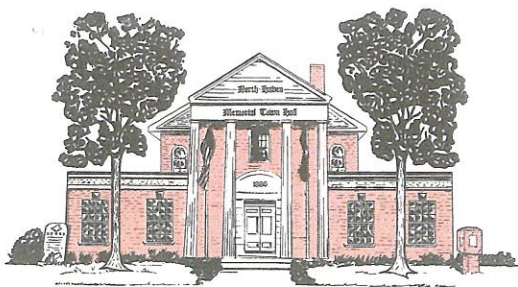




**Blight Photos
1 Bassett Road
06/10/2021**



**Blight Photos
1 Bassett Road
06/10/2021**



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

June 3, 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.

Therefore, the property has been included in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, June 15, 2021 at 7:00 P.M.** via ZOOM video conference so that the Board may consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 1 Bassett Road, North Haven, at that time.

As indicated in the enclosed Notice of Meeting, the Board's June 15th 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.

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

June 3, 2021

Page | - 2 -

materials relevant to the public hearing on the agenda are encouraged to do so no later than 12:00 PM on Monday, June 14, 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/83984998553?pwd=TFBhbklMOEZlWnlrdFY5RU5vSUVZQT09>

If you do not have internet access, you can dial in using your telephone:

Dial In Number: +1 929 205 6099 US (New York)

Meeting ID: 839 8499 8553

Passcode: 205883

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 located at 5 Linsley Street, North Haven and 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

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 DECISIONS
TO RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN
AND OTHER INTERESTED PARTIES:

The following decisions were rendered at the Meeting of the Blight Prevention Appeals Board held on Tuesday, May 18, 2021 at 7:00 P.M. via ZOOM videoconference and conference call:

1 Bassett Road:

The Public Hearing was closed. The Board voted to Continue the matter to its June 15, 2021 Meeting to consider at that time whether Notice of Citation should issue contingent upon the property owner(s) submitting a Plan of Action to the Blight Prevention Officer on or before May 25, 2021.

300 Skiff Street:

Upon the recommendation of the Blight Prevention Officer and pursuant to the Blight Prevention Ordinance, the Board voted to issue a Notice of Citation.

16 Alexander Drive:

The Board voted to rescind its April 30, 2021 decision to issue a Notice of Citation against the property of 16 Alexander Drive, North Haven.

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.



SCAN ME

Useless Experts

Shoreline Community

FREO
IT SYSTEMS LLC
Emergency Call
801-4151
recomfort.com

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, June 15, 2021 at 7:00 PM via ZOOM videoconference and conference call for the purposes listed below.

Due to Governor Ned Lamont's March 16, 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 <https://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, June 14, 2021 for distribution to the Board prior to meeting on the Town's website.

The public can participate in the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/80884988553?pwd=TFBhbk1MOEZWbnRlRFRURz0vSUZlZ0t0>

If you do not have internet access, you can dial in using your telephone:

Dial In Number: +1 824 58 3088 US (New York)

Meeting ID: 808 849 8553

Passcode: 206160

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

PUBLIC HEARING:

PUBLIC HEARING: On the appeal by the property owner(s) of 223 Kings Highway, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated April 27, 2021.

OTHER:

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 1 Bassett Road, North Haven.

2. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 70 Fallon Drive, North Haven.

3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 201 Maple Avenue, North Haven.

4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 88 Middletown Avenue, North Haven.

5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Notice of Citation to the property owner(s) of 65 Old Broadway East, North Haven.

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.



COMMUNITY NEWS • NORTH HAVEN COURIER • JUNE 3, 2021



Blight Prevention:
1 Bassett Road
5/12/21



Blight Prevention:
1 Bassett Road
5/12/21



Blight Prevention:
1 Bassett Road
5/12/21



Blight Prevention:
1 Bassett Road
5/12/21



Blight Prevention:
1 Bassett Road
5/12/21



Blight Prevention:
1 Bassett Road
5/12/21



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: [Handwritten Signature]

New or Repeat Complaint:

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

Property Owner's Name and Address: Jennifer 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 of Family Rental, not sure it's legal.

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

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 (1) ^{760K} 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 Deer 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

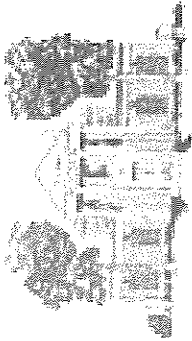
through Friday.

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
 100 STATE ST. NORTH HAVEN, CT 06460
 (860) 241-1000



02/23/2021

02/23/2021
 02/23/2021

February 23, 2021

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

Christina Brando, Chief
 1 Bassett Road
 North Haven, Connecticut 06460

Michael J. Jankowski
 1 Bassett Road
 North Haven, Connecticut 06460

RE: **NOTICE OF SEVERANCE BLIGHT PREVENTION ORDINANCE**
 1 Bassett Road, North Haven, Connecticut

Dear Christina Brando, Owen and Michael Jankowski:

On February 16, 2021, and in my capacity as the Town of North Haven's Chief Enforcement Officer, I have received certain complaints regarding the violation of enforceable provisions of Chapter 14 of the Code of Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of a subject above in North Haven.

Specifically, the Complaint has alleged that the Property:

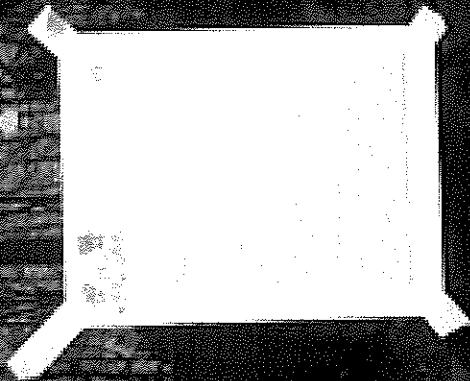
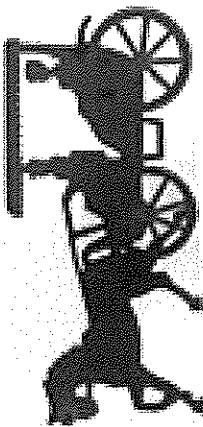
- Contains multiple vehicles that appear to be unregistered (car or truck, large van, boat, passenger vehicle);
- Contains debris (oil pans, tires, auto parts and dumps) throughout; and
- It contains and lacks with complete equipment retrofitted to the Property.

Section 14-1 of the Ordinance, entitled "Prohibition Against Blighted Property" 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 a becoming disrepair." The terms "state of disrepair" or "becoming disrepair"

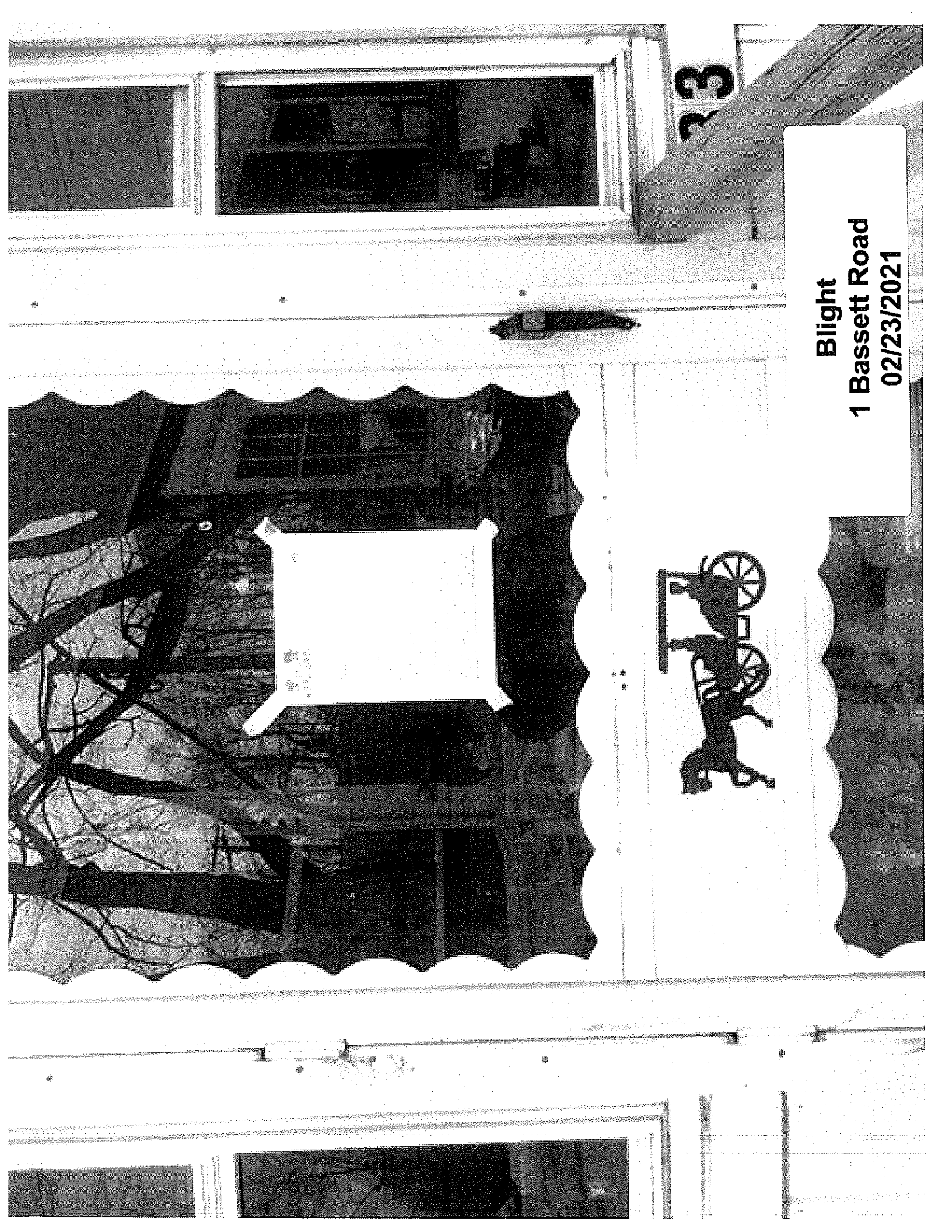
February 23, 2021

Blight
1 Bassett Road
02/23/2021

Blight
1 Bassett Road
02/23/2021



33





Blight
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



Blight
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



Blight
1 Bassett Road
05-12-2021



Blight
1 Bassett Road
05-12-2021



Blight
1 Bassett Road
05-12-2021