



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

October 15, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

VIA FIRST-CLASS MAIL

Jean G. and Thomas Duncan and Survivors
46 Ezra Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 46 Ezra Street, North Haven on August 3, 2020

Dear Jean G. and Thomas Duncan and Survivors:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 46 Ezra Street, North Haven ("Property") on August 3, 2020 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 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/87890577842?pwd=NIRsbzRFZkNleVZUREFYbE5OeG9EQT09>

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

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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,

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

**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:

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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.

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- 1) Call NHTV at 203-234-0025
- 2) Easy Order Online at www.NHTV.com
- 3) Send check/money order payable to:

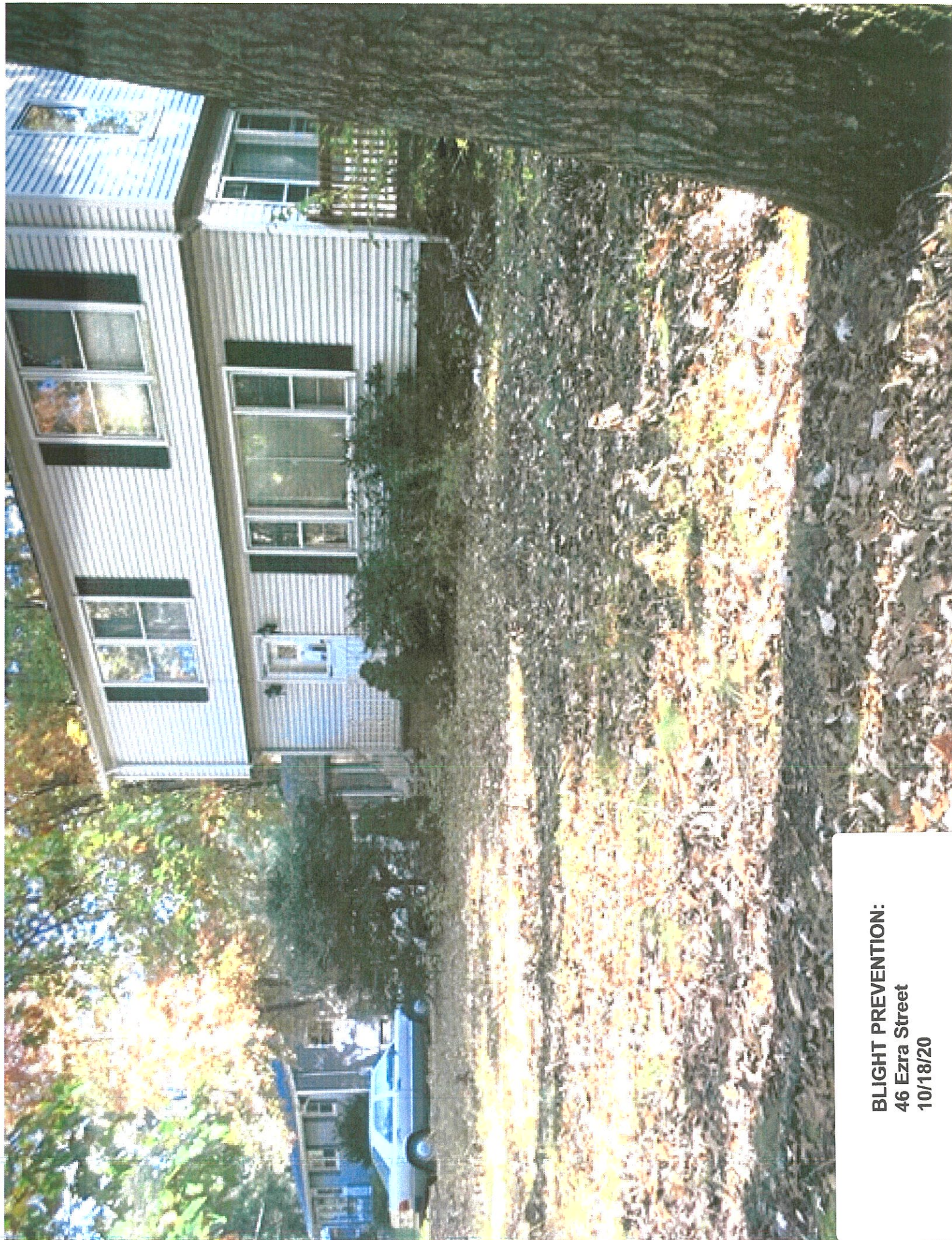
**Only
\$25**

Sent via U.S. Mail

NHTV

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





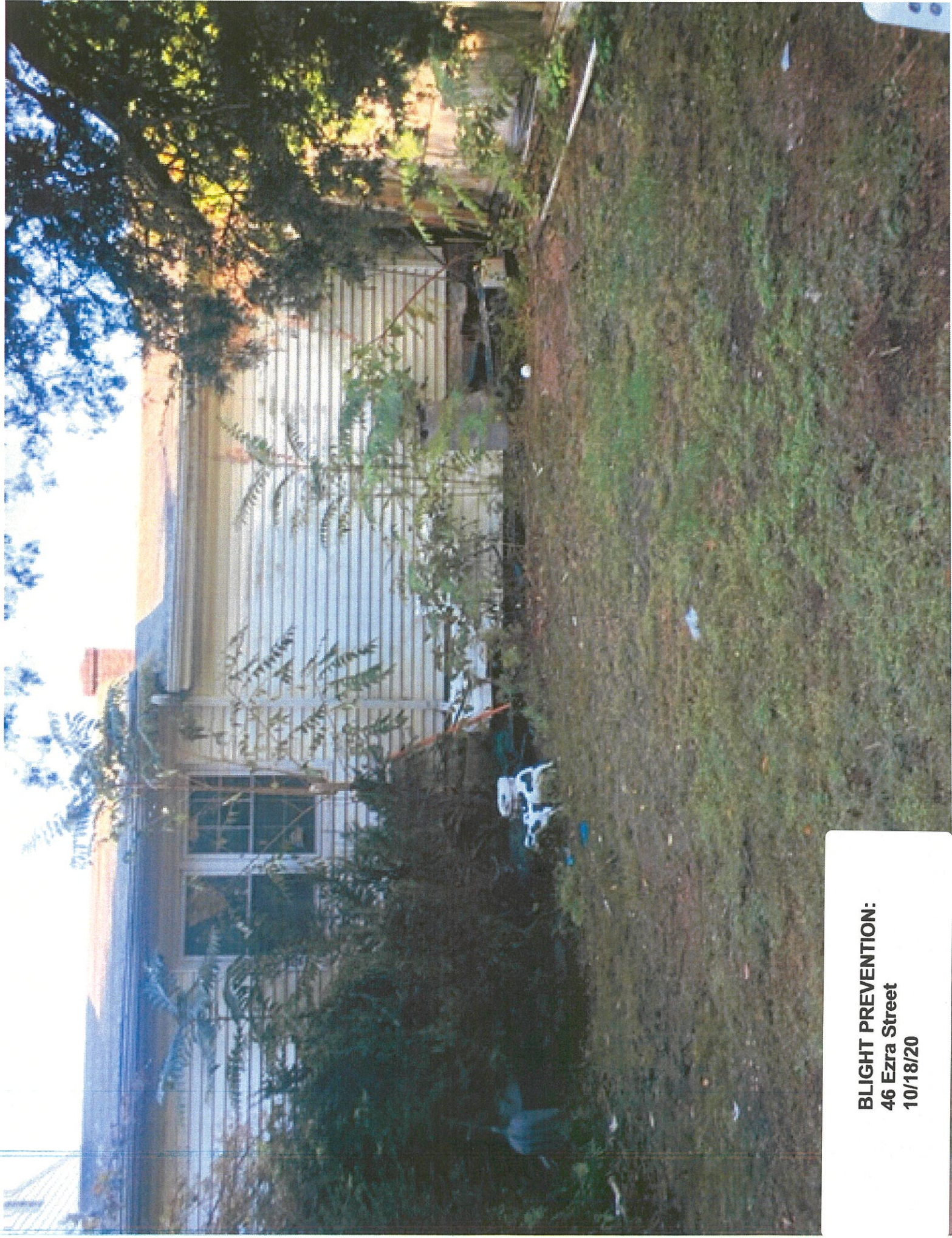
BLIGHT PREVENTION:
46 Ezra Street
10/18/20



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10/18/20



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46 Ezra Street
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10/18/20



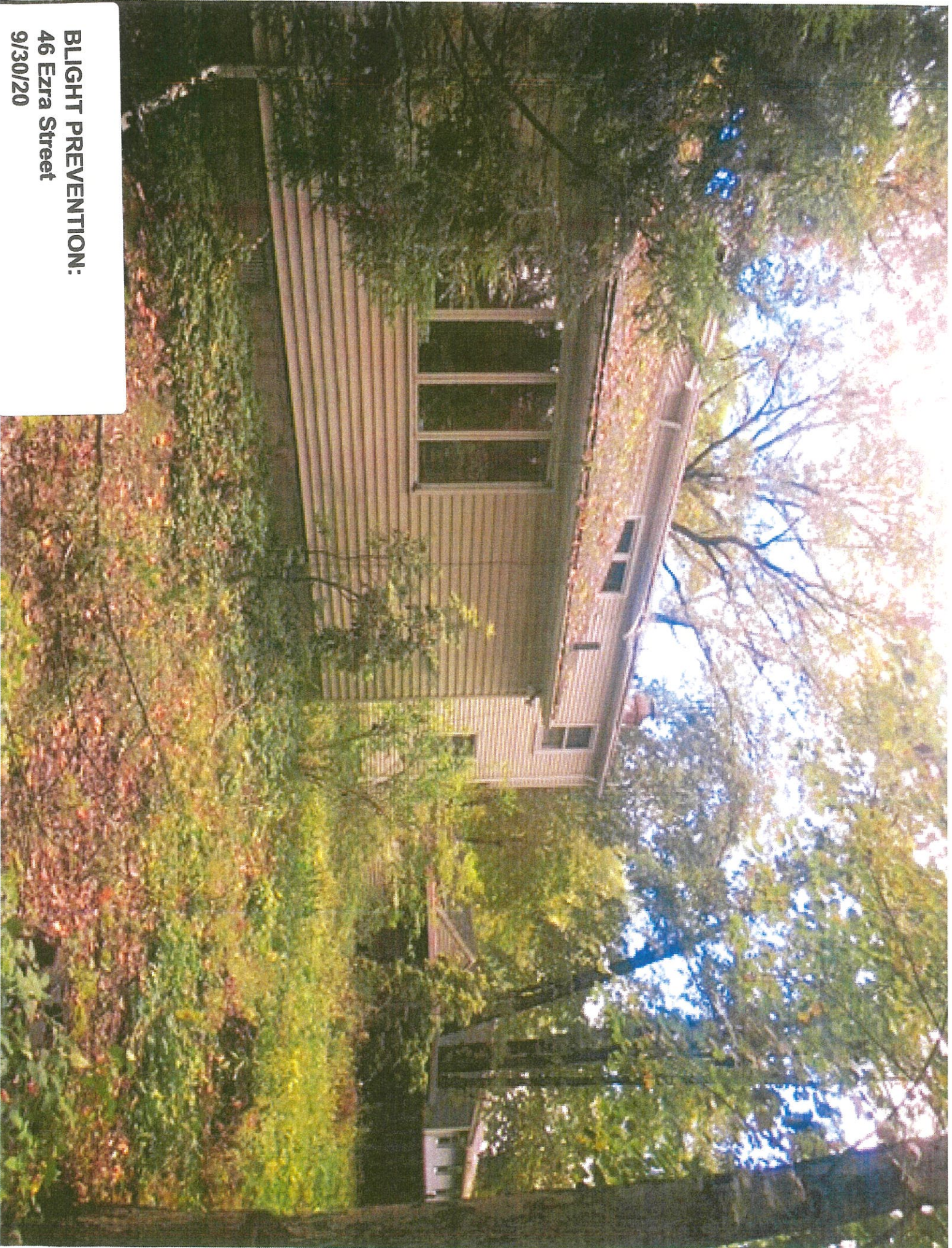
BLIGHT PREVENTION:
46 Ezra Street
9/30/20



BLIGHT PREVENTION:
46 Ezra Street
9/30/20



BLIGHT PREVENTION:
46 Ezra Street
9/30/20



BLIGHT PREVENTION:
46 Ezra Street
9/30/20

August 3, 2020

**VIA HAND-DELIVERY;
and First Class Mail;
And Certified Mail – Return Receipt Requested**

Jean C. and Thomas Duncan and Survivors
46 Ezra Street
North Haven, Connecticut 06473

Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
46 Ezra Street, North Haven, Connecticut

Dear Jean C. and Thomas Duncan and Survivors:

On July 30, 2020, 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 46 Ezra Street, North Haven.

Specifically, the Complainant has alleged that the property:

- Has a house which is empty;
- Has a front yard that is a mess with leaves and branches everywhere;
- Has a house that needs attention with mold on the roof;
- Has grass which is not mowed;
- Has a car that has been parked there a long time and is inoperable; and
- Is blighted.

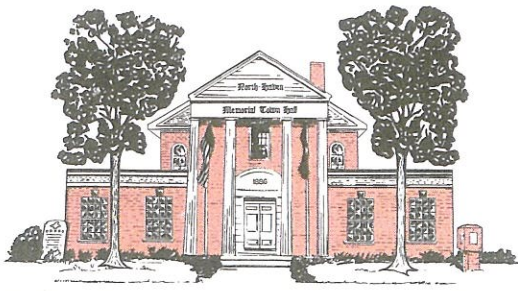
Section 84.3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "No owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be created or maintained, a blighted premises." "Blighted premises" is defined as, "Real property, including any 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.

August 3, 2020

**Blight Prevention:
46 Ezra Street
8/3/20**



Blight Prevention:
46 Ezra Street
8/3/20



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



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Specifically, the Complainant has alleged that the property:

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- Has grass which is not mowed;
- Has a car that has been parked there a long time and is inoperable; and
- Is blighted.

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

- There is damaged and/or missing siding on the structures;
- There is a damaged roof on the structures;
- There is a damaged railing or fencing on the property;
- There are detached and/or hanging gutters;
- There are gutters in need of cleaning;
- There is unsightly vegetation or mold on the structures;
- There are piles of brush and sticks throughout the yard and driveway;
- There is a damaged mail box that needs replacement or repair;
- There is overgrown brush, overgrown grass, and/or weeds in excess of one foot in height;
- There is leaves all throughout the property that need to be picked up and removed; and
- The overall 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 46 Ezra 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 designee of 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 46 Ezra Street, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Appeals Board by delivering in person or by mail, written notice of your request to do so, to me as designee of 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 black ink, appearing to read "Arthur Hausman", followed by a horizontal line.

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



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

RECEIVED

JUL 30 2020

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Date: 7/30/20

YOUR CONTACT INFORMATION: (required)

Name: Natalia DePascal

Address: 50 ELRA ST

Telephone Number: (203) 640-1308

Signature: phone call

New or Repeat Complaint:

Location of Problem: 40 ELRA ST

Exact Address

Property Owner's Name and Address: Thomas Duncan & Sean G, & Surv,
120 Laurie Rosen P.O Box 2318 Pineland Fla.
33945

Describe Problem in Detail:

- House is empty -
- leaves and branches all over the yard
- House needs attention.
- Gross is unmowed
- mold on roof
- Car has been there for a long time

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