

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

July 14, 2020

VIA FIRST-CLASS MAIL

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
10 Maple Avenue
North Haven, Connecticut 06473

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
18 Maple Avenue
North Haven, Connecticut 06473

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
1626 Hartford Turnpike
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 10 and 18 Maple Avenue, North Haven on October 10, 2019

Dear Lance Soderlund, Vice President, North Haven Auto Sales and Service Incorporated:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 10 and 18 Maple Avenue, North Haven ("Property") on October 10, 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, July 21, 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:

July 14, 2020

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<https://us02web.zoom.us/j/85221780644?pwd=b2tUNFpoYklqaUxrY0J0bVJkT3dBZz09>

Meeting ID: 852 2178 0644

Password: 204379

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: 852 2178 0644

Password: 204379

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, July 21, 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 7B and 7D; 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/85221780644?pwd=b2tUNFpoYklqaUxrY0J0bVJkT3dBZz09>

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Meeting ID: 852 2178 0644
Password: 204379

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 230 Bassett 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 267C Kings Highway, 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 10 and 18 Maple 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 263 Maple Avenue, North Haven.
5. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.

6. 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 CLERK'S OFFICE.

TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATES:

Thursday, July 16, 2020

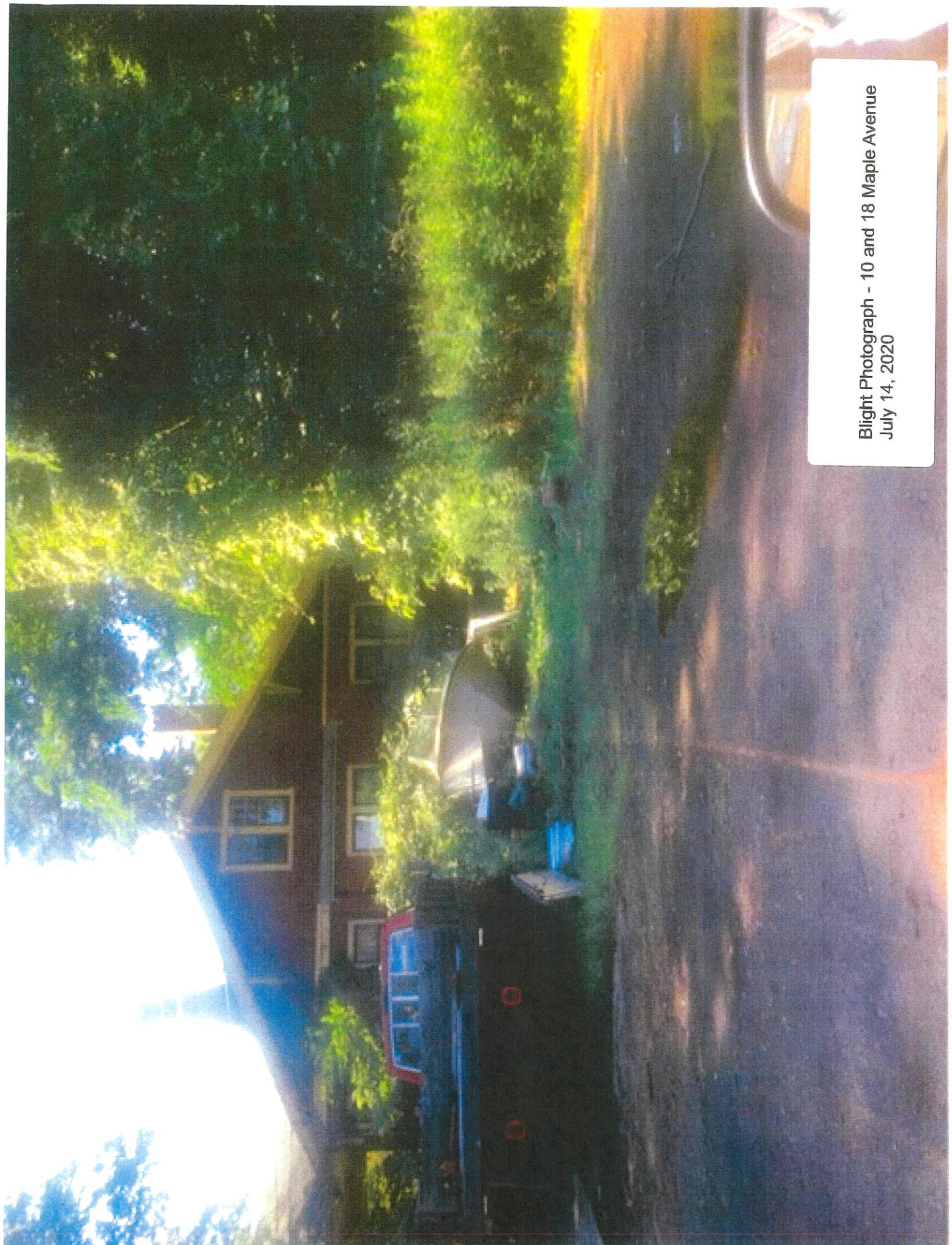
**Please forward bill and Affidavit to the Public Works Department, North Haven Town Hall
Annex, 5 Linsley Street, North Haven, CT 06473.**



Blight Photograph - 10 and 18 Maple Avenue
July 14, 2020



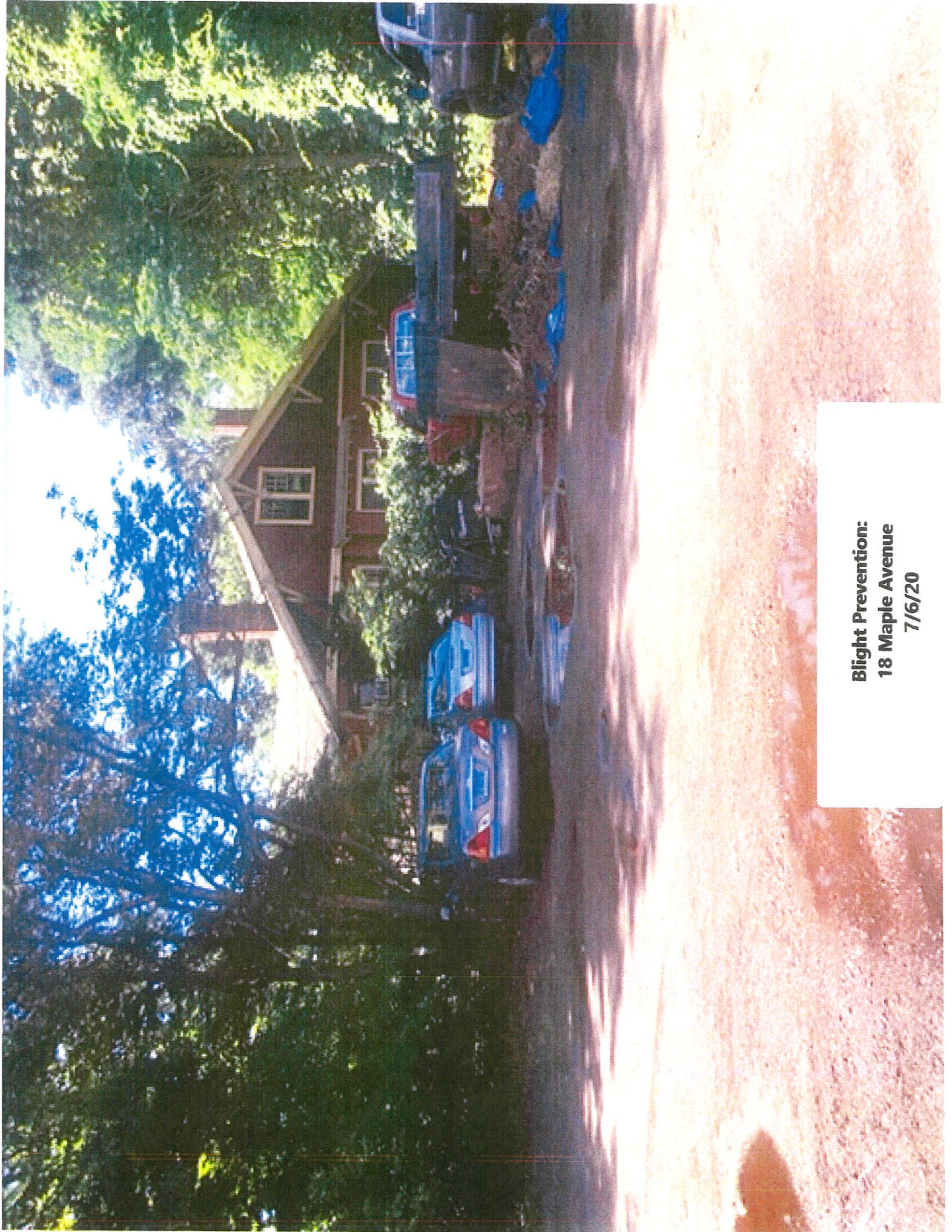
Blight Photograph - 10 and 18 Maple Avenue
July 14, 2020



Blight Photograph - 10 and 18 Maple Avenue
July 14, 2020

**Blight Prevention:
18 Maple Avenue
7/6/20**





**Blight Prevention:
18 Maple Avenue
7/6/20**



BLIGHT PREVENTION:
18 Maple Ave.
3/24/20



BLIGHT PREVENTION:

18 Maple Ave.

3/24/20



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 27, 2020

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
10 Maple Avenue
North Haven, Connecticut 06473

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
18 Maple Avenue
North Haven, Connecticut 06473

Lance Soderlund, Vice President
North Haven Auto Sales and Service Incorporated
1626 Hartford Turnpike
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
10 and 18 Maple Avenue, North Haven, Connecticut

Dear Lance Soderlund, Vice President, North Haven Auto Sales and Service Incorporated;

On January 16, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I spoke with a Hans Soderlund about the progress that you have made at 10 and 18 Maple Avenue and the possibility of an extension to remedy the blight observed at the property of 10 Maple Avenue in North Haven.

I understand from our site meeting that an extension of time is needed to address the amount of work that is still needed but that you have complied with some of the requests noted in the Notice of Violation. Because 60-days appears to be very reasonable to address the remaining blight issues at the respective address, I am going to grant you the 60-day extension for clean-up before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 10 and 18 Maple Avenue through March 27, 2020.

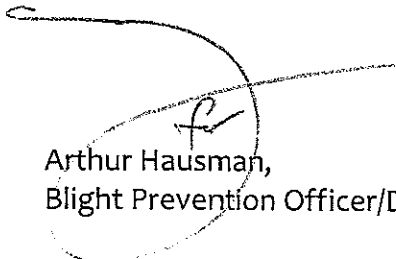
If you have any questions regarding this extension through March 27, 2020, please contact me

January 27, 2020

Page 1

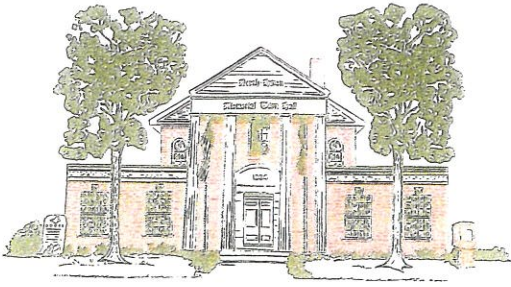
immediately at (203) 239-5321, extension 440 to discuss. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday. Thank you in advance for your immediate cooperation in resolving this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'A. Hausman', is written over a circular stamp or seal. The signature is fluid and cursive.

Arthur Hausman,
Blight Prevention Officer/Designee

c: Jennifer Coppola, Outside Counsel
Lynn K. Sadosky, P.E., Director of Public Works
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

October 10, 2019

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

North Haven Auto Sales and Service Incorporated
18 Maple Avenue
North Haven, Connecticut 06473

North Haven Auto Sales and Service Incorporated
10 Maple Avenue
North Haven, Connecticut 06473

Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
10 Maple Avenue and 18 Maple Avenue, North Haven, Connecticut

Dear North Haven Auto Sales and Service Incorporated;

On October 7, and 8, 2019, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a written 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 properties of 10 Maple Avenue and 18 Maple Avenue, North Haven.

Specifically, the Complainant has alleged that:

- There are multiple vehicles, trailers and boats parked on/around the property;
- There is an appliance stored on the property line of 10 and 18 Maple Avenue; and
- The property is unsightly and unkempt.

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 10 Maple Avenue and 18 Maple Avenue as I observed the following conditions at said property which evidence the violation, including:

- There is excessive amounts of trash or garbage on both of the properties;
- There are abandoned motor vehicles, a boat, and a trailer on the property line of 10 and 18 Maple Avenue;
- There are several inoperable and/or unregistered motor vehicles, trailers, and /or boats on the property of 10 Maple Avenue;
- There is an abandoned appliance on the property line of 10 and Maple Avenue, which needs to be disposed of;
- Overgrown brush and overgrown grass was observed throughout the side and rear yards of both of the properties; and
- The properties are both unsightly, unsanitary and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 10 Maple Avenue and 18 Maple Avenue 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 10 Maple Avenue and 18 Maple Avenue, 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
- Elio Floriano, Blight Prevention Officer
- Alan Fredricksen, Land Use Administrator
- Laura Magaraci, Zoning Enforcement Officer
- Quinnipiack Valley Health District



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 10/8/19

YOUR CONTACT INFORMATION: (required)

Name: Lee Capozzoli

Address: 23 Maple Ave North Haven

Telephone Number: (203) 509-1842

Signature: _____

New or Repeat Complaint: Repeat Complaint

Location of Problem: 10 & 18 Maple Ave
Exact Address

Property Owner's Name and Address: North Haven Data Sales & Svc LLC
18 Maple Ave, North Haven CT

Describe Problem in Detail:

The rear yard is a mess. Old boats and trailers,
longstanding trailer, junk on the site.
The overall property is unsightly, unkempt and
a nuisance to the general public

RECEIVED

OCT 03 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