



Blight Photographs - 1640 Ridge Road  
April 14, 2021



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April 14, 2021



Blight Photographs - 1640 Ridge Road  
April 14, 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

April 9, 2021

***VIA FIRST-CLASS MAIL***

Regina L. and Americo R. Carchia and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE  
Issued to 1640 Ridge Road, North Haven on June 17, 2020**

Dear Regina L. and Americo R. Carchia and Survivors:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 1640 Ridge Road, North Haven ("Property") on June 17, 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, April 20, 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 1640 Ridge Road, North Haven at that time.

As indicated in the enclosed Notice of Meeting, the Board's April 20<sup>th</sup> 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

April 9, 2021

Page | - 2 -

PM on Monday, April 19, 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/82999229878?pwd=ejFuM2Ryd2lQMWRDeXA1bEg5bUZHQT09>

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: 829 9922 9878

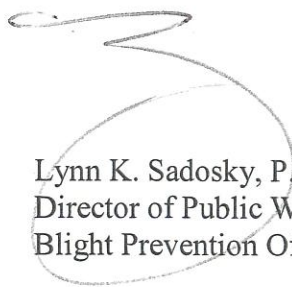
Passcode: 825358

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,



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

# More expe

Right in yo



**Kenneth M. S**  
General Surgeon, Ref

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APRIL 8, 2021 • NORTH HAVEN COURIER • COMMUNITY NEWS

## Bringing the Crafting Community Together

Continued from page 9

7 p.m. Food vendors will be offering fair favorites, including fried dough, fresh-squeezed lemonade, fried Oreos, cotton candy, pulled pork, donuts, baked potatoes, kettle corn, fresh-cut fries, and more.

While Kirsten is hoping for a return to the North Haven Fair for 2021, for now she is concentrating on building the Craft Barn Outdoor Series so she can not only

share her creations, but reconnect with the crafting community.

"Vendors love live events because they love the community and the interaction with customers and making friends within the craft community. It's such a great community and everyone is so supportive of each other," says Kirsten. "I enjoy volunteering, too, because I get to reach out to other crafters and it's fun to see what unique crafts are out there."

### 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, April 20, 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, April 19, 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/82999229878?pwd=ejFuM2Ryd2lQMWRDeXA-1bEg5bUZHQT09>

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: 829 9922 9878

Passcode: 825358

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

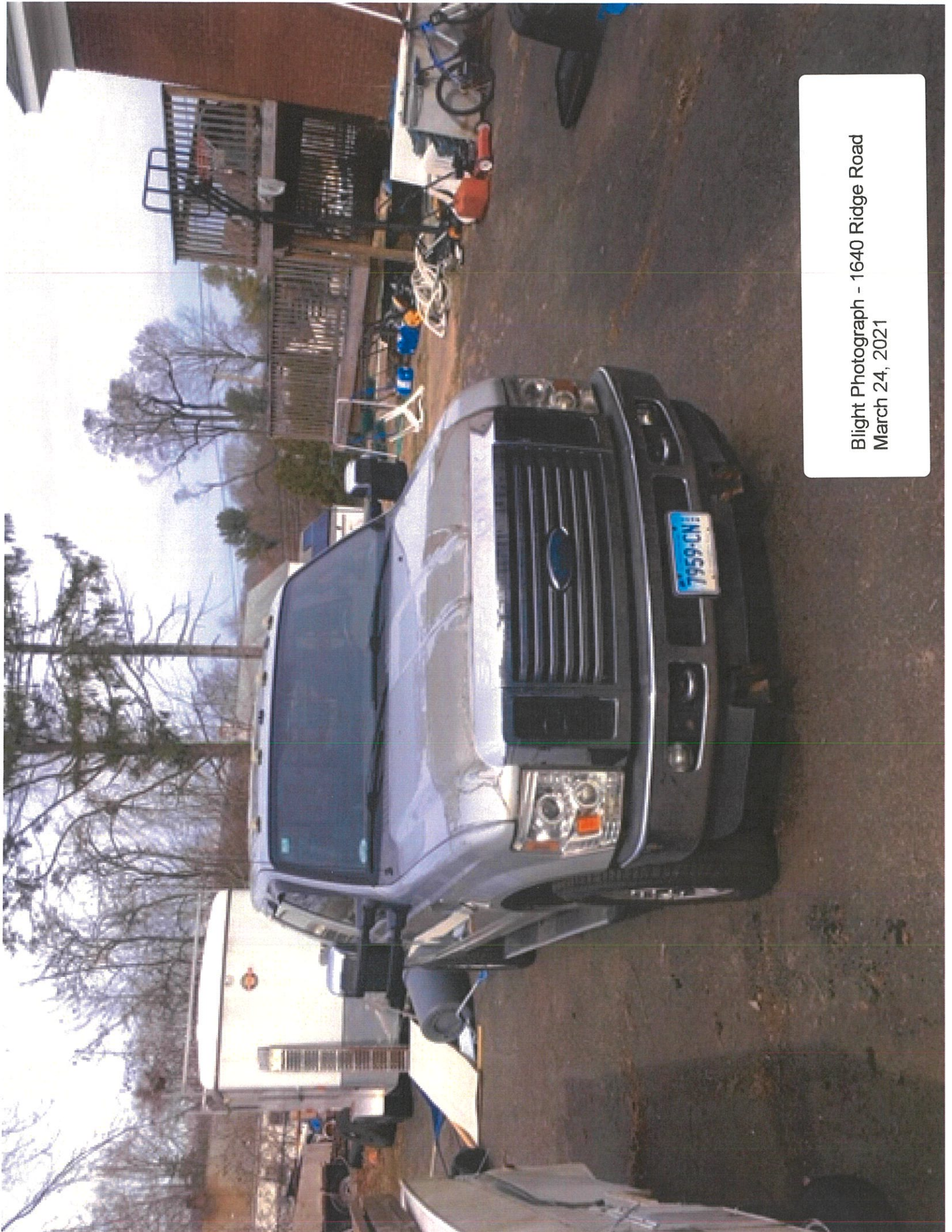
#### PUBLIC HEARING:

**PUBLIC HEARING:** On the appeal by the property owner(s) of 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 16 Alexander Drive, 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 59 Bailey Road, 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 36 Bishop 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 19 Country Way, North Haven.
5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 18 Grasso Avenue, North Haven.
6. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 1640 Ridge Road, North Haven.
7. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
8. On 390 Skiff Street, 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.

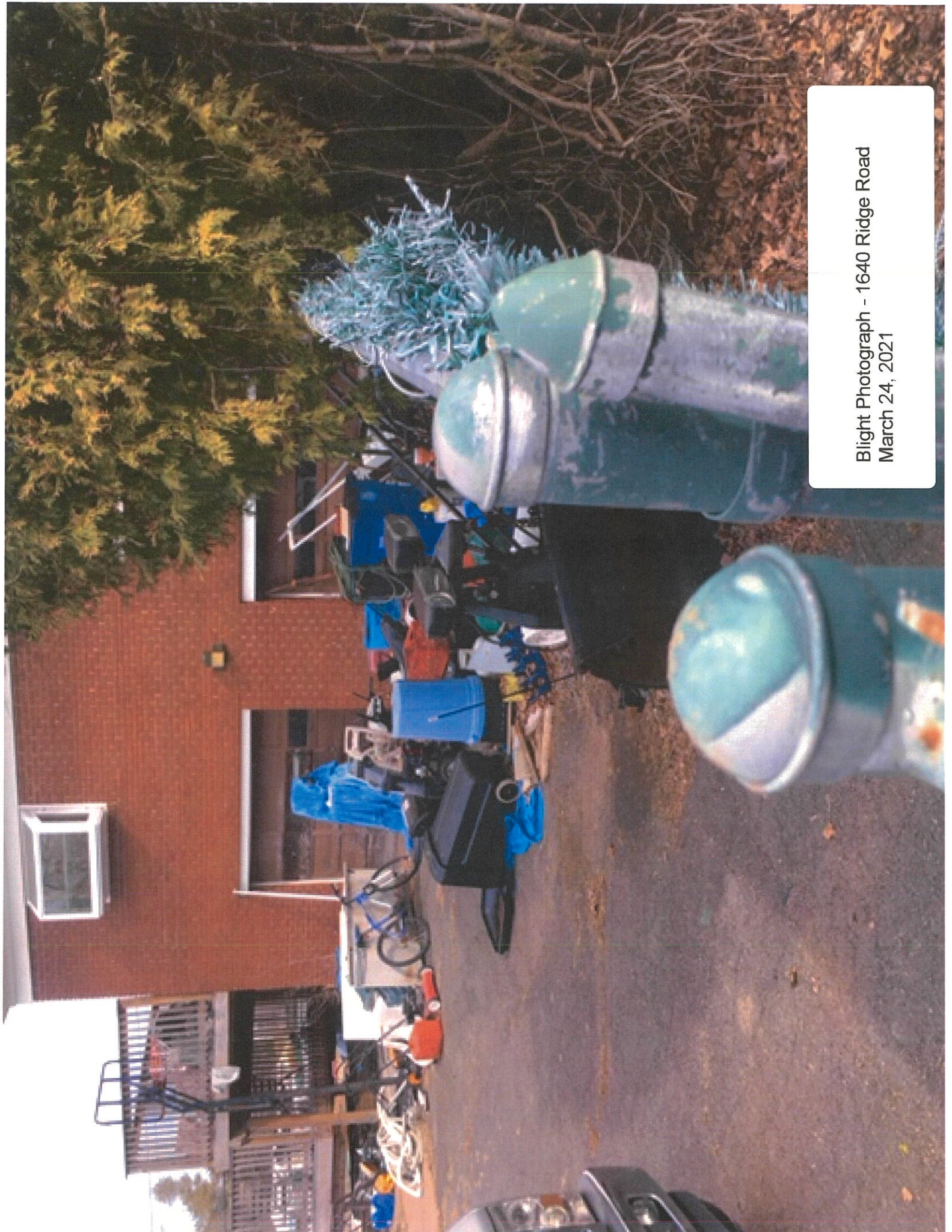


Blight Photograph - 1640 Ridge Road  
March 24, 2021



Blight Photograph - 1640 Ridge Road  
March 24, 2021





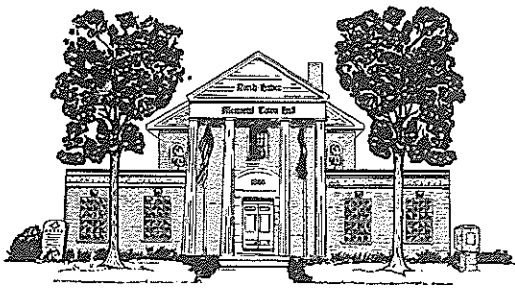
Blight Photograph - 1640 Ridge Road  
March 24, 2021



Blight Photograph - 1640 Ridge Road  
February 24, 2021



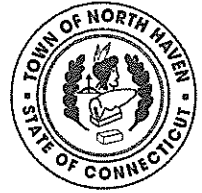
Blight Photograph - 1640 Ridge Road  
February 24, 2021



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

January 27, 2021

**SENT VIA U.S. MAIL**

Regina L. and Americo R. Carchia and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
1640 Ridge Road, North Haven, Connecticut

Dear Regina L. and Americo R. Carchia and Survivors;

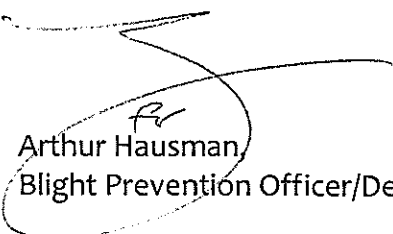
On January 26, 2021, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I reviewed your files and conducted an inspection of the property of 1640 Ridge Road in North Haven.

I understand from our previous conversations that you require an extension because of the amount of work that is still needed. Because 60-days appears to be reasonable to address the remaining blight issues at the respective address, I am going to grant you the 60-day extension.

By this letter I grant you an extension for 1640 Ridge Road through March 29, 2021.

If you have any questions regarding this extension through March 29, 2021, please contact me immediately at (203) 239-5321, extension 440 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.

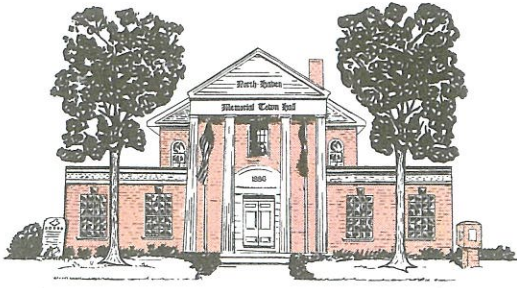
Very truly yours,

  
Arthur Hausman  
Blight Prevention Officer/Designee

January 27, 2021

Page 1

c: Jennifer Coppola, Outside Counsel  
Lynn K. Sadosky, P.E., Director of Public Works  
Elio Floriano, Blight Prevention Officer  
Quinnipiac Valley Health District



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

October 28, 2020

**SENT VIA U.S. MAIL**

Regina L. and Americo R. Carchia and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
1640 Ridge Road, North Haven, Connecticut

Dear Regina L. and Americo R. Carchia and Survivors;

On October 27, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I spoke with you regarding a request for an extension to remedy blight observed at the property of 1640 Ridge Road in North Haven.

I understand from our conversation that you are requesting this extension because of the amount of work that is still needed. Because 60-days appears to be reasonable to address the remaining blight issues at the respective address, I am going to grant you the 60-day extension.

By this letter I grant you an extension for 1640 Ridge Road through December 28, 2020.

If you have any questions regarding this extension through December 28, 2020, please contact me immediately at (203) 239-5321, extension 440 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.

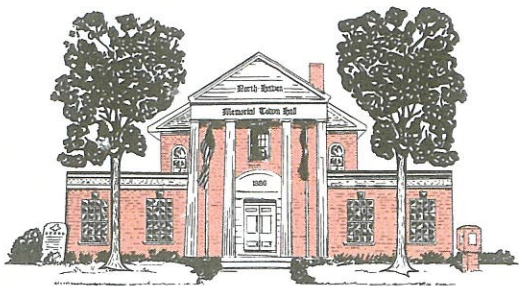
Very truly yours,

  
Arthur Hausman,  
Blight Prevention Officer/Designee

October 28, 2020

Page 1

c: Jennifer Coppola, Outside Counsel  
Lynn K. Sadosky, P.E., Director of Public Works  
Elio Floriano, Blight Prevention Officer  
Quinnipiac Valley Health District



# 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

**SENT VIA U.S. MAIL**

Regina L. and Americo R. Carchia and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
1640 Ridge Road, North Haven, Connecticut

Dear Regina L. and Americo R. Carchia and Survivors;

On July 28, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I spoke with you regarding a request for an extension to remedy blight observed at the property of 1640 Ridge Road in North Haven.

I understand from our conversation that you are requesting this extension because of the amount of work that is still needed. Because 60-days appears to be reasonable to address the remaining blight issues at the respective address, I am going to grant you the 60-day extension.

By this letter I grant you an extension for 1640 Ridge Road through October 14, 2020.

If you have any questions regarding this extension through October 14, 2020, please contact me immediately at (203) 239-5321, extension 440 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.

Very truly yours,

Arthur Hausman,  
Blight Prevention Officer/Designee

August 14, 2020

Page 1



c: Jennifer Coppola, Outside Counsel  
Lynn K. Sadosky, P.E., Director of Public Works  
Elio Floriano, Blight Prevention Officer  
Quinnipiac Valley Health District



# 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 17, 2020

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

Regina L. and Americo R. Carchia and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
1640 Ridge Road, North Haven, Connecticut

Dear Regina L. and Americo R. Carchia and Survivors;

On June 12, 2020 and in my capacity as designee of the Town of North Haven's Blight Prevention Officer, 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 1640 Ridge Road, North Haven. This is the second Blight Prevention complaint received for this property.

Specifically, the Complainant has alleged that the property:

- Has a rear yard, which is a mess again and visible from the neighboring properties;
- Has a collapsed pool;
- Contains junk all throughout the rear yard;
- Has a retaining wall, which is collapsing and is in a state of disrepair;
- Contains very high grass and weeds throughout the rear yard; and
- Is blighted again.

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 1640 Ridge Road as I observed the following conditions at said property, which evidence the violation, including:

- There is excessive amounts of garbage or trash observed in the rear yard, which is visible to the neighbors and needs to be removed;
- There appears to be more than one (1) unregistered or inoperable motor vehicles (including, campers, a mini-van, miscellaneous trucks, trailer, etc.) stored in the rear of the property and is visible to the neighbors;
- There is a damaged railing or fence in a state of disrepair;
- There is a damaged retaining wall in danger of collapse and appears unsafe;
- The above-ground pool has collapsed, is dilapidated and needs to be removed;
- There is overgrown bush, overgrown grass and/or weeds in excess of one foot in height throughout the entire rear yard of the property; and
- The property is unsightly, unsafe, unkempt and is a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 1640 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 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 1640 Ridge Road, 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,

A handwritten signature in black ink, appearing to read "Arthur Hausman", with a long horizontal flourish extending to the right.

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



6/17/2020

NO. 2020-004-0001  
REV. 05/17/2018 (1)

June 17, 2020

FOR HAND-DELIVERY and  
FIRST CLASS MAIL  
And Certified Mail - Return Receipt Requested

Raymond L. and Annemarie K. Lathrop and Survivors  
1640 Ridge Road  
North Haven, Connecticut 06460

RE: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE  
(1640 Ridge Road, North Haven, Connecticut)

Dear Raymond L. and Annemarie K. Lathrop and Survivors:

On June 17, 2020 and in my capacity as Director of the Town of North Haven's Blight Prevention Office, I received a complaint regarding the condition of property (property) of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 1640 Ridge Road, North Haven. This is the subject of the Blight Prevention complaint received for this property.

Specifically, the Complainant has alleged that the property:

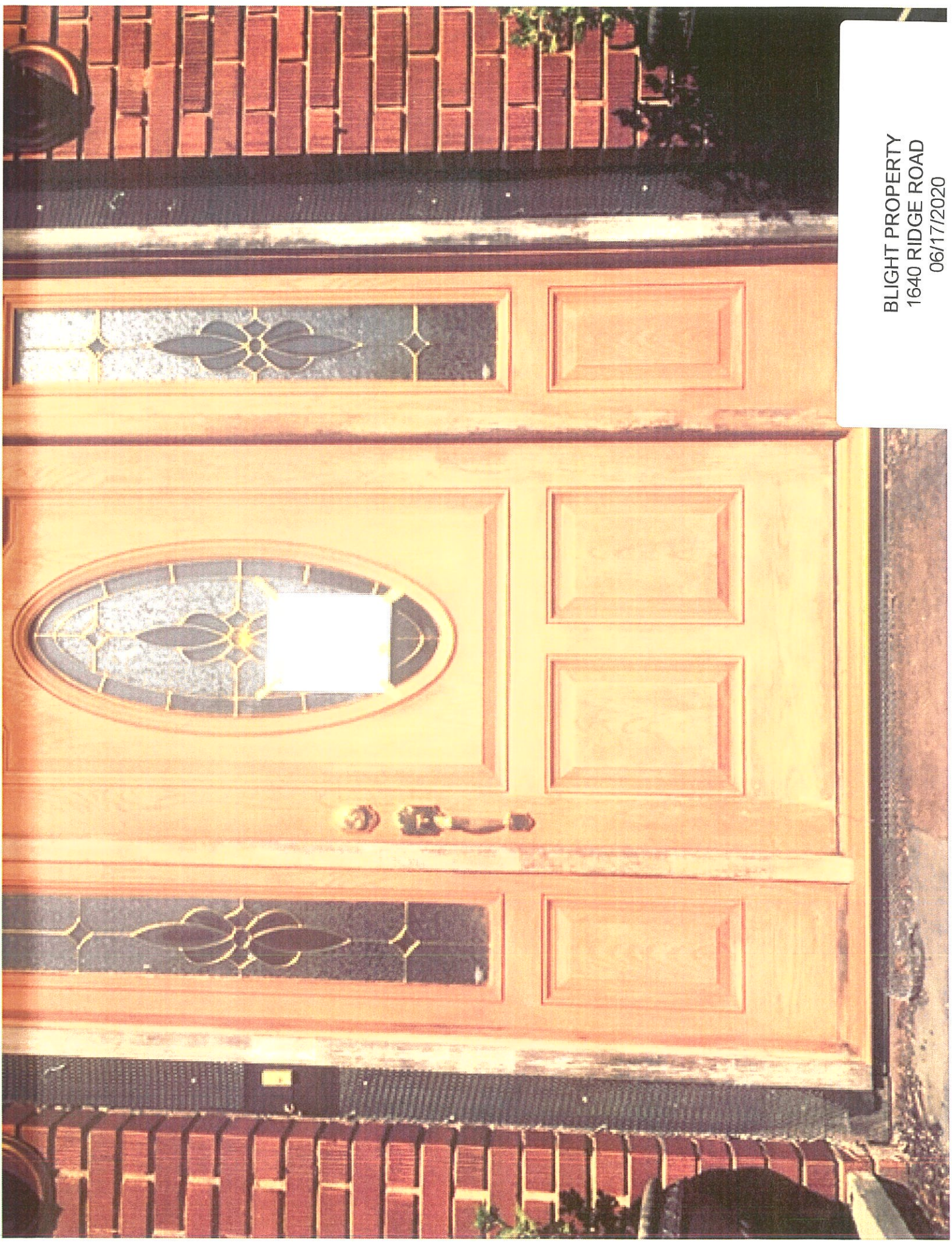
- has a rear yard, which is a front yard and within five (5) feet of the neighboring properties;
- has a collapsed roof;
- contains trees all throughout the rear yard;
- has a structure in it, which is a collapse and is in a state of disrepair;
- contains very high grass and weeds throughout the rear yard; and
- is neglected again.

Section 84-8 of the Ordinance, entitled "Prohibition Against Blighted Property" states "No owner of real property, as defined in the Town of North Haven Ordinance, shall allow, create, maintain or cause to be created or maintained, a blighted property." "Blighted property" is defined as "real property, including any building or structure so used that such, which is and is known to be in the state of disrepair or is becoming disrepair, which is the subject of a complaint or is otherwise identified as a blighted property."

June 17, 2020

Page 1

BLIGHT PROPERTY  
1640 RIDGE ROAD  
06/17/2020



BLIGHT PROPERTY  
1640 RIDGE ROAD  
06/17/2020



TOWN OF NORTH HAVEN  
 BUILDING DEPARTMENT  
 PROPERTY MAINTENANCE COMPLAINT FORM

Date: 6/12/20

YOUR CONTACT INFORMATION: (required)

Name: Gail Lawrence

Address: 1630 Ridge Rd

Telephone Number: (203) 285-7115

Signature: phone call

New or Repeat Complaint: # 1640 Ridge Rd is a mess again  
Pool has collapsed, very unsightly

Location of Problem: 1640 Ridge Rd  
Exact Address

Property Owner's Name and Address: Regina L. & Americo R. Cardona & SWU  
1640 Ridge Rd, North Haven

Describe Problem in Detail:

Rear yard is a mess again. Pool has collapsed,  
Junk all over the rear yard Retaining wall  
is starting to fall down. Grass and/or weeds  
exceed one foot in height on rear yard.

**RECEIVED**

JUN 12 2020

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



**BLIGHT PREVENTION:**  
1640 Ridge Road  
6/12/20





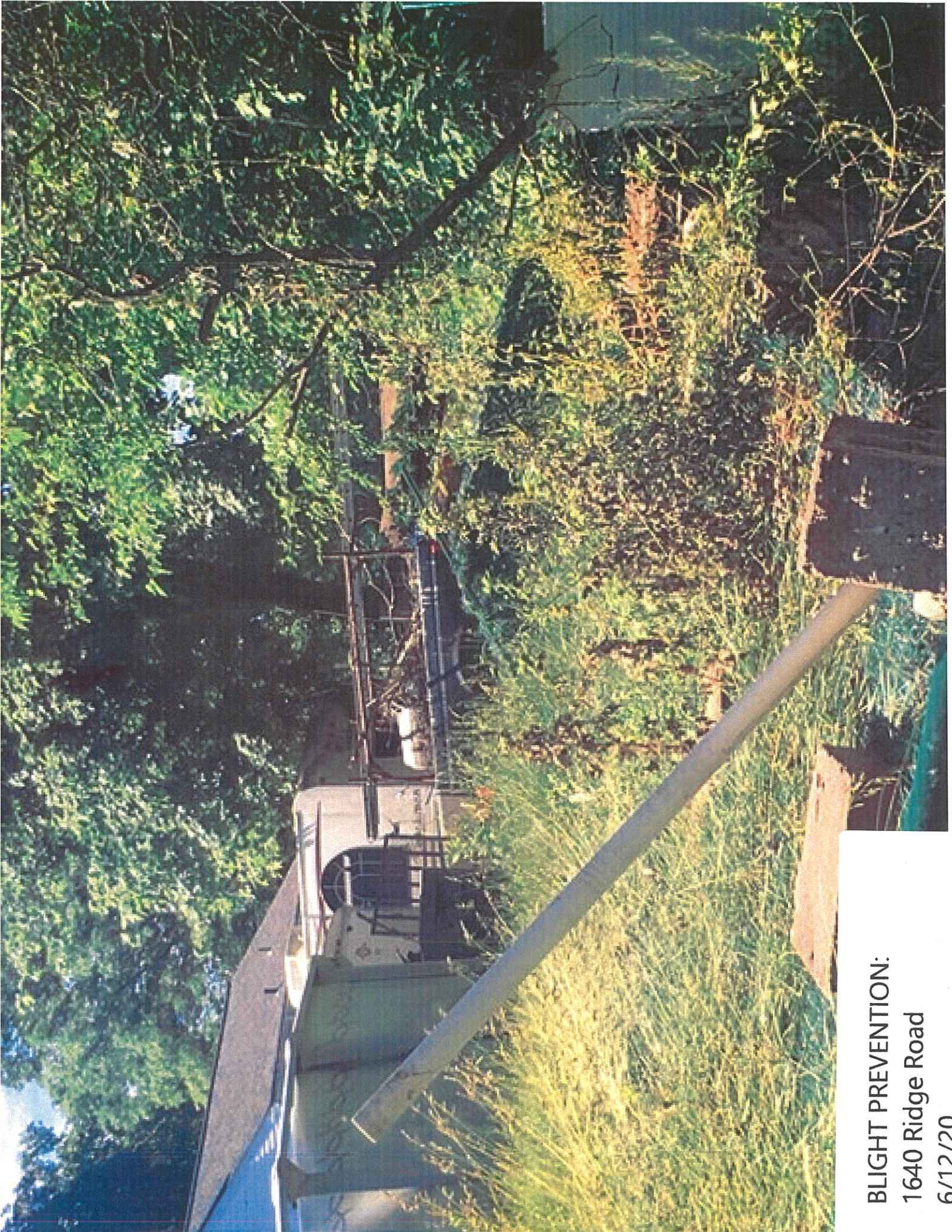
**BLIGHT PREVENTION:**  
1640 Ridge Road  
6/12/20



**BLIGHT PREVENTION:**  
1640 Ridge Road  
6/12/20



**BLIGHT PREVENTION:**  
1640 Ridge Road  
6/12/20



**BLIGHT PREVENTION:**  
1640 Ridge Road  
6/12/20



BLIGHT PREVENTION:  
1640 Ridge Road  
6/12/20