

# 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 14, 2020

***VIA FIRST-CLASS MAIL***

Ralph Notaro  
2227 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE  
Issued to 2227 Ridge Road, North Haven on January 3, 2018**

Dear Ralph Notaro:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 2227 Ridge Road, North Haven ("Property") on January 13, 2018 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, August 18, 2020 at 7:00 P.M.** so that the Blight Prevention Officer may provide a status update to the Board at that time. **As indicated in the enclosed Notice of Meeting, the Board's August 18<sup>th</sup> 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/84275074842?pwd=NERwVG12UW9wRXB6aDN5QnlzaWhPd09>

Meeting ID: 842 7507 4842  
Passcode: 474133

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: 842 7507 4842  
Passcode: 474133

August 14, 2020

Page | - 2 -

You are encouraged to keep the Blight Prevention Officer, Elio Floriano or his Designee; Arthur Hausman informed of your remediation efforts as they proceed so that the Board can be fully apprised of all effort at the time of the update.

Elio Floriano and Arthur Hausman are available through the Building Office at (203) 239-5321, extension 405 and 440, respectively, 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". The signature is written in a cursive style and is positioned above the typed name.

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

Enclosure

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

decades.

Jackie and her husband, Gary, have three children, who are now 25, 21, and 19. The couple began St. Peter's Construction, which they recently renamed St. Peter's Home Services to offer more handyman services. Jackie manages the phones, billing, and marketing, while her husband performs the services.

While Jackie enjoys helping her husband with his business, she knew she wanted to do more

"My thing is I want to help everybody and homeware seemed to be a great way to be able to help," says Jackie. "In my family, I was always the one who took care of older family members and I was always the one people called to come and help, so when my husband and I talked about opening a homeware agency, it seemed like a natural thing to do."

In 2006, Jackie's uncle suggested she join Business Network International (BNI) to help her

Carol Carbutti.

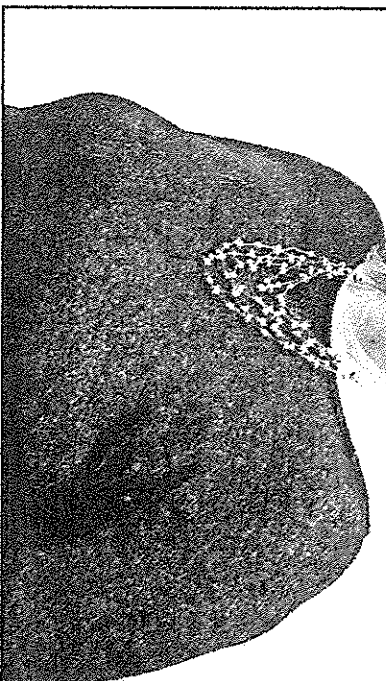
"There was something between us that just clicked—she looked like my grandmother and something just felt right," says Jackie. "I was helping her run her agency and I'd stepped back into what I'd just gotten out of. We talked a lot and she suggested I become a realtor."

While Jackie had no experience with real estate, Carbutti was also an owner of Carbutti & Company Realtors with offices in Wallingford and Branford. Though Jackie had always worked in the health-care field, she decided to give it a try and while Carbutti had initially suggested that Jackie try it for two years, that was now 10 years ago. Carbutti's son Jonathan has since taken over the office.

"The Carbuttis are an awesome family and Jonathan is an incredible guy who continues to make his business better every single day," says Jackie, who recently introduced her son to the business. "He passed the test and is just waiting on his license."

Jackie has continued to find the benefits of being involved in BNI. Over the years, she moved into the position of director of the chapter and is now the area director, managing 20 chapters in Connecticut throughout the shoreline area.

"I've been with BNI through all of it and it's helped to build those businesses and introduce me to great people," says Jackie. "As area director, I helped the local chapters grow and help spread awareness about what it means to be in BNI for any business. For a small cost and time, you have a ton of people—anywhere from 25 to 50 in a chapter—who will spread the news about your business. I love helping people be able



Jackie O'Neill St. Peter is the area director for Business Network International and BNI in many different ways of helping others. Photo courtesy of Jackie O'Neill St. Peter

to grow their businesses and the amount of extraordinary people I meet. I love hearing their stories, how they came to do what they do, and being able to help them grow."

She found a way to share those stories after a Shoreline East BNI member showed her the local magazines he had created for the community and suggested she do the same in North Haven. She decided to give it a try, founding *North Haven Neighbors* magazine. She ran it for two years before Chris Migliaro took over. The monthly magazine shared news from local businesses as well as the accomplishments of local students.

"It seemed like a fun thing to do," says Jackie. "I loved the part that helped businesses get the word out about them and talking to people, finding out what they do, but you had to sell the ads and after two years that got to me."

While she is no longer involved in the magazine, she still is active on the North Haven Neighbors Facebook page. She also created the North Haven Buzz community page on Facebook, which has more than 1,000 members.

"North Haven Buzz is a way for me to still write and call attention to the great things going on in town and help the community and businesses come together help each other," says Jackie came out of wanting to give people a place to ask questions, get recommendations, help the people town, and give them an outlet or get answers."

She found that the page especially important during the COVID-19 pandemic with many businesses struggling. COVID-19 pandemic also allowed Jackie and her partner, Kir Olszewski, at Carbutti & Company to develop Carbutti Care The mission statement of program, according to carbutticares.com, is to "provide services and give back to those who on the front lines every day. Through the program, which available to military, firefighting police officers, emergency medical personnel, nurses, and teach Carbutti Care has "put together a team of experts to assist Connecticut heroes through home buying process and beyond. Though the pair had begun to discuss the idea, it came to fruition due to the needs present

**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, August 18, 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/84275074842?pwd=NERhVWpVdU9wRXh6aDp5QmZlaWhpZkZ0>

Meeting ID: 842 7507 4842  
Passcode: 474133

If you do not have internet access, you can DIAL IN using your phone:  
Dial In Number: +1 929 206 6099 US (New York)

Meeting ID: 842 7507 4842  
Passcode: 474133

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

1. On 263 Maple Avenue, North Haven, the Blight Prevention Officer will provide a status update to the Board.
2. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 927 Shift Street, 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 13 Sunset Drive, North Haven.
5. On 154 Warner Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.

STEPHEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN  
BLIGHT PREVENTION APPEALS BOARD  
A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERKS OFFICE.

See FOR JACKIE pag





Blight Photographs - August 14, 2020  
2227 Ridge Road





Blight Photographs - August 14, 2020  
2227 Ridge Road





Blight Photographs - August 14, 2020  
2227 Ridge Road





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2227 Ridge Road





Blight Photographs - August 14, 2020  
2227 Ridge Road





# 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 3, 2018

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

Ralph Notaro  
2227 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
2227 Ridge Road, North Haven, Connecticut

Dear Ralph Notaro;

On December 19, 2017, and in my capacity as the Town of North Haven's Blight Prevention Officer Designee, 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 2227 Ridge Road in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Has a tremendous amount of garbage in the rear of the home;
- Contains distressed building conditions;
- Contains garbage and trash which is overflowing onto the neighbor's property; and
- Is blighted and is highly visible (the trash) from neighboring properties as well as Ridge Road.

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 2227 Ridge Road as I observed the following conditions at said property which evidence the violation, including:

- There is damaged and/or missing siding on the home or garage structures;
- There is excessive amounts of trash and debris observed in the side, rear and front yards, and by the side of the garage;
- There is a damaged railing or fence on the property;
- There is unsightly outside storage, including dilapidated trash cans observed throughout the yard, wooden pallets, dilapidated lawn furniture, miscellaneous windows/doors and window/door frames placed against the home and pieces of PVC piping in the yard; and
- The 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 2227 Ridge Road 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 2227 Ridge Road, 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,

A handwritten signature in blue ink that reads "Arthur Hausman". The signature is fluid and cursive, with a long horizontal stroke at the end.

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  
Arthur Hausman, Blight Prevention Officer/Designee  
Laura Magaraci, Zoning Enforcement Officer  
Quinnipiack Valley Health District



RECEIVED

DEC 20 2017

TOWN of NORTH HAVEN  
LAND USE AND DEVELOPMENT



**TOWN OF NORTH HAVEN**  
**BUILDING DEPARTMENT**  
**PROPERTY MAINTENANCE COMPLAINT FORM**

Date: 12/19/2017

**YOUR CONTACT INFORMATION: (required)**

Name: Carlton and Matthew Hyatt

Address: 92 Bishop St. North Haven CT 06473

Telephone Number: 203-843-3600

Signature: [Handwritten Signature]

New or Repeat Complaint: New Complaint

Location of Problem: 2227 Ridge Rd North Haven CT 06473  
Exact Address

Property Owner's Name and Address: unknown

**Describe Problem in Detail:**

Rear of home - tremendous amounts of garbage  
and distressed building conditions. Garbage is  
over-flowing onto our property and is highly visable  
from the rear of our home.

RECEIVED  
DEC 20 2017  
TOWN OF NORTH HAVEN  
DEPARTMENT 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



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses and income. The document also highlights the need for regular reconciliation of bank statements and the company's records to identify any discrepancies early on.

In addition, the document provides a detailed breakdown of the accounting cycle, from identifying transactions to preparing financial statements. It explains how each step contributes to the overall accuracy and reliability of the financial data. The document also includes a section on the importance of internal controls, which are designed to prevent errors and fraud. It discusses various control measures, such as segregation of duties and regular audits, and how they can be implemented effectively.

The document concludes by emphasizing the role of the accounting department in providing valuable insights into the company's financial performance. It notes that accurate financial records are essential for making informed decisions and for complying with regulatory requirements. The document also provides a list of resources for further information, including books, articles, and online courses.