

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

Donna M. De Lorenzo
263 Maple Avenue
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 263 Maple Avenue, North Haven on April 21, 2020

Dear Donna M. De Lorenzo:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 263 Maple Avenue, North Haven ("Property") on April 21, 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, 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:

<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

July 14, 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,

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

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:

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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.

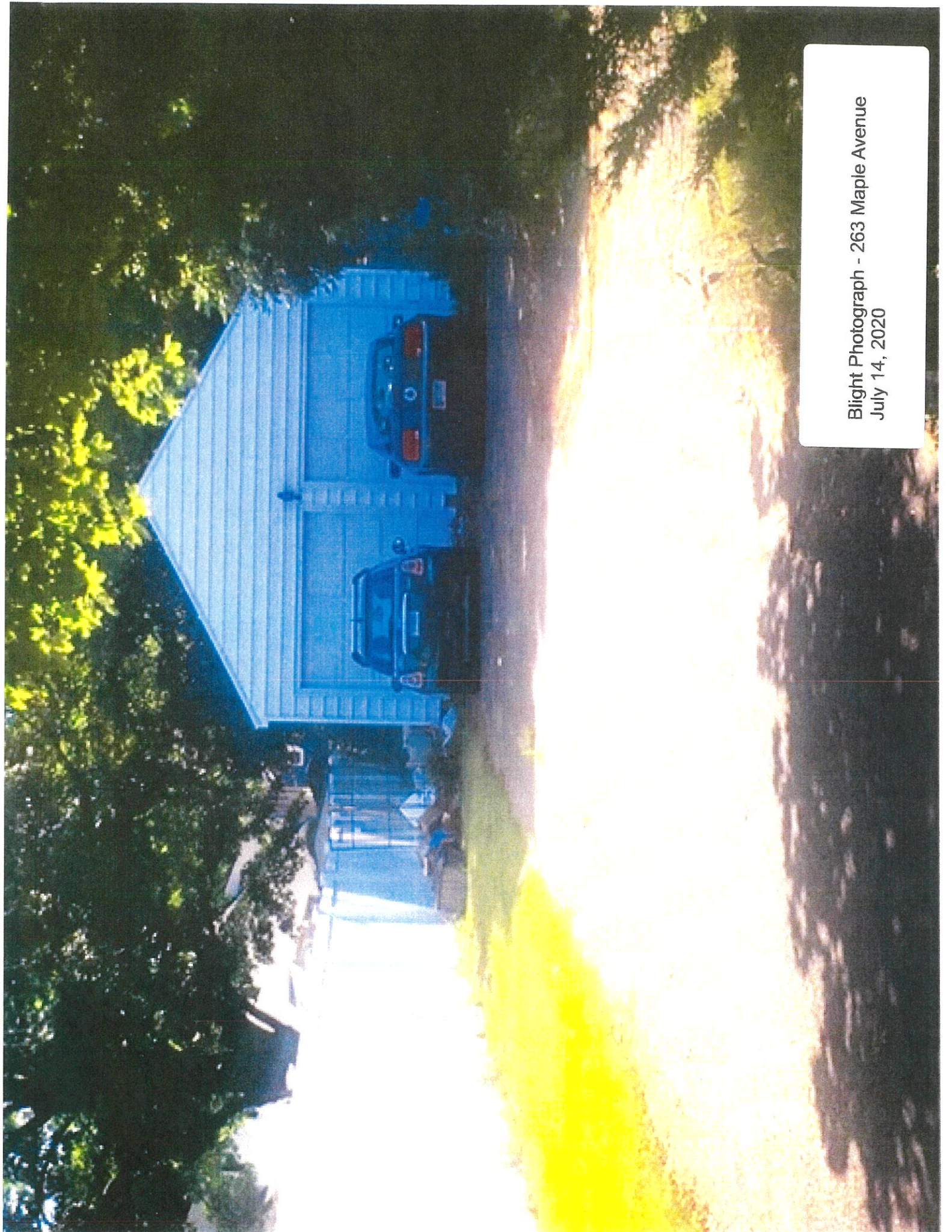
STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN BLIGHT PREVENTION APPEALS BOARD

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 - 263 Maple Avenue
July 14, 2020



Blight Photograph - 263 Maple Avenue
July 14, 2020



TOWN OF NORTH HAVEN
 60 MEMORIAL TOWN HALL - 118 CHURCH STREET
 NORTH HAVEN, CONNECTICUT 06473



Tel: (203) 239-5212
 Fax: (203) 234-2130

4/21/20

April 21, 2020

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

Dorinda M. De Lorenzo
 263 Maple Avenue
 North Haven, Connecticut 06473

Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
 263 Maple Avenue, North Haven, Connecticut

Dear Ms. De Lorenzo:

On April 20, 2020, 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 property of 263 Maple Avenue, North Haven. This is the second complaint of this kind.

Specifically, the Complainant has alleged that the property has:

- Become blighted again;
- Contains litter and trash on both sides of the garage and in view of Maple Avenue;
- Become unrightly again.

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 84.4.

I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 263 Maple Avenue as I observed the following conditions at:

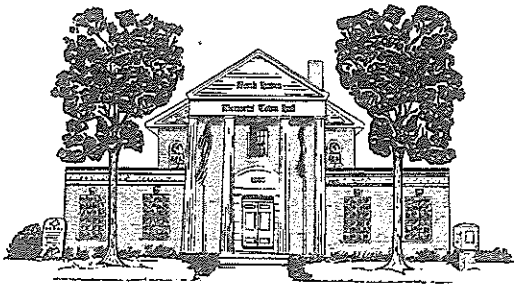
April 21, 2020

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Blight Photograph for 263 Maple Avenue
 April 21, 2020



Blight Photograph for 263 Maple Avenue
April 21, 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

April 21, 2020

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U.S. MAIL;
AND HAND DELIVERED**

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North Haven, Connecticut 06473

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I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 263 Maple Avenue as I observed the following conditions at

April 21, 2020

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said property which evidence the violation, including:

- There is excessive amounts of garbage or trash observed in front and sides of the garage, and throughout the property;
- The grass and/or weeds are greater than one foot in height and needs to be addressed and downed tree branches scattered about the front lawn; and
- Overall the property appears unsightly, unsafe, and unsanitary and is a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 263 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 263 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,

April 21, 2020

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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



RECEIVED

APR 21 2020

TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

Date: 4/21/20

YOUR CONTACT INFORMATION: (required)

Name: Blight Prevention Officer

Address: 5 Linsley St

Telephone Number: 203 239 5321

Signature: [Signature]

New or Repeat Complaint: Front yard is a mess again.

Location of Problem: 263 Maple Ave
Exact Address

Property Owner's Name and Address: Donna M. DeLorenzo
263 Maple Ave, North Haven

Describe Problem in Detail:
There is litter and trash on both
sides of the garage and in front of the
garage. The property is unsightly and
a nuisance to the general public

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