

**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***

Marvin M. Morrell and  
Christopher Morell  
267C Kings Highway  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 267C Kings Highway, North Haven on August 29, 2019**

Dear Marvin M. Morrell and Christopher Morell:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 267C Kings Highway, North Haven ("Property) on August 29, 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:**

<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

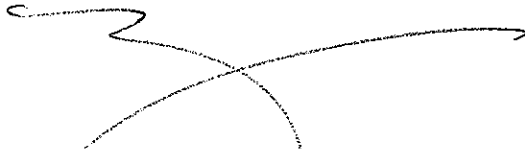
July 14, 2020

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

**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>

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

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.**

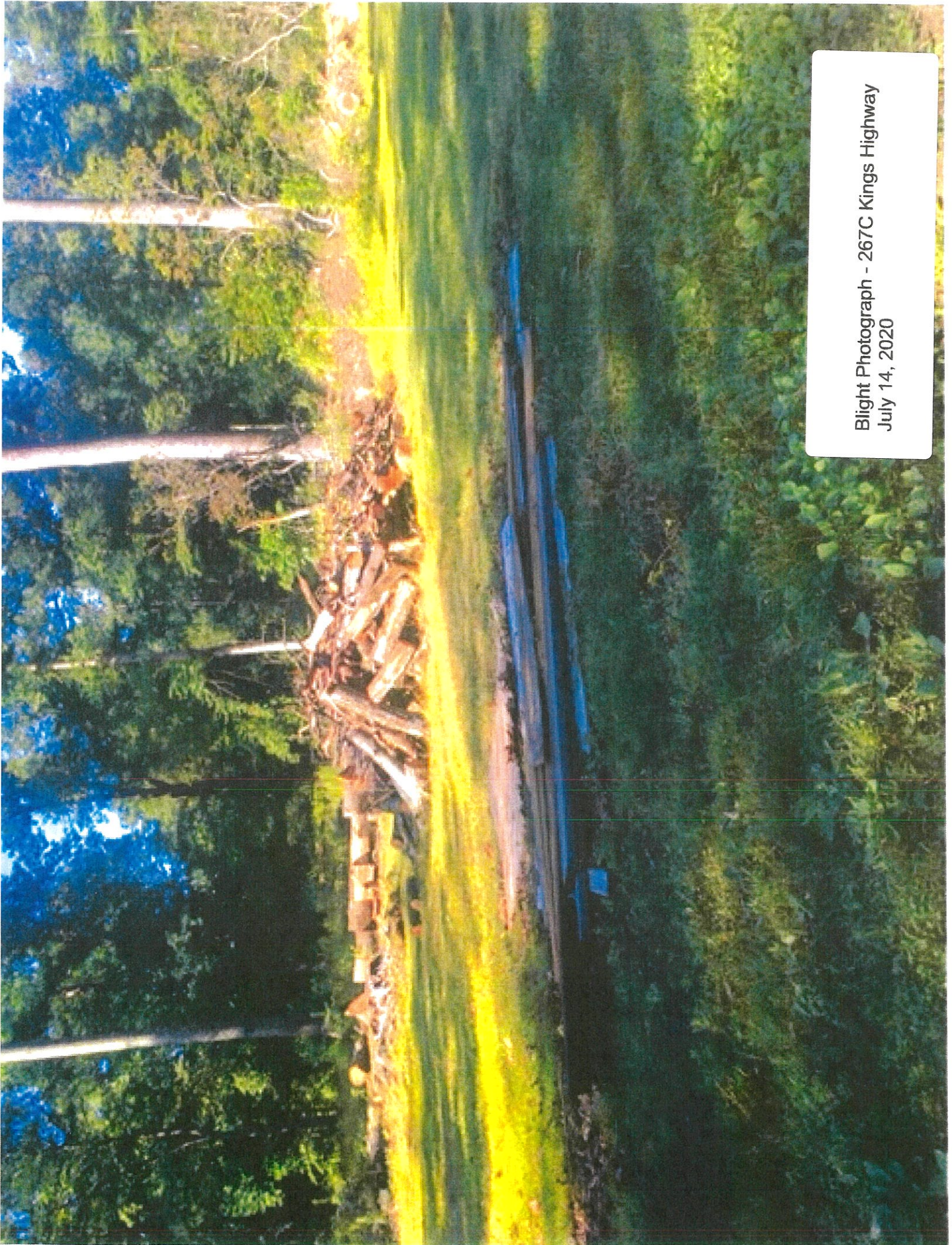
**TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATES:**

**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.**



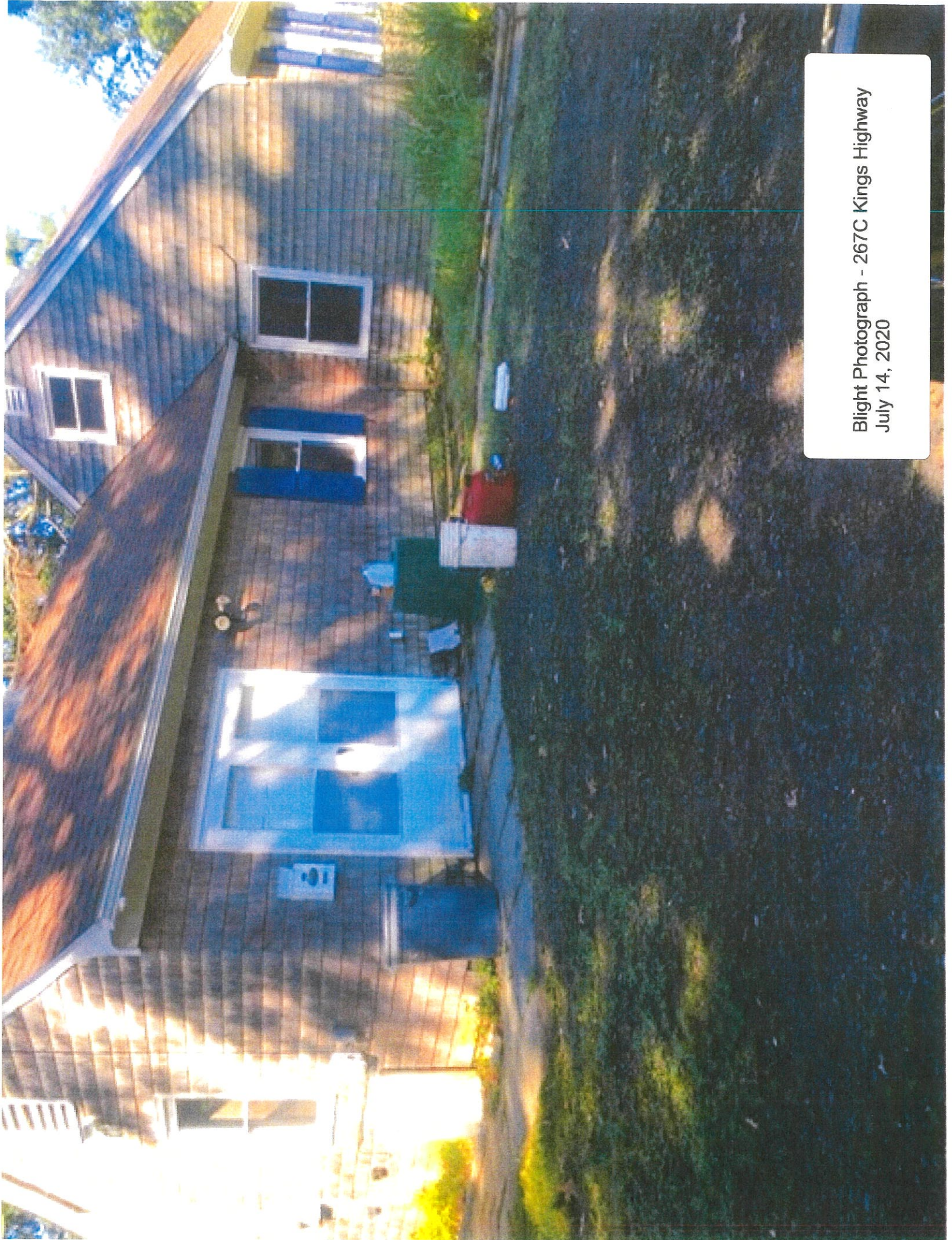
Blight Photograph - 267C Kings Highway  
July 14, 2020



Blight Photograph - 267C Kings Highway  
July 14, 2020

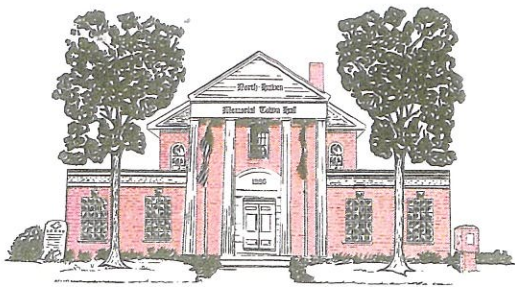


Blight Photograph - 267C Kings Highway  
July 14, 2020



Blight Photograph - 267C Kings Highway  
July 14, 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

January 27, 2020

Marvin M. Morrell and  
Christopher Morrell  
267C Kings Highway  
North Haven, CT 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
267C Kings Highway, North Haven, Connecticut

Dear Marvin M. Morrell and Christopher Morrell;


On January 16, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a telephone call from the property owners at 267C Kings Highway in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 267C Kings Highway in North Haven.

Because of the amount of work that was completed but that is still needed at 267C Kings Highway 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 267C Kings Highway through March 27, 2020.

If you have any questions regarding this extension through March 27, 2020, please contact me immediately at (203) 239-5321, extension 400 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 Officer - Designee

January 27, 2020

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:  
267C Kings Hwy.  
7/6/20**



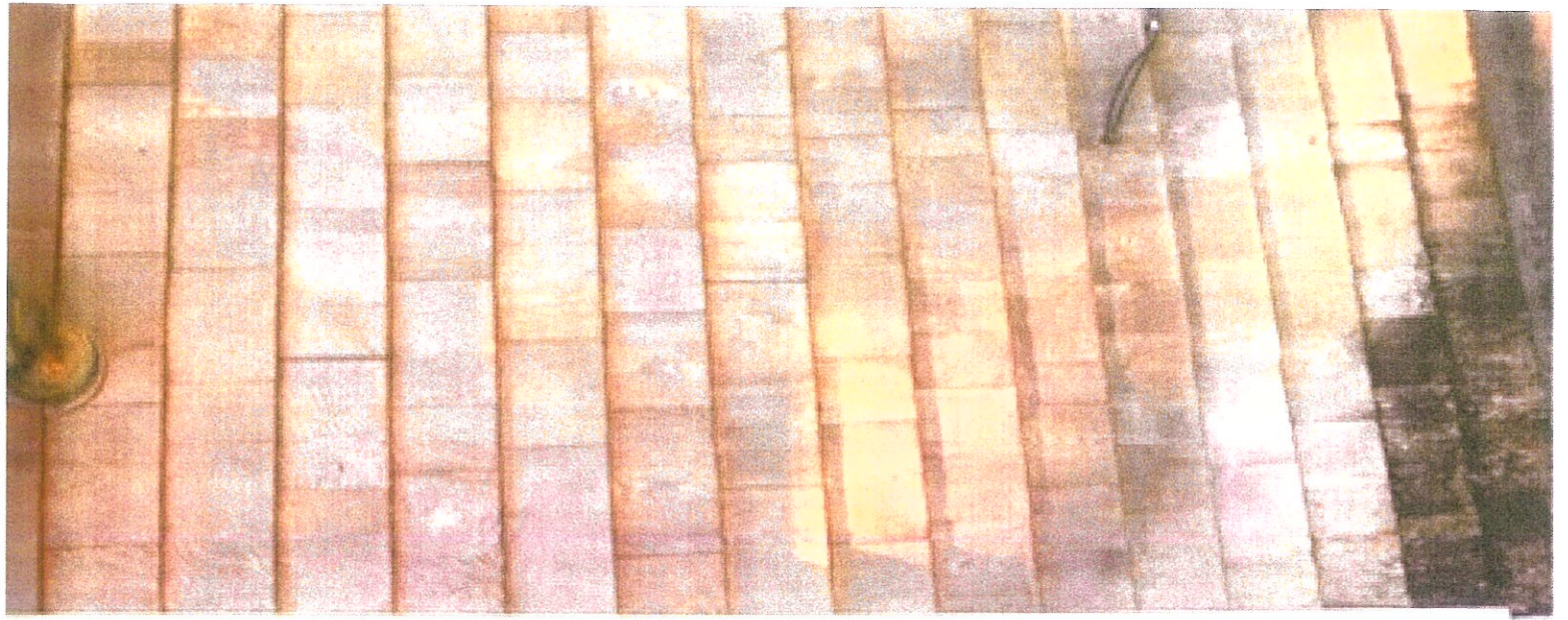
**Blight Prevention:  
267C Kings Hwy.  
7/6/20**



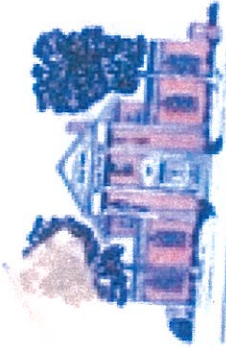
**Blight Prevention:  
267C Kings Hwy.  
7/6/20**



**Blight Prevention:  
267C Kings Hwy.  
7/6/20**



BLIGHT PREVENTION:  
267C Kings Highway  
8/29/19



**TOWN OF NORTH HAVEN**  
 MEMORIAL TOWN HALL / 14 CHERUB STREET  
 NORTH HAVEN, CONNECTICUT 06461



REFER TO:

August 29, 2019

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

Marvin M. Morrell and  
 Christopher Morrell  
 267C Kings Highway  
 North Haven, CT 06473

**Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
 267C Kings Highway, North Haven, Connecticut

Dear Marvin M. Morrell and Christopher Morrell:

On August 7, 2019, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a verbal complaint regarding the existence of possibly 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 267C Kings Highway in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Contains various unrighted motor vehicles and trailers on site;
- Contains storage of an abandoned hot tub, grills, ladders and most recently the property owner erected an unsightly canvas shed; and
- The property is going from bad to worse.

Section 84-9 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

August 29, 2019

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**BLIGHT PREVENTION:**  
 267C Kings Highway  
 8/29/19





# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

August 29, 2019

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

Marvin M. Morrell and  
Christopher Morrell  
267C Kings Highway  
North Haven, CT 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
267C Kings Highway, North Haven, Connecticut

Dear Marvin M. Morrell and Christopher Morell;

On August 7, 2019, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a verbal 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 267C Kings Highway in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Contains various unregistered motor vehicles and trailers on site;
- Contains storage of an abandoned hot tub, grills, ladders and most recently the property owner erected an unsightly canvas shed; and
- The property is going from bad to worse.

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 267C Kings Highway as I observed the following conditions at said property which evidence the violation, including:

- Contains unsightly outside storage, including a hot tub, grills, trailers, building materials, tarped items, bikes, scrap wood, construction supplies, wheels, lighting, and lawn mowers – to name some of the items, which need to be stored out of sight or removed;
- Contains multiple inoperative or unregistered motor vehicles and/or trailers parked on the property –visible from the Kings Highway driveway and neighboring properties;
- There are shrubs that need to be trimmed throughout the yard;
- The property contains several down trees and tree stumps laying on their sides, which need to be cut and removed in both the side and rear yards;
- There is overgrown grass, overgrown brush, and/or weeds in excess of one foot in height; and
- The property is unsightly and unkempt and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 267C Kings Highway 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 267C Kings Highway, 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

cc: Jennifer Coppola, Outside Counsel  
Lynn K. Sadosky, P.E., Director of Public Works  
Alan Fredricksen, Land Use Administrator  
Elio Floriano, Blight Prevention Officer  
Laura Magaraci, Zoning Enforcement Officer  
Quinnipiack Valley Health District



**BLIGHT PREVENTION:**  
267C Kings Hwy.  
8/21/19



**BLIGHT PREVENTION:**  
267C Kings Hwy.  
8/21/19



TOWN OF NORTH HAVEN  
BUILDING DEPARTMENT  
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 08/07/19

YOUR CONTACT INFORMATION: (required)

Name: KAREN AND RICHARD MEEK

Address: 267 KINGS HIGHWAY, NORTH HAVEN, CONNECTICUT

Telephone Number: (203) 745-1242

Signature: \_\_\_\_\_

New or Repeat Complaint: REPEAT COMPLAINT

Location of Problem: 267C Kings Highway, North Haven, Connecticut  
Exact Address

Property Owner's Name and Address: MARVIN M. MORRELL, 267C KINGS HIGHWAY,  
NORTH HAVEN, CONNECTICUT 06473

Describe Problem in Detail:

THE PROPERTY HAS GONE FROM ROAD TO WORSE. THERE  
ARE A NUMBER OF TRAILERS, TRUCKS, HOT TUB, GRASS,  
LADDER, AND IN THE LAST FEW DAYS HE HAS CREATED  
A CANVAS STRUCTURE ON OUR PROPERTY LINE.

RECEIVED

AUG 07 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