



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

September 10, 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, September 15, 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 September 15th 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/86079340308?pwd=N2VPcFZnVUFIMFVFRnBmVzRTSFFRUT09>

Meeting ID: 860 7934 0308

Passcode: 256344

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

Dial In Number: +1 929 205 6099 US (New York)

Meeting ID: 860 7934 0308

Passcode: 256344

September 10, 2020

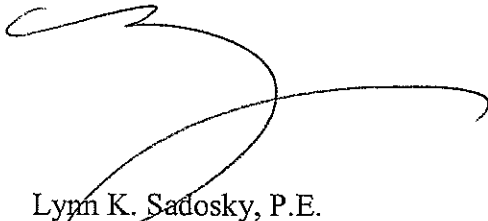
Page | - 2 -

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,

A handwritten signature in black ink, appearing to read 'Lynn K. Sadosky', with a long, sweeping horizontal stroke extending to the right.

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

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Brought to you by
zip06

last half of the year. This program is supported by grant funding from the Guilford Health Department Preventive Health and Health Services Block Grant and the CT Department of Public Health. The cost is \$85 for the full 12-month program. To register for the class, visit vnacommunity-healthcare.org and click the calendar button on the homepage. For more information, call the VNACHCH Helpline at 866-474-5230.

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, September 15, 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 <https://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:

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Meeting ID: 860 7934 0308
Passcode: 256344

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 2058 Hartford Turnpike, 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 60 Quinnipiac Avenue, North Haven.
3. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 390 Skiff Street, North Haven.
5. On 154 Warner Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
6. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 356 Washington Avenue, North Haven.

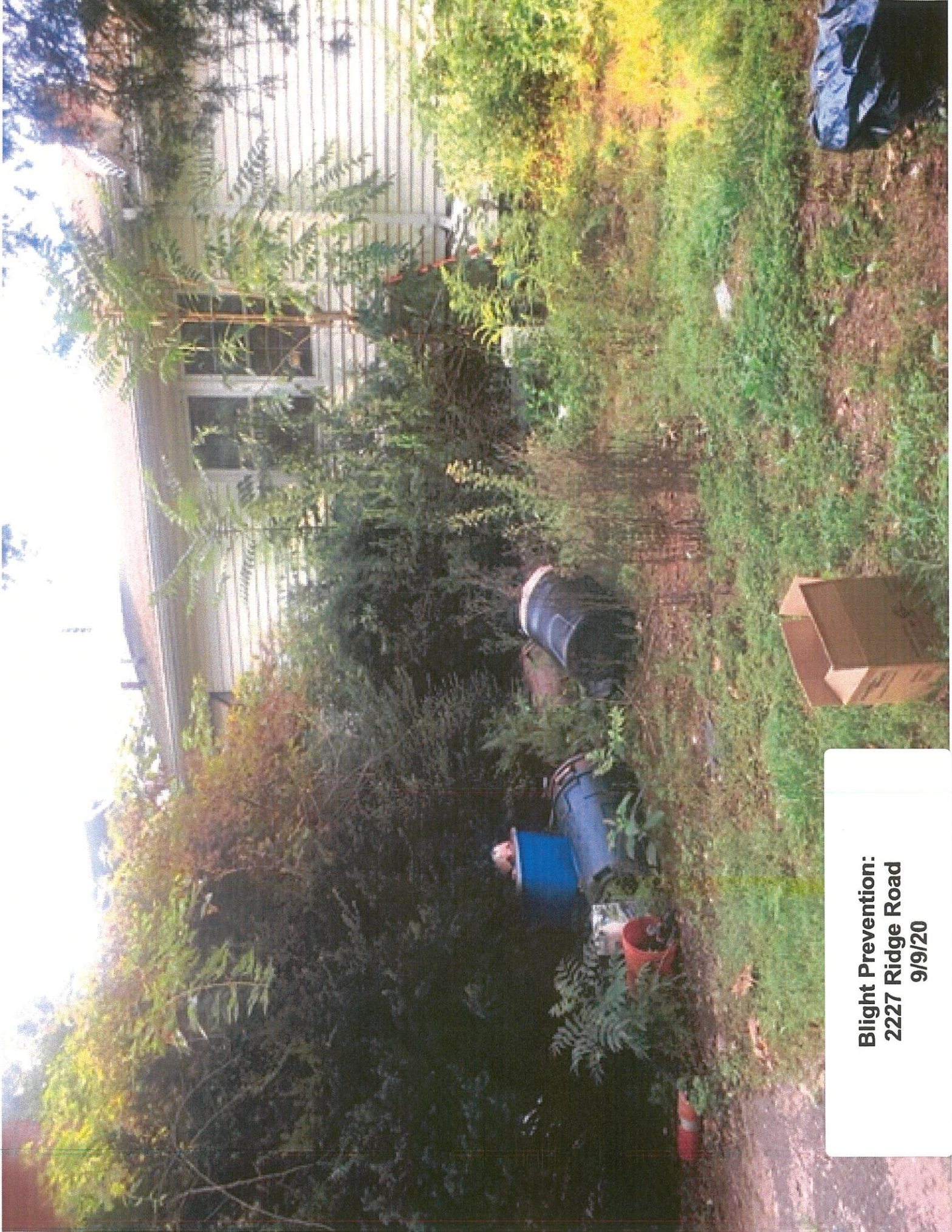
**STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN
BLIGHT PREVENTION APPEALS BOARD
A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.**

**Blight Prevention:
2227 Ridge Road
9/9/20**



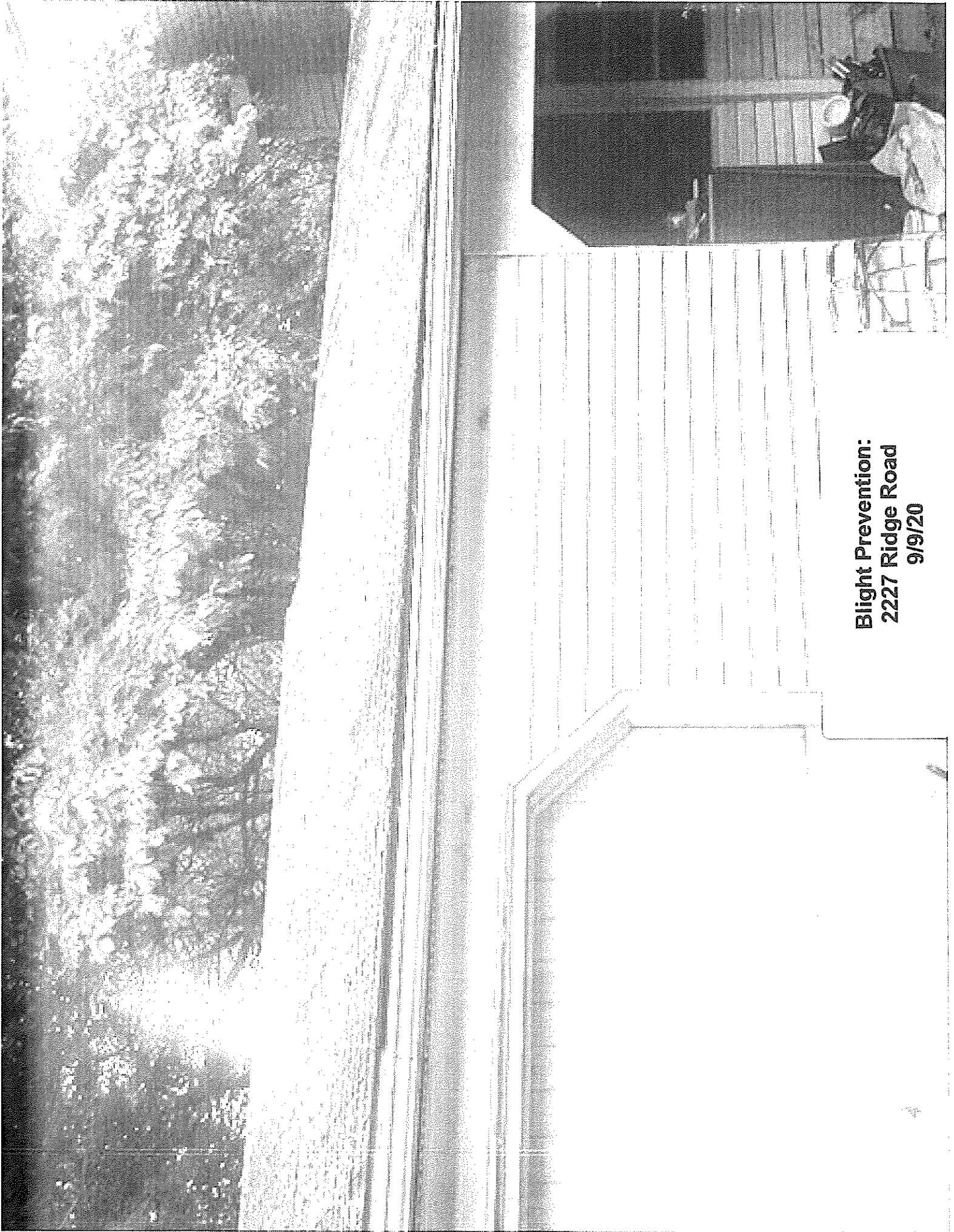


Blight Prevention:
2227 Ridge Road
9/9/20

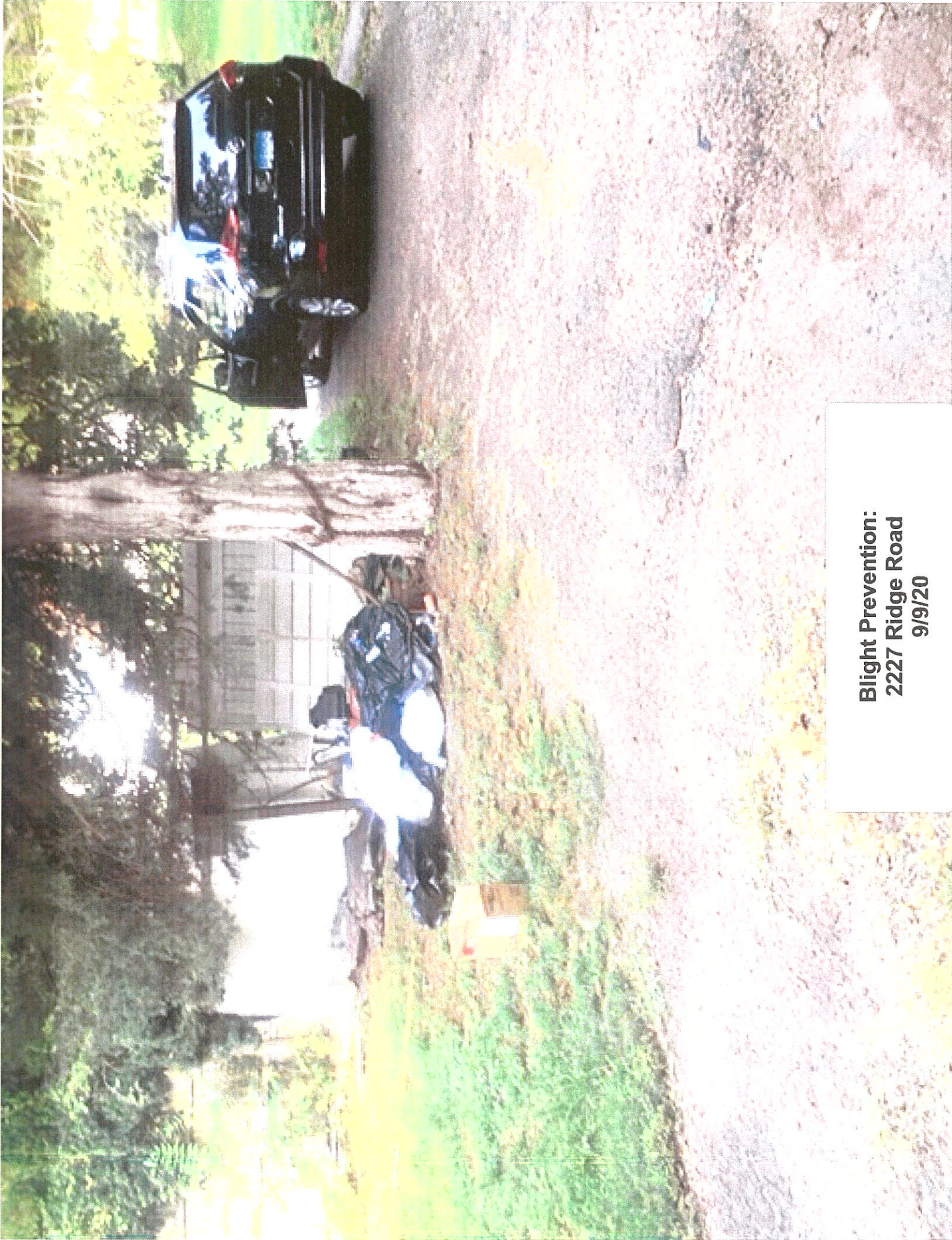


**Blight Prevention:
2227 Ridge Road
9/9/20**

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2227 Ridge Road
9/9/20**



**Blight Prevention:
2227 Ridge Road
9/9/20**





**Blight Prevention:
2227 Ridge Rd.
8/25/20**



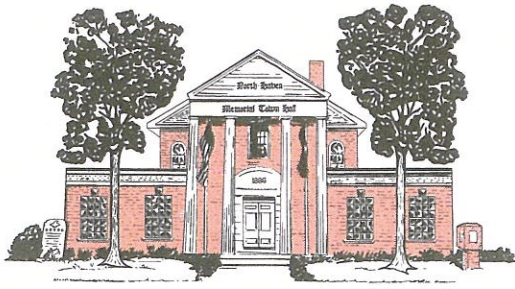
Blight Prevention:
2227 Ridge Rd.
8/25/20



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8/25/20**





TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

August 14, 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, August 18, 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 August 18th 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/84275074842?pwd=NERwVG12UW9wRXB6aDN5QnlzaWhPdZ09>

Meeting ID: 842 7507 4842
Passcode: 474133

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

Dial In Number: +1 929 205 6099 US (New York)
Meeting ID: 842 7507 4842
Passcode: 474133

August 14, 2020

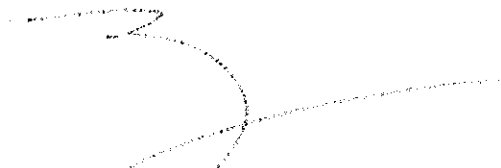
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You are encouraged to keep the Blight Prevention Officer, Elio Floriano or his Designee; Arthur Hausman informed of your remediation efforts as they proceed so that the Board can be fully apprised of all effort at the time of the update.

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

decades. Jackie and her husband, Gary, have three children, who are now 25, 21, and 19. The couple began St. Peter's Construction, which they recently renamed St. Peter's Home Services to offer more handyman services. Jackie manages the phones, billing, and marketing, while her husband performs the services.

While Jackie enjoys helping her husband with his business, she knew she wanted to do more

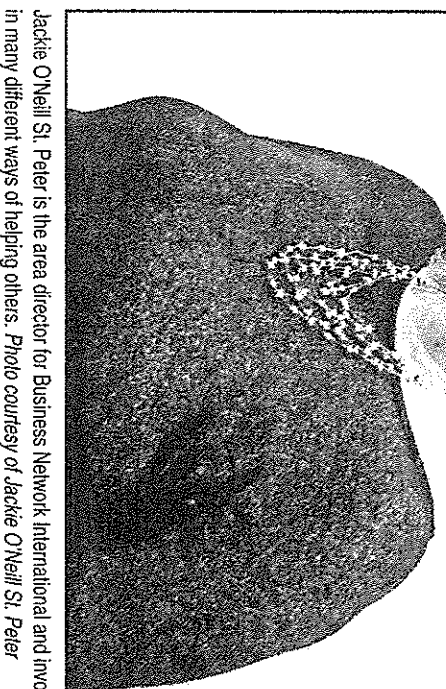
"My thing is I want to help everybody and homeowners seemed to be a great way to be able to help," says Jackie. "In my family, I was always the one who took care of older family members and I was always the one people called to come and help, so when my husband and I talked about opening a homecare agency, it seemed like a natural thing to do."

In 2006, Jackie's uncle suggested she join Business Network International (BNI) to help her

While Jackie had no experience with real estate, Carbutti was also an owner of Carbutti & Company Realtors with offices in Wallingford and Branford. Though Jackie had always worked in the health-care field, she decided to give it a try and while Carbutti had initially suggested that Jackie try it for two years, that was now 10 years ago. Carbutti's son Jonathan has since taken over the office.

"The Carbuttis are an awesome family and Jonathan is an incredible guy who continues to make his business better every single day," says Jackie, who recently introduced her son to the business. "He passed the test and is just waiting on his license."

Jackie has continued to find the benefits of being involved in BNI. Over the years, she moved into the position of director of the chapter and is now the area director, managing 20 chapters in Connecticut throughout the shoreline area. "I've been with BNI through all of it and it's helped to build those businesses and introduce me to great people," says Jackie. "As chapters grow and help spread awareness about what it means to be in BNI for any business. For a small cost and time, you have a ton of people—anywhere from 25 to 50 in a chapter—who will spread the news about your business. I love helping people be able



Jackie O'Neill St. Peter is the area director for Business Network International and involved in many different ways of helping others. Photo courtesy of Jackie O'Neill St. Peter

to grow their businesses and the amount of extraordinary people I meet. I love hearing their stories, how they came to do what they do, and being able to help them grow."

She found a way to share those stories after a Shoreline East BNI member showed her the local magazines he had created for the community and suggested she do the same in North Haven. She decided to give it a try, founding *North Haven Neighbors* magazine. She ran it for two years before Chris Mighiaro took over.

The monthly magazine shared news from local businesses as well as the accomplishments of local students. "It seemed like a fun thing to do," says Jackie. "I loved the part that helped businesses get the word out about them and talking to people, finding out what they do, but you had to sell the ads and after two years that got to me."

While she is no longer involved in the magazine, she still is active on the North Haven Neighbors Facebook page. She also created the North Haven Buzz community page on Facebook, which has more than 1,000 members.

"North Haven Buzz is a way for me to still write and call attention to the great things going on in town and help the community and businesses come together help each other," says Jackie, who came out of wanting to give people a place to ask questions, get recommendations, help the people in town, and give them an outlet vent or get answers."

She found that the page especially important during the COVID-19 pandemic, with many businesses struggling. COVID-19 pandemic also allowed Jackie and her partner, Kir Olaszewski, at Carbutti & Company to develop Carbutti Care program, according to carbutti.com, is to "provide services on the front lines every day. Through the program, which is available to military, firefighting police officers, emergency medical personnel, nurses, and teach Carbutti Cares has "put together a team of experts to assist Connecticut heroes through home buying process and beyond."

Though the pair had begun discussing the idea, it came to fruition due to the needs present

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:

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Meeting ID: 842 7507 4842

Passcode: 474133

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

1. On 263 Maple Avenue, North Haven, the Blight Prevention Officer will provide a status update to the Board.
2. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 327 Skiff Street, 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 13 Sunset Drive, North Haven.
5. On 154 Warner Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.

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 CLERKS OFFICE.



Blight Photographs - August 14, 2020
2227 Ridge Road



Blight Photographs - August 14, 2020
2227 Ridge Road



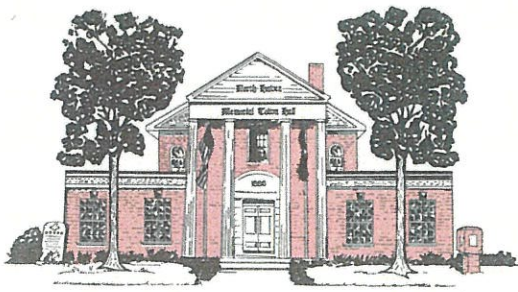
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Blight Photographs - August 14, 2020
2227 Ridge Road



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 "Am Hausman", with a long horizontal flourish extending to the right.

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: Caitlin and Matthew HyattAddress: 92 Bishop St. North Haven CT 06473Telephone Number: 203-843-3600Signature: [Handwritten 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