



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

September 10, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

VIA FIRST-CLASS MAIL

Valerie W. and Rodney L. Richardson and Survivors
390 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 390 Skiff Street, North Haven on November 22, 2019

Dear Valerie W. and Rodney L. Richardson and Survivors:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 390 Skiff Street, North Haven ("Property") on November 22, 2019 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 PM** so that the Board may consider whether a Citation should issue against the Property at that time. As indicated in the enclosed Notice of Meeting, **the 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=N2VPcFZnVUFIMFVFRnBmVzRTSFRUT09>

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

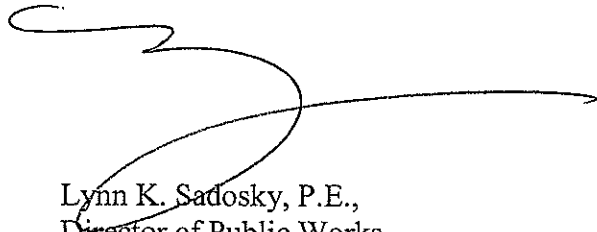
September 10, 2020

Page | - 2 -

Please contact the Blight Prevention Officer, Elio Floriano, in the Building Office at (203) 239-5321, extension 405, 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 horizontal flourish extending to the right.

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

Enclosure

EF/lks

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

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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 <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/86079340308?pwd=N2VPeFZnVUFIMFVFRmBmVzRTFFRUT09>

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

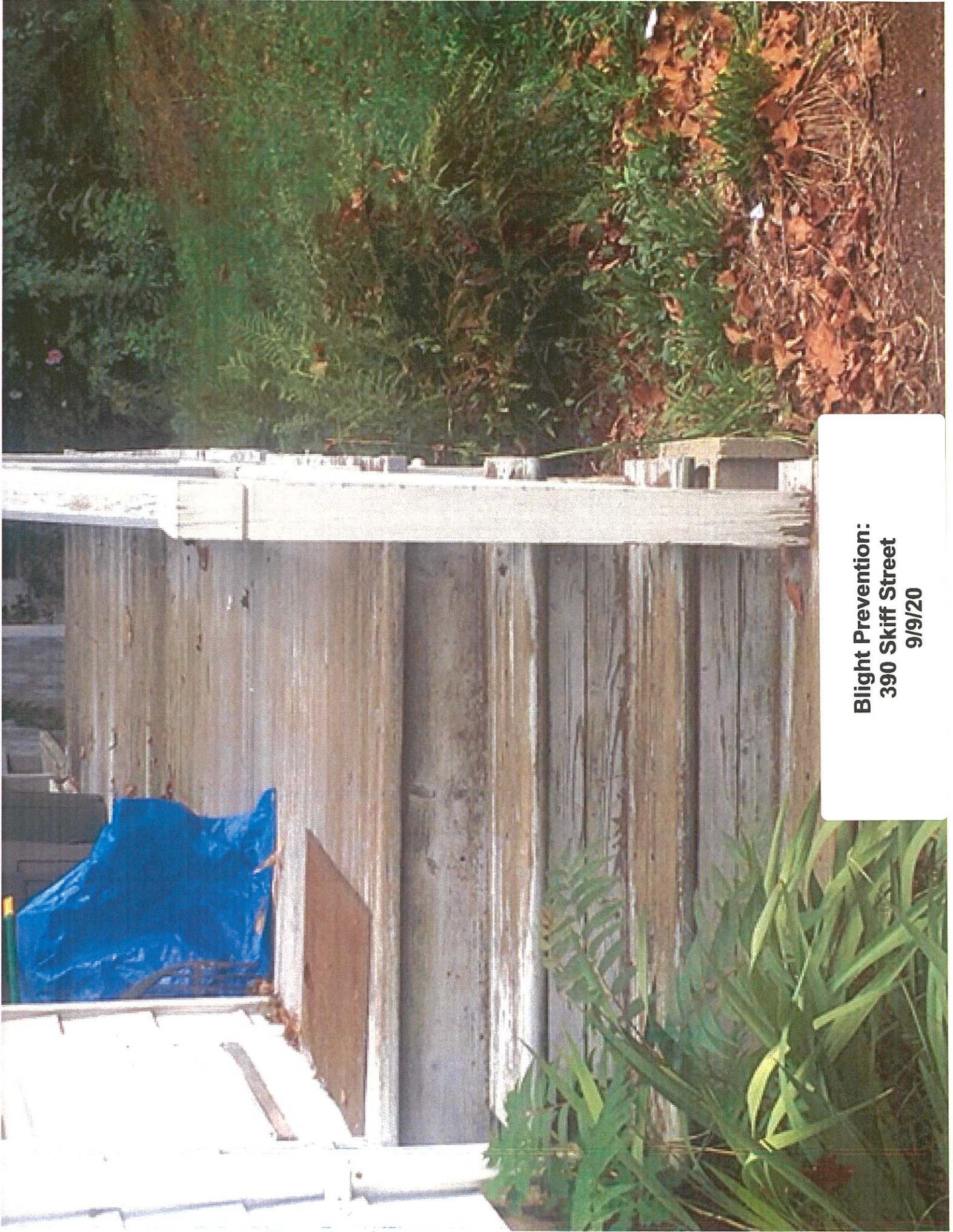
This meeting of the Blight Prevention Appeals Board is being held for the following purposes:

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 Quinimiac 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.

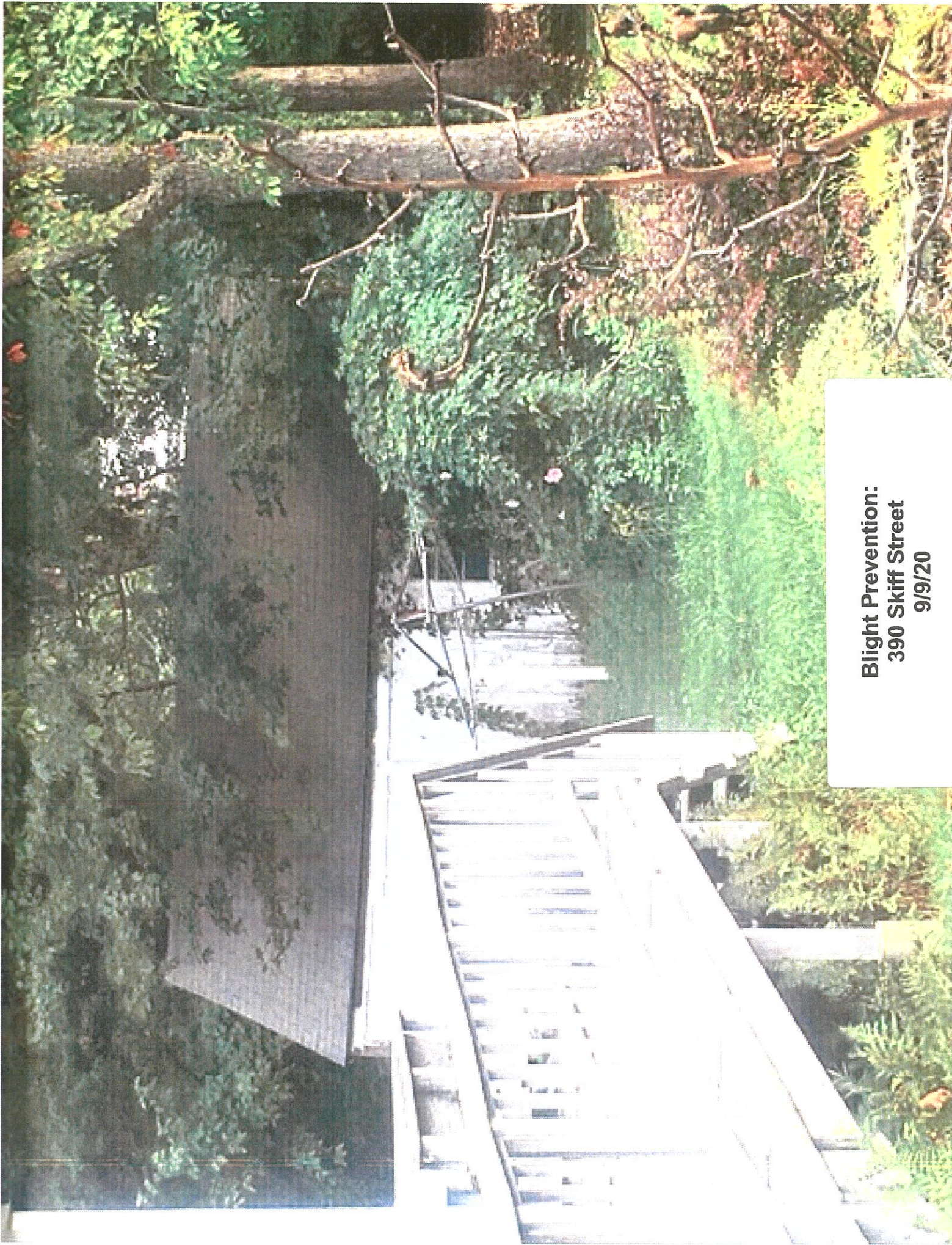
**STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN
BLIGHT PREVENTION APPEALS BOARD**

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

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.



Blight Prevention:
390 Skiff Street
9/9/20



**Blight Prevention:
390 Skiff Street
9/9/20**



**Blight Prevention:
390 Skiff Street
9/9/20**



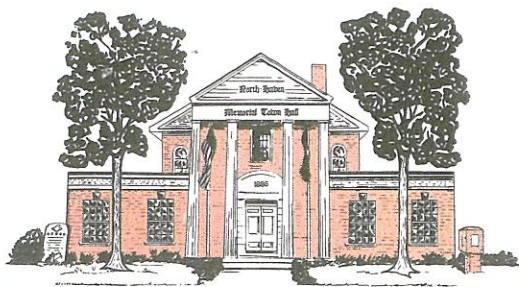
Blight Prevention:
390 Skiff Street
9/9/20



Blight Prevention:
390 Skiff Street
9/9/20



Blight Photograph - 390 Skiff Street
September 8, 2020



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

June 12, 2020

Valerie W. and Rodney L. Richardson and Survivors
390 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
390 Skiff Street, North Haven, Connecticut

Dear Valerie W. and Rodney L. Richardson and Survivors;


On June 11, 2020, and in my capacity as the Town of North Haven's Director of Public Works I was informed that the property owner(s) Valerie W. and Rodney L. Richardson and Survivors in North Haven were requesting a reasonable extension of time to remedy blight observed at the property of 390 Skiff Street in North Haven.

Because of the amount of work that was completed but that is still needed at 390 Skiff Street and because the Town of North Haven finds a 60-day extension to be very reasonable to address the remaining blight issues at the respective address, I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 390 Skiff Street through August 12, 2020.

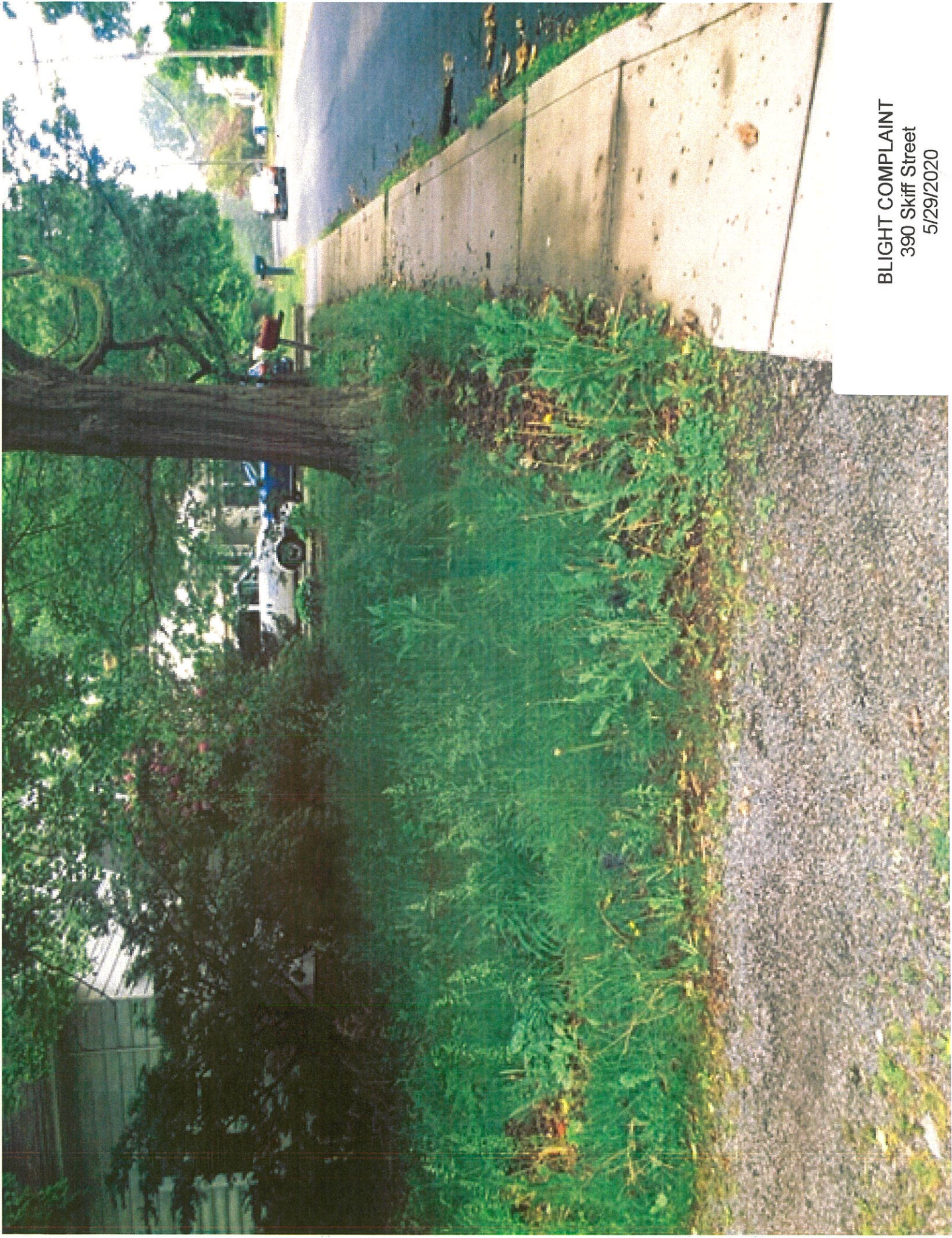
If you have any questions regarding this extension through August 12, 2020, please contact me immediately at (203) 239-5321, extension 440 to discuss. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday. Thank you in advance for your immediate cooperation in resolving this matter.

Very truly yours,


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

June 12, 2020

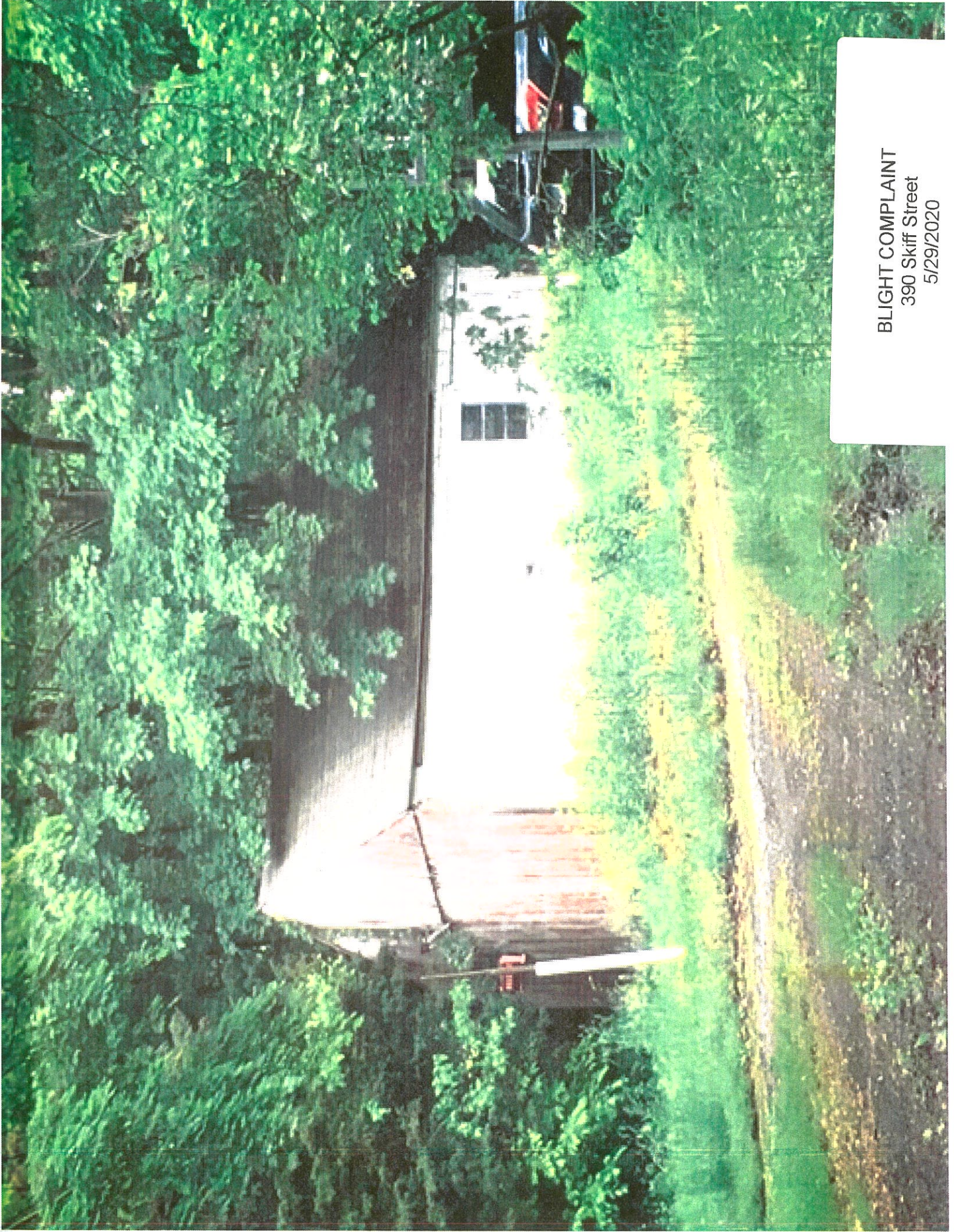
c: Jennifer Coppola, Outside Counsel
Arthur Hausman, Blight Prevention Office - Designee
Elio Floriano, Blight Prevention Officer
Quinnipiac Valley Health District



BLIGHT COMPLAINT
390 Skiff Street
5/29/2020



BLIGHT COMPLAINT
390 Skiff Street
5/29/2020



BLIGHT COMPLAINT
390 Skiff Street
5/29/2020

BLIGHT COMPLAINT
390 Skiff Street
5/29/2020





BLIGHT COMPLAINT
390 Skiff Street
5/29/2020



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

February 18, 2020

Valerie W. and Rodney L. Richardson and Survivors
390 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
390 Skiff Street, North Haven, Connecticut

Dear Valerie W. and Rodney L. Richardson and Survivors;

On February 18, 2020, and in my capacity as the Town of North Haven's Director of Public Works I was informed that the property owner(s) Valerie W. and Rodney L. Richardson and Survivors in North Haven were requesting a reasonable extension of time to remedy blight observed at the property of 390 Skiff Street in North Haven.

Because of the amount of work that was completed but that is still needed at 390 Skiff Street and because the Town of North Haven finds a 60-day extension to be very reasonable to address the remaining blight issues at the respective address, I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 390 Skiff Street through April 20, 2020.

If you have any questions regarding this extension through April 20, 2020, please contact me immediately at (203) 239-5321, extension 440 to discuss. 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 immediate cooperation in resolving this matter.

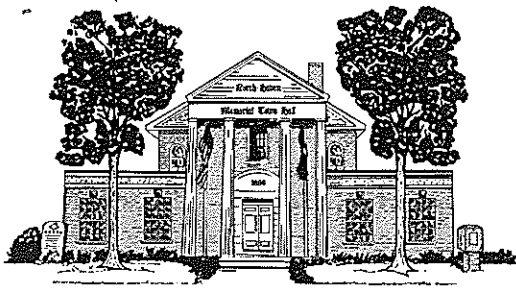
Very truly yours,



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

February 18, 2020

c: Jennifer Coppola, Outside Counsel
Arthur Hausman, Blight Prevention Office - Designee
Elio Floriano, Blight Prevention Officer
Quinnipiac Valley Health District



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

December 20, 2019

Valerie W. and Rodney L. Richardson and Survivors
390 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
390 Skiff Street, North Haven, Connecticut

Dear Valerie W. and Rodney L. Richardson and Survivors;


On December 19, 2019, and in my capacity as the Town of North Haven's Blight Prevention Officer Designee, I received a telephone call from Valerie W. and Rodney L. Richardson and Survivors in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 390 Skiff Street in North Haven.

Because of the amount of work that was completed but that is still needed at 390 Skiff Street and because the Town of North Haven finds a 60-day extension to be very reasonable to address the remaining blight issues at the respective address, I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 390 Skiff Street through February 20, 2020.

If you have any questions regarding this extension through February 20, 2020, please contact me immediately at (203) 239-5321, extension 440 to discuss. 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 immediate cooperation in resolving this matter.

Very truly yours,


Arthur Hausman,
Blight Prevention Office - Designee

December 20, 2019

Page 1

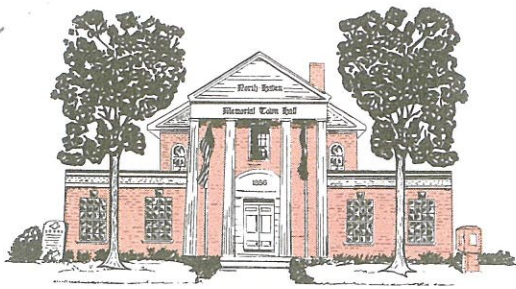
c: Jennifer Coppola, Outside Counsel
Lynn K. Sadosky, P.E., Director of Public Works
Elio Floriano, Blight Prevention Officer
Quinnipiac Valley Health District

BLIGHT PREVENTION:
390 Skiff Street
11/22/19





BLIGHT PREVENTION:
390 Skiff Street
11/22/19



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

November 22, 2019

**SENT VIA CERTIFIED MAIL,
US MAIL
AND HAND DELIVERED**

Valerie W. and Rodney L. Richardson and Survivors
390 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
390 Skiff Street, North Haven, Connecticut

Dear Valerie W. and Rodney L. Richardson and Survivors;

On November 19, 2019, and in my capacity as the Town of North Haven's Blight Prevention Officer, 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 390 Skiff Street, North Haven.

Specifically, the Complainant has alleged that the property:

- Has a barn and a home, which are unsightly;
- Has a yard, which is a mess and looks terrible;
- Contains a roof on the barn and the house, which are covered in moss and need repairs; and
- Overall, it looks very unsightly.

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 390 Skiff Street as I observed the following conditions at said property which evidence the violation, including:

- There is damaged and/or missing siding on the home and the barn – they may need power washing and/or painting;
- Has a mail box that needs to be repaired or replaced;
- There is a damaged roof on the barn and the home and they may need repairs;
- There is moss growing on the roof of the barn and home that needs to be removed;
- There is a damaged railing or fence, which needs repairs;
- There is overgrown brush, overgrown grass, overgrown shrubs, and/or weeds of at least one foot in height, which needs to be cut and addressed;
- The property is covered in leaves, which need to be removed; and
- The property is unsightly, unsafe, unkempt and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 390 Skiff Street 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 390 Skiff Street, 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,



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
 Elio Floriano, Building Official
 Laura Magaraci Zoning Enforcement Officer
 Quinnipiack Valley Health District

BLIGHT CONDITIONS CHECKLIST
FOR INITIAL INVESTIGATION OF BLIGHT COMPLAINT

(To be completed by Blight Prevention Officer/BPO's Designee for violations of Ordinance)

Date: 11/19/19 Inspection Completed By: [Signature]

Address of Property Inspected:

390 SKIFF ST

Name(s), Address(es), and Contact Number for Person(s) at Property During Inspection:

No one was present

Blight Conditions Observed:

Missing, broken, or boarded up window(s) _____ Infestation by rodents or other pests _____

Missing, broken, or boarded up door(s) _____ Graffiti _____

Damaged or missing siding house and barn need paint _____ Detached or hanging gutters _____

Damaged roof on barn and house _____ Gutters in need of cleaning _____

Excessive amounts of garbage or trash _____ Unsightly vegetation or mold _____
(location noted below)

Damaged railing or fence _____ Damaged deck _____

Unsightly outside storage (with description of items being stored) _____

Overgrown brush, overgrown grass, and/or weeds of at least one (1) foot in height, excluding ornamental grass as part of a landscaped property ✓

More than one (1) inoperative or unregistered motor vehicle(s) or visibly inoperative boat(s) parked, kept, or stored on Property (note make, model, and color below) _____

Commercial parking lot left in a state of disrepair or abandonment _____

Any other evidence that reasonably demonstrates that a property would cause an unsightly, unsafe, or unsanitary condition or a nuisance to the general public (description below) _____

The barn and house need attention. The decorative shrubs/bushes need attention. They are overgrown and unsightly.



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 11/19/19

YOUR CONTACT INFORMATION: (required)

Name: John Stanish

Address: 355 Skiff ST North Haven

Telephone Number: (703) 623-0610 (cell phone)

Signature: phone call

New or Repeat Complaint: House on Skiff street is unsightly

Location of Problem: 390 Skiff ST
Exact Address

Property Owner's Name and Address: Rodney & Valene Richardson
390 Skiff ST, North Haven

Describe Problem in Detail:

The yard, house and barn are unsightly
and look terrible. Both need attention and
maybe paint. The roof on the barn and
house look like they need repairs.

RECEIVED

NOV 19 2019

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

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