



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

RECEIVED

AUG 11 2020

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

Date: 08-11-20

YOUR CONTACT INFORMATION: (required)

Name: BUILDING DEPARTMENT

Address: 5 LINSLEY STREET, NORTH HAVEN, CT.

Telephone Number: (203) 239-5321, EXT. 405

Signature: [Signature]

New or Repeat Complaint: NEW COMPLAINT

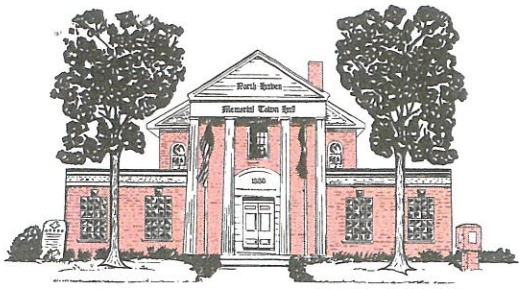
Location of Problem: 16 ALEXANDER DRIVE, NORTH HAVEN, CONNECTICUT
Exact Address

Property Owner's Name and Address: GRACE & JASON HARRINGTON, SERVING
16 ALEXANDER DRIVE, NORTH HAVEN, CT 06473

Describe Problem in Detail:

DUE TO RECENT STORM, TP IS AIAS, THE STRUCTURE IS
UNSAFE AND P. WORKING REQUIRES ASSISTANCE. PLEASE LOOK
AS THE PROPERTY AND STRUCTURE FOR BUGS.

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

May 18, 2020

**VIA HAND-DELIVERY &
VIA FIRST-CLASS MAIL
And Certified Mail – Return Receipt Requested**

Jason and Grace Harrington and Survivors
16 Alexander Drive
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
16 Alexander Drive, North Haven, Connecticut

Dear Jason and Grace Harrington and Survivors;

On May 4, 2020, and in my capacity as designee of the Town of North Haven's Blight Prevention Officer/Designee, I was following up on two complaints and noticed 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 16 Alexander Drive, North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Contains an incomplete construction project for more than six months now;
- Looks terrible overall;
- Contains a house, which is boarded up; and
- Is very unsightly to the neighbors and neighborhood.

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

May 18, 2020

Page 1

violation of the Ordinance exists at 16 Alexander Drive as I observed the following conditions at said property which evidence the violation, including:

- There are missing, broken or boarded up windows on the home;
- There are missing, broken or boarded up doors on the home;
- There is damaged or missing siding on the home;
- There is excessive amounts of trash and debris on the property, which needs to be cleaned up;
- There is unsightly outside storage of tree stumps, construction debris, brush and brush piles, and building materials scattered about the property; and
- Overall, the property is unsightly, unkempt and a nuisance to the general public and it appears to be abandoned.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 16 Alexander Drive 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 designee of the Blight Prevention Officer. Please contact me immediately if you believe that there are circumstances, which exist that warrant exercise of that discretion.

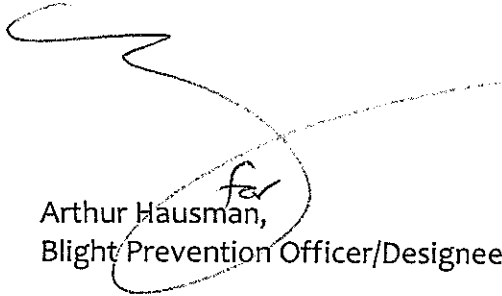
Please take note that, as the property owner of 16 Alexander Drive, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Appeals Board by delivering in person or by mail, written notice of your request to do so, to me as designee of the Blight 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
- Alan Fredricksen, Land Use Administrator
- Elio Floriano, Building Official
- Laura Magaraci, Zoning Enforcement Officer
- Quinnipiack Valley Health District

Blight Prevention:
16 Alexander Drive
5/18/20





TOWN OF NORTH HAVEN
 MUNICIPAL TOWN HALL / TOWN OFFICES
 NORTH HAVEN, CONNECTICUT 06473



Tel: (203) 239-5121
 Fax: (203) 244-2100

05/18/2020

May 18, 2020

VIA HAND-DELIVERY &
 VIA FIRST-CLASS MAIL
 And Certified Mail - Return Receipt Requested

Jason and Grace Harrington and Survivors
 16 Alexander Drive
 North Haven, Connecticut 06473

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I have conducted an investigation of the allegation of the complaint and to

May 18, 2020

Blight Prevention:
 16 Alexander Drive
 5/18/20



Blight
16 Alexander Drive
05-12-2021



**Blight
16 Alexander Drive
05-12-2021**



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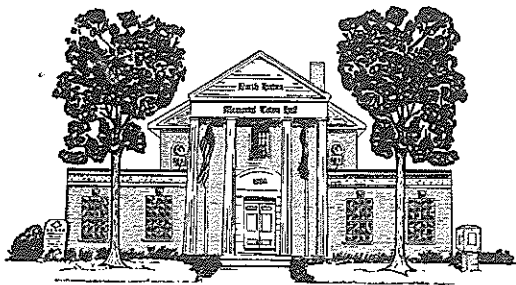
Blight
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16 Alexander Drive
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TOWN OF NORTH HAVEN
MEMORIAL TOWN HALL / 18 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

May 6, 2021

VIA FIRST-CLASS MAIL

Jason and Grace Harrington and Survivors
16 Alexander Drive
North Haven, Connecticut 06473

Jason and Grace Harrington and Survivors
161 Thompson Street
New Haven, Connecticut 06516

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 16 Alexander Drive, North Haven on May 18, 2020

Dear Jason and Grace Harrington and Survivors:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 16 Alexander Drive, North Haven ("Property") on May 18, 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, May 18, 2021 at 7:00 P.M.** via ZOOM video conference so that the Board may 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.

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.

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=RmdoZW5sd1pXZG9OR1NLeVRKZmFPUT09>

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.

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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.**