



RECEIVED

FEB 17 2021

TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

Date: 2/16/2021

YOUR CONTACT INFORMATION: (required)

Name: ZEO

Address: _____

Telephone Number: 203-239-5321

Signature: [Signature]

New or Repeat Complaint: _____

Location of Problem: 1 Basset Road (ALA 333 Clintonville)
Exact Address

Property Owner's Name and Address: Jemifer christina olsen
1 Basset Road, North Haven, CT 06473

Describe Problem in Detail:

Multiple vehicles that appear to be unregistered & debris
(car on trailer near garage, large van, black
passenger vehicle, dirt piles in front yard for
several weeks, tree sections piled in rear)
Property is unkempt and laden with vehicles
not registered to the residence.

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



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

RECEIVED

MAR 01 2021

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

Date: 03-01-21

YOUR CONTACT INFORMATION: (required)

Name: MICHAEL AND CHRISTINE PARISELLA

Address: 275 CANTONVILLE ROAD, NORTH HAVEN, CONNECTICUT

Telephone Number: NOT AVAILABLE - SEE LETTER IN

Signature: NOT AVAILABLE - SEE LETTER IN

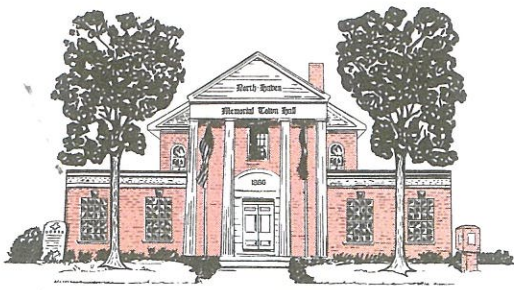
New or Repeat Complaint: REPEAT COMPLAINT

Location of Problem: 1 Bassett Road
Exact Address

Property Owner's Name and Address: Christina Jennifer Olsen

Describe Problem in Detail:
Inoperative Vehicles in yard. Construction Material on Property
Property is overgrown with grass, weed. Driveway is crumbling creating a public nuisance
: Questioning if Family Rental, not sure it's legal.

Please Return Complaint Form To:
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Town Hall Annex
5 Linsley Street, Room 205
North Haven, CT 06473
Phone: 203-239-5321 Ext. 705
Fax: 203-234-8375



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

February 23, 2021

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

Christina Jennifer Olsen
1 Bassett Road
North Haven, Connecticut 06473

Michael Jasiorkowski
1 Bassett Road
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
1 Bassett Road, North Haven, Connecticut

Dear Christina Jennifer Olsen and Michael Jasiorkowski;

On February 16, 2021, and in my capacity as the Town of North Haven's Blight Prevention Officer, I again received written complaints 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 1 Bassett Road in North Haven.

Specifically, the Complainant has alleged that the property:

- Contains multiple vehicles that appear to be unregistered (car on trailer, large van, black passenger vehicle);
- Contains debris (dirt piles, tree sections and stumps) throughout; and
- Is unkempt and laden with construction equipment not registered to the property.

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 complaints and have determined that a violation of the Ordinance exists at 1 Bassett Road as I observed the following conditions at said property, which evidence the violation, including:

- There is a damaged roof on the home, which needs to be replaced;
- There is unsightly outside storage of piles of wood, scrap wood, tree stumps, tree trunks, and firewood;
- There is a missing roof soffit on the garage structure;
- There is unsightly outside storage of piles of metal, scaffolding, piping, plow blades, and miscellaneous metal, which must be removed from the property or properly stored indoors;
- There is more than one ^{700K} (1) inoperative or unregistered motor vehicles or visibly inoperative boats, parked, kept, or stored on the property, including a white van and a black/navy blue van, black passenger vehicle, orange tractor, green John Deere tractor, plow blades, back hoe, Subaru wagon on broken down vehicle trailer, pick-up truck, etc. and NONE are registered to the property of 1 Bassett Road; 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 1 Bassett 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 1 Bassett 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

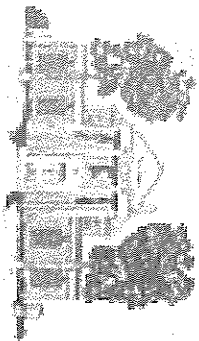
through Friday.

Thank you in advance for your cooperation in resolving this matter.

Very truly yours,


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
 OFFICIAL TOWN AND LOCAL HISTORY FILES
 1000 NORTH MAIN STREET
 NORTH HAVEN, CONNECTICUT 06460



RT 113

February 14, 2021

02/15/2021
 PM 02:28:22

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

Orange Bridge Club
 1 Sunset Road
 North Haven, Connecticut 06460

Richard Amick
 1 Sunset Road
 North Haven, Connecticut 06460

Re: NOTICE OF VIOLATION OF ZONING ORDINANCE
 1 Sunset Road, North Haven, Connecticut

Dear Council Member Owen and Richard Amick:

On February 05, 2021, and in my capacity as the Town of North Haven's Legal Services Officer, I again received multiple complaints regarding the violation of Article 14 of the Charter of the Town of North Haven, the Right to Privacy Ordinance (hereinafter referred to as the "Ordinance"), at the property of a Sunset Road in North Haven.

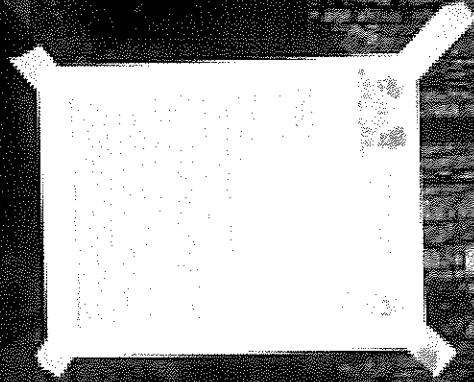
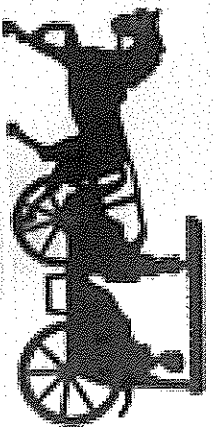
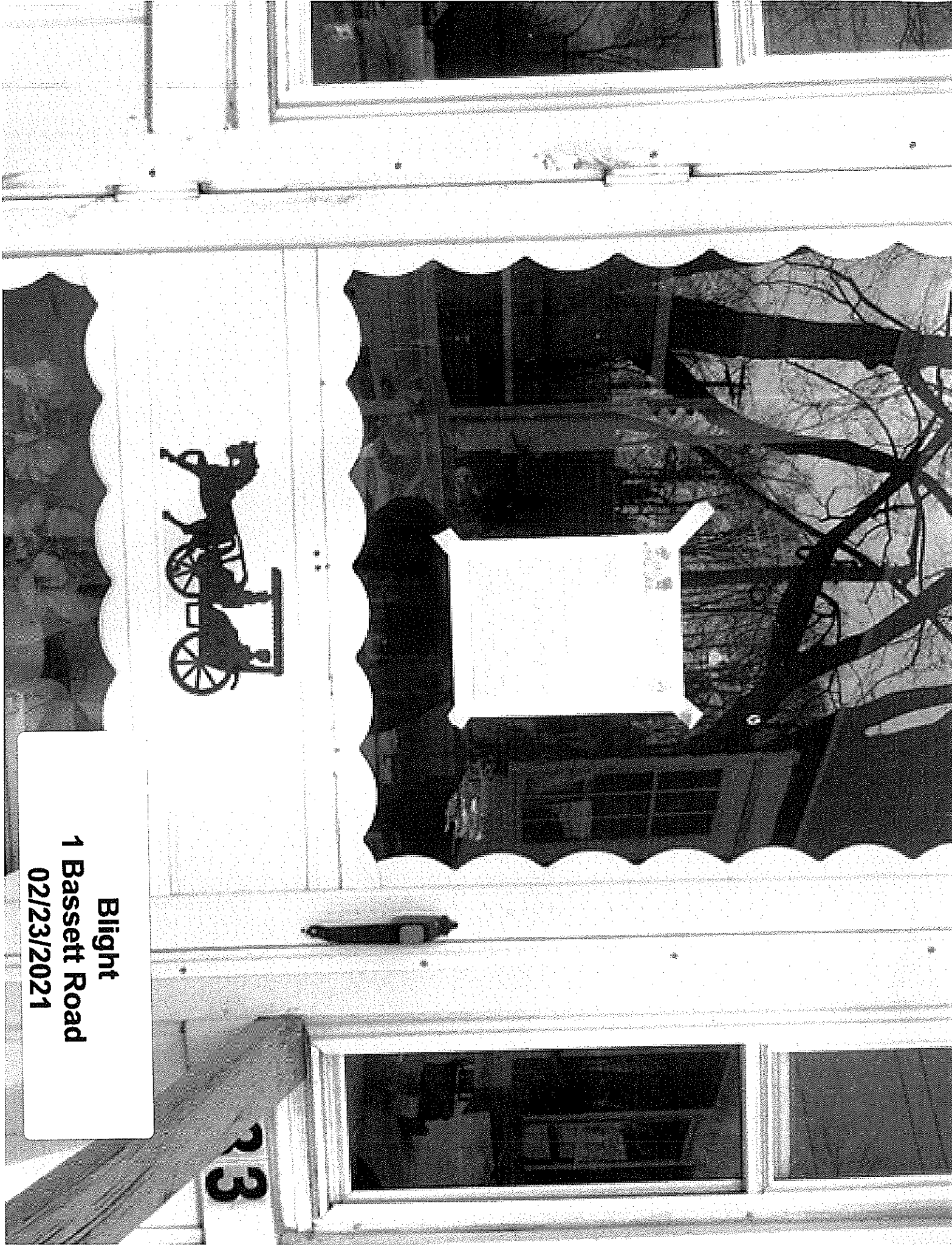
Specifically, the Complaints have alleged that the property:

- (Various) multiple vehicles that appear to be unregistered (car on trailer, large van, black parking vehicle);
- Certain signs (left pole, two sections and ramp) throughout; and
- In violation of and in accordance with certain Ordinance not referred to the property.

Section 4.1 of the Ordinance, entitled "Prohibition Against Right of Privacy" states "The owner of real property located on the Town of North Haven shall allow, install, maintain or cause to be installed or maintained, a Right of Privacy." "Right of privacy" is defined as "the right of the owner of real property to exclude others from the property, which is and continues to be on the side of the property or in the building or structure located thereon, which is and continues to be on the side of the property or in the building or structure." The terms "owner of real property" or "owner of real property"

February 27, 2021

Blight
1 Bassett Road
02/23/2021



Blight
1 Bassett Road
02/23/2021

23



Blight
1 Bassett Road
05-12-2021



Blight
1 Bassett Road
05-12-2021



Blight
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05-12-2021



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1 Bassett Road
05-12-2021



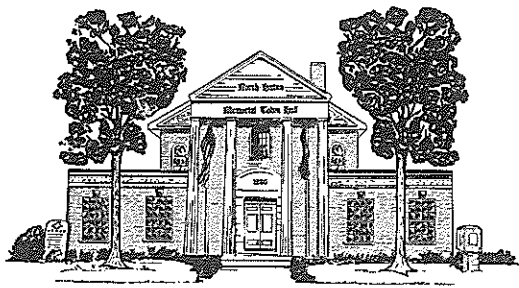
Blight
1 Bassett Road
05-12-2021



Blight
1 Bassett Road
05-12-2021



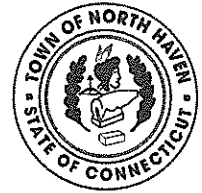
**Blight
1 Bassett Road
05-12-2021**



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

May 6, 2021

VIA FIRST-CLASS MAIL

Christina Jennifer Olsen
Michael Jasiorkowski
1 Bassett Road
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
Issued to 1 Bassett Road, North Haven on February 23, 2021**

Dear Christina Jennifer Olsen and Michael Jasiorkowski:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 1 Bassett Road, North Haven ("Property") on February 23, 2021 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

Further, a PUBLIC HEARING was continued at the Board's April 20, 2021 Meeting and will be held on the matter of an appeal of the property owner(s) of 1 Bassett Road, North Haven to the Blight Prevention Appeals Board for the Notice of Violation issued by the Blight Prevention Officer's designee dated February 23, 2021.

As such, the property of 1 Bassett Road, North Haven has been included under a PUBLIC HEARING in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, May 18, 2021 at 7:00 P.M.** via ZOOM video conference.

As indicated in the enclosed Notice of Meeting, the Board's May 18th 2021 Meeting will be held 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.

May 6, 2021

Page | - 2 -

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. Members of the public who wish to submit materials relevant to the public hearing on the agenda are encouraged to do so no later than 12:00 PM on Monday, May 17, 2021 for distribution to the Board and posting on the Town's website.

The public can participate in the public hearing and listen to the remainder of the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/86239736498?pwd=RmdoZW5sdlpXZG9OR1NLeVRKZmFPUT09>

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: 862 3973 6498


Passcode: 366280

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 by appointment only. Thank you.

Sincerely,

 - Elio Floriano
for L. Sadosky

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

**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, May 18, 2021 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. Members of the public who wish to submit materials relevant to the public hearing on the agenda are encouraged to do so no later than 12:00 PM on Monday, May 17, 2021 for distribution to the Board and posting on the Town's website.

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<https://us02web.zoom.us/j/86239736498?pwd=RmdoZW5sdIpXZG9OR1NLeVRKZmFPUT09>

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: 862 3973 6498

Passcode: 366280

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

PUBLIC HEARING:

1. **PUBLIC HEARING:** Continued on the appeal by the property owner(s) of 1 Bassett Road, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated February 23, 2021.

OTHER:

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 390 Skiff Street, North Haven.
2. To discuss the status of the pending claim against 16 Alexander Drive, North Haven, and possible action relating to same, including potential rescission of the Board's April 20, 2021 vote/decision to issue a Notice of Citation against said property. Public comment will be received by 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.**