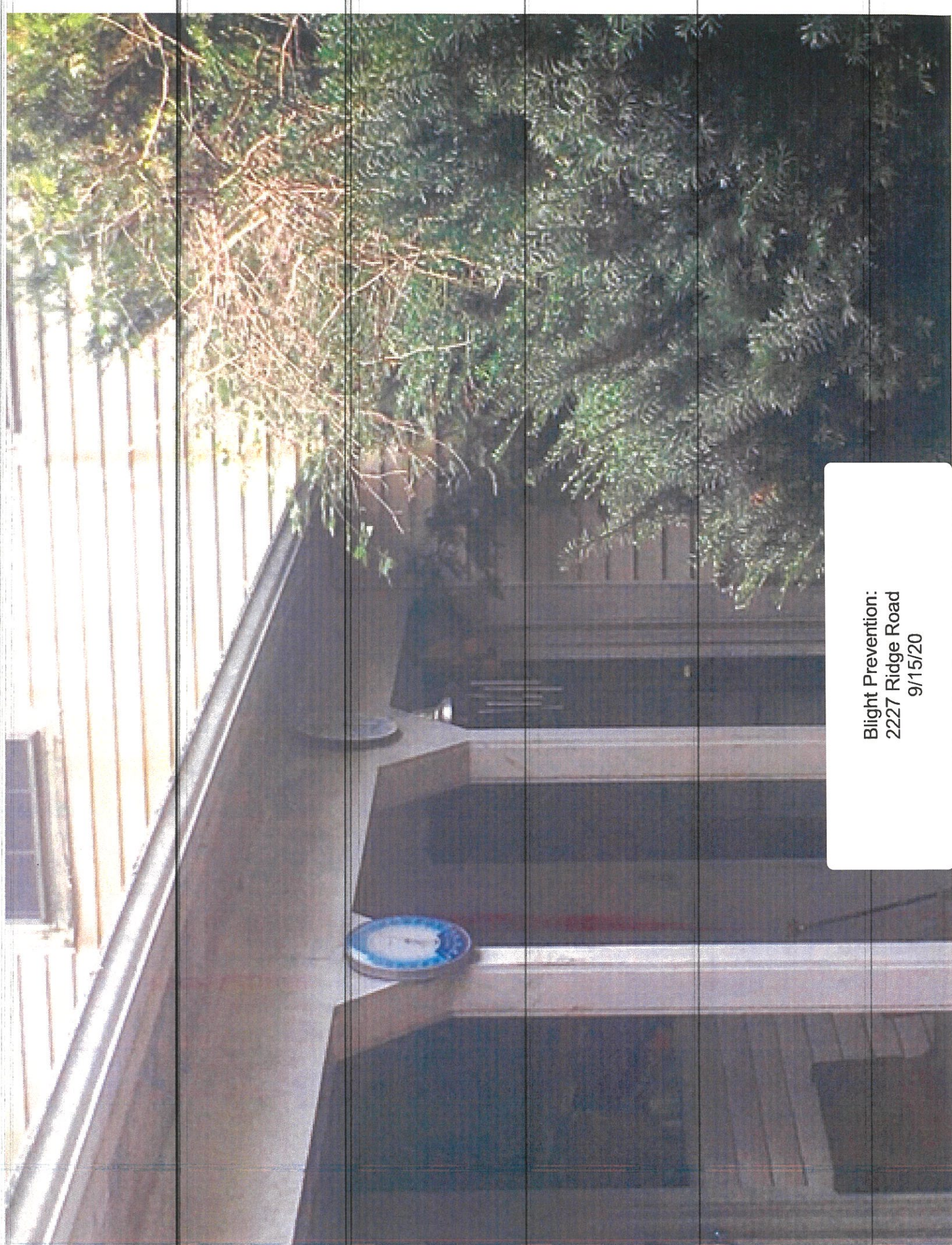




Blight Prevention:
2227 Ridge Road
9/15/20



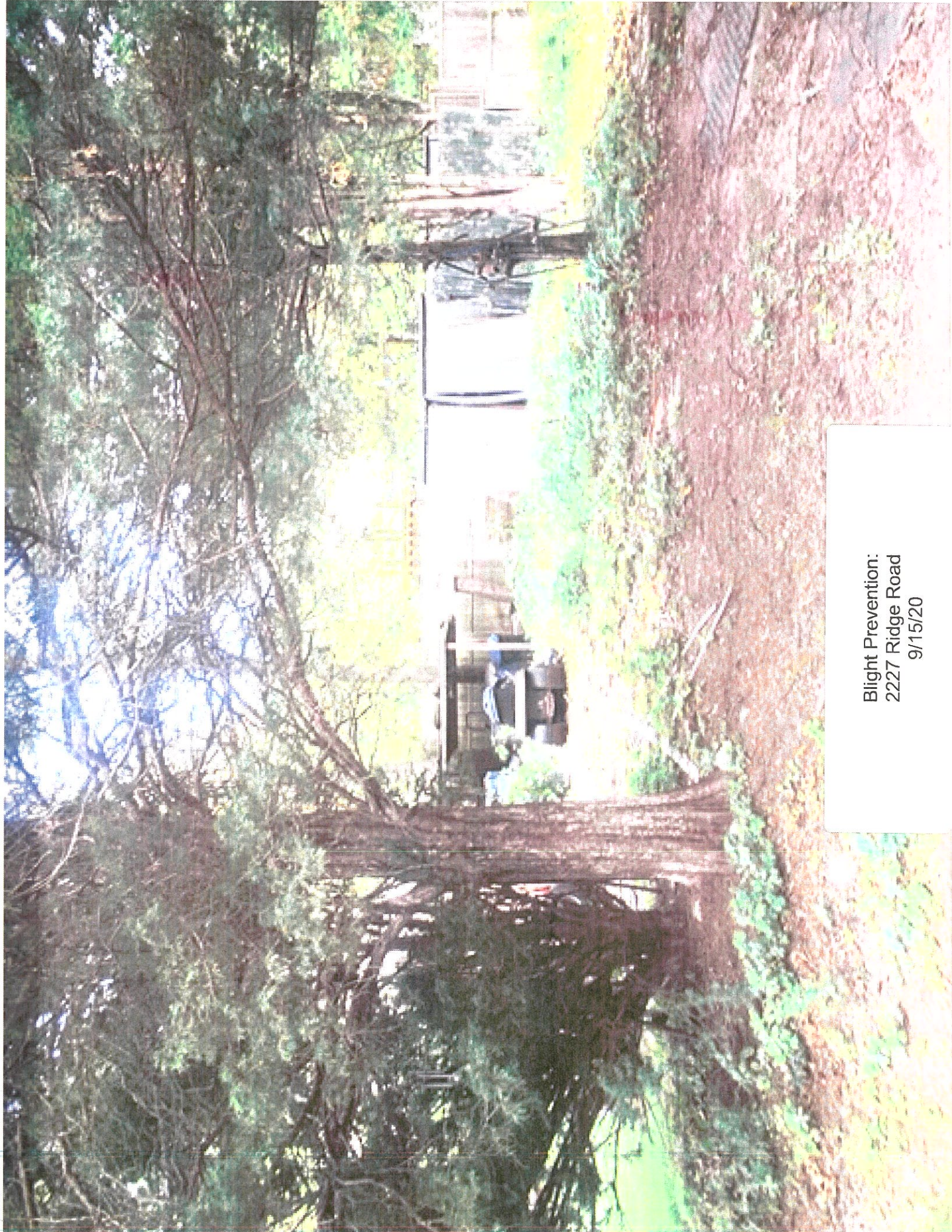
Blight Prevention:
2227 Ridge Road
9/15/20



Blight Prevention:
2227 Ridge Road
9/15/20

A photograph of a residential property. On the left, a portion of a house with light-colored horizontal siding and a dark roof is visible. A large, dark green tree stands in front of the house. To the right of the tree, a dirt driveway leads towards the background. The driveway is bordered by dense, green vegetation and weeds. In the foreground, a blue plastic barrel and a red plastic barrel are visible on the ground. The overall scene suggests a rural or undeveloped area.

Blight Prevention:
2227 Ridge Road
9/15/20



Blight Prevention:
2227 Ridge Road
9/15/20



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321
Fax (203) 234-2130

January 3, 2018

**SENT VIA CERTIFIED MAIL
AND U.S. MAIL
AND HAND DELIVERED**

Ralph Notaro
2227 Ridge Road
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
2227 Ridge Road, North Haven, Connecticut

Dear Ralph Notaro;

On December 19, 2017, and in my capacity as the Town of North Haven's Blight Prevention Officer Designee, I received a complaint regarding the existence of possible violation(s) of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 2227 Ridge Road in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Has a tremendous amount of garbage in the rear of the home;
- Contains distressed building conditions;
- Contains garbage and trash which is overflowing onto the neighbor's property; and
- Is blighted and is highly visible (the trash) from neighboring properties as well as Ridge Road.

Section 84-3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "No owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be created or maintained, a blighted premises." "Blighted premises" is defined as, "Real property, including any building or structure located thereon, which is and continues to be in the state of disrepair or is becoming dilapidated ..." The terms "state of disrepair" or "becoming dilapidated" are therein defined in the Ordinance under Section 84-2.

I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 2227 Ridge Road as I observed the following conditions at said property which evidence the violation, including:

- There is damaged and/or missing siding on the home or garage structures;
- There is excessive amounts of trash and debris observed in the side, rear and front yards, and by the side of the garage;
- There is a damaged railing or fence on the property;
- There is unsightly outside storage, including dilapidated trash cans observed throughout the yard, wooden pallets, dilapidated lawn furniture, miscellaneous windows/doors and window/door frames placed against the home and pieces of PVC piping in the yard; and
- The property is unsightly, unkempt and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 2227 Ridge Road must remedy the listed conditions which constitute a violation of the Ordinance within thirty (30) days of the date of this NOTICE OF VIOLATION or such longer period as I may permit in my discretion as the Blight Prevention officer. Please contact me immediately if you believe that there are circumstances, which exist that warrant exercise of that discretion.

Please take note that, as the property owner of 2227 Ridge Road, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Board of Appeals by delivering in person or by mail, written notice of your request to do so, to me as the Blight Prevention Officer within ten (10) calendar days of this NOTICE OF VIOLATION.

IF YOU FAIL TO REMEDY THE VIOLATIONS OF THE ORDINANCE NOTED HEREIN WITHIN THIRTY (30) CALENDAR DAYS AND YOU DO NOT DEMAND A HEARING BEFORE THE BLIGHT PREVENTION APPEALS BOARD WITHIN TEN (10) CALENDAR DAYS HEREOF, THE BOARD SHALL ISSUE A CITATION AND ASSESSMENT OF FINES AND DELIVER NOTICE OF SAME TO YOU. A VIOLATION OF THE ORDINANCE IS PUNISHABLE BY A FINE OF \$100.00 A DAY FOR EACH DAY A VIOLATION CONTINUES TO EXIST. THE DATE THE CITATION IS ISSUED BY THE BLIGHT PREVENTION APPEALS BOARD SHALL BE THE COMMENCEMENT DATE FOR SAID FINE. YOUR FAILURE TO PAY THE ASSESSMENT OF ANY FINE(S) BY THE BLIGHT PREVENTION APPEALS BOARD MAY RESULT IN THE ENTRY OF A JUDGMENT BY THE SUPERIOR COURT AND THE LEVY OF AN EXECUTION ON THE JUDGMENT WITHOUT FURTHER NOTICE.

Please contact me immediately at (203) 239-5321, extension 440 to discuss the NOTICE OF VIOLATION and your proposed remedy of same. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday.

Thank you in advance for your cooperation in resolving this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Arthur Hausman".

Arthur Hausman,
Blight Prevention Officer/Designee

c: Jennifer Coppola, Outside Counsel
Lynn K. Sadosky, P.E., Director of Public Works
Alan Fredricksen, Land Use Administrator
Arthur Hausman, Blight Prevention Officer/Designee
Laura Magaraci, Zoning Enforcement Officer
Quinnipiack Valley Health District

RECEIVED

DEC 20 2017

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT**TOWN OF NORTH HAVEN**
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORMDate: 12/19/2017**YOUR CONTACT INFORMATION: (required)**Name: Carlton and Matthew HyattAddress: 92 Bishop St. North Haven CT 06473Telephone Number: 203-843-3600Signature: [Signature]New or Repeat Complaint: New ComplaintLocation of Problem: 2227 Ridge Rd North Haven CT 06473
Exact AddressProperty Owner's Name and Address: Unknown**Describe Problem in Detail:**

Rear of home - tremendous amounts of garbage
and distressed building conditions. Garbage is
overflowing onto our property and is highly visible
from the rear of our home.

Please Return Complaint Form To:
Town of North Haven, Building Department
Town Hall Annex
5 Linsley Street, Room 205
North Haven, CT 06473
Phone: 203-239-5321 Ext. 705
Fax: 203-234-8375

RECEIVED
DEC 20 2017TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS