

Blight Photographs - 18 Grasso Avenue  
April 14, 2021



Blight Photographs - 18 Grasso Avenue  
April 14, 2021

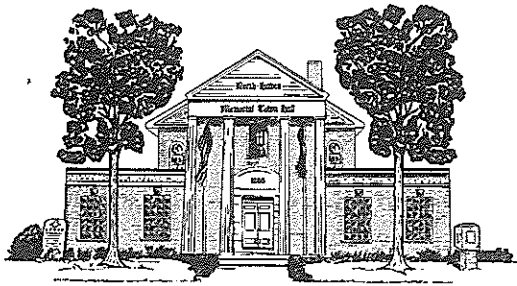




Blight Photographs - 18 Grasso Avenue  
April 14, 2021



Blight Photographs - 18 Grasso Avenue  
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***

Massimo Palma and Marie Grasso, Trustee  
18 Grasso Avenue  
North Haven, Connecticut 06473

Massimo Palma and Marie Grasso, Trustee  
9 Nida Drive  
Northford, Connecticut 06472

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 18 Grasso Avenue, North Haven on July 30, 2020**

Dear Massimo Palma and Marie Grasso, Trustee:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 18 Grasso Avenue, North Haven ("Property") on July 30, 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 18 Grasso Avenue in 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.

April 9, 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, 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

ACCEPTING NEW P  
190 Universal Drive N  
435 Lewis Avenue, M  
203.238.2691

**EXPERTISE IN:**

- Gastroesophageal with a multidiscip
- Surgical approach and hiatal hernia
- LINX Reflux Manag
- Minimally invasive

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about how we're,

# 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=ejFuM2Ryd2lQMWRDeXAlbEg5bUZHQQT09>

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:

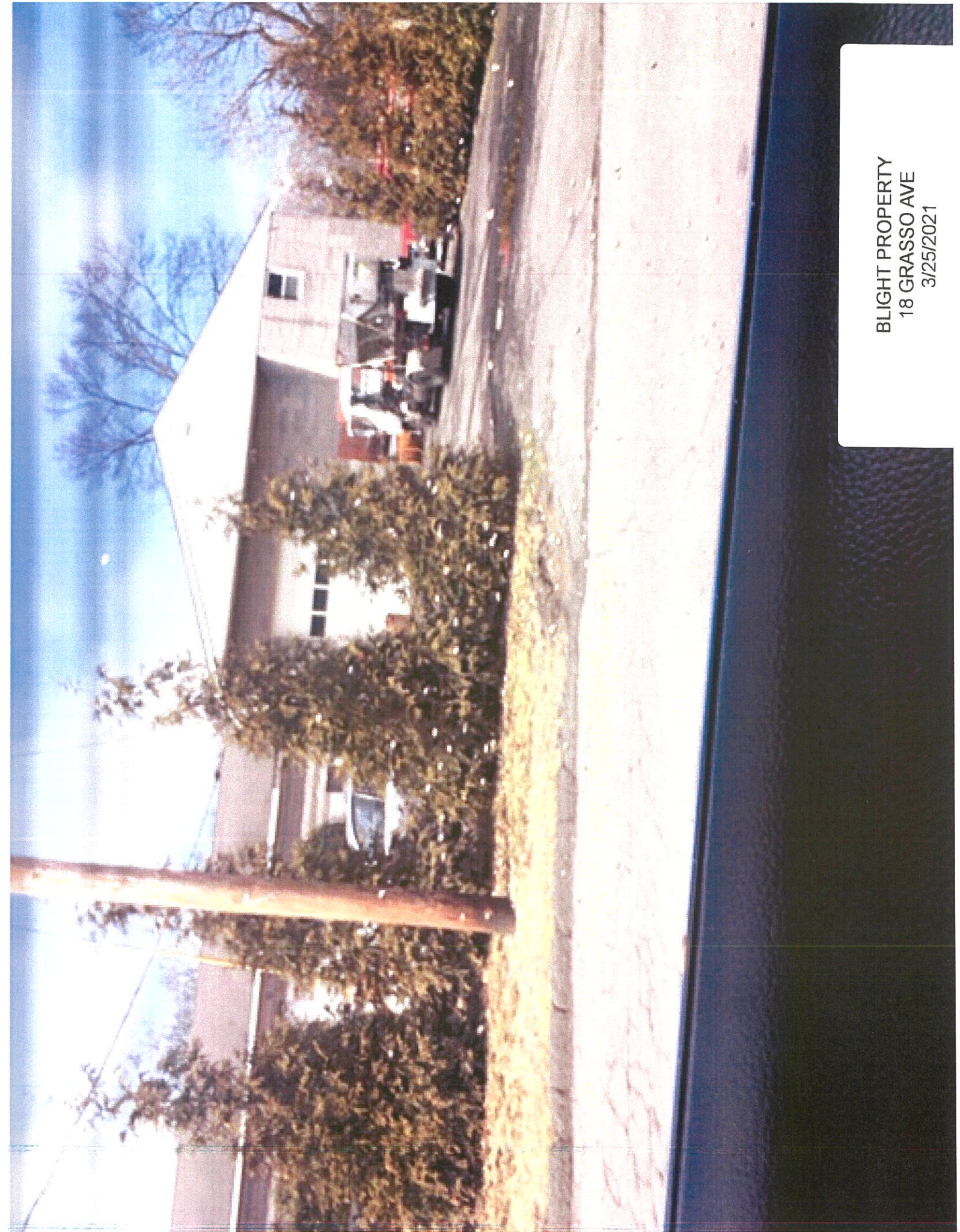
**PUBLIC HEARING:** On the appeal by the property owner(s) of 1 Bassett Road, North Haven to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated February 23, 2021.

#### 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 PROPERTY  
18 GRASSO AVE  
3/25/2021



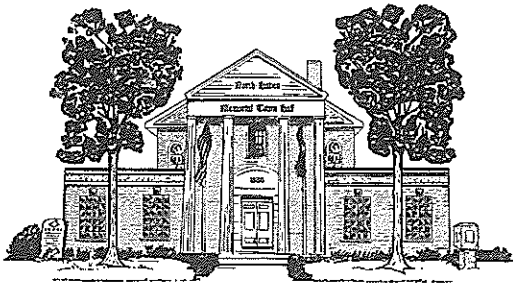


BLIGHT PROPERTY  
18 GRASSO AVE  
3/25/2021



BLIGHT PROPERTY  
18 GRASSO AVE  
3/25/2021





# 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

Massimo Palma and Marie Grasso, Trustee  
18 Grasso Avenue  
North Haven, Connecticut 06473

Massimo Palma and Marie Grasso, Trustee  
9 Nida Drive  
Northford, Connecticut 06472

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
18 Grasso Avenue, North Haven, Connecticut

Dear Massimo Palma and Marie Grasso, Trustee;

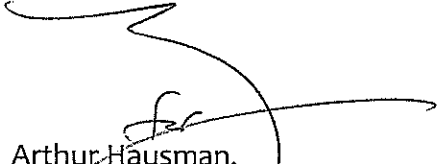
On January 26, 2021, this office reviewed the property files and conducted an inspection of the referenced property at 18 Grasso Avenue in North Haven. This was for the purposes of allowing for another reasonable extension of time to remedy the blight observed at the property of 18 Grasso Avenue in North Haven.

Because of the amount of work that is still needed, the Town of North Haven finds a 60-day extension to be reasonable to address the remaining blight issues at the respective address. I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 18 Grasso Avenue through March 29, 2021.

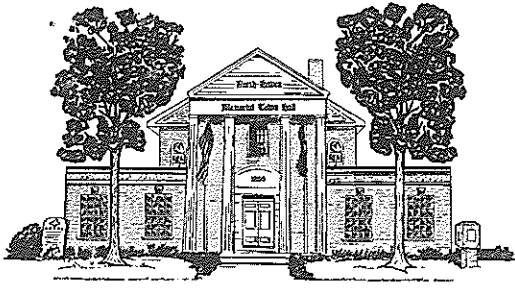
If you have any questions regarding this extension through March 29, 2021, please contact me immediately at (203) 239-5321, extension 440 to discuss. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday. Thank you in advance for your immediate cooperation 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  
Laura Magaraci, Zoning Enforcement 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

November 5, 2020

Massimo Palma and Marie Grasso, Trustee  
18 Grasso Avenue  
North Haven, Connecticut 06473

Massimo Palma and Marie Grasso, Trustee  
9 Nida Drive  
Northford, Connecticut 06472

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
18 Grasso Avenue, North Haven, Connecticut

Dear Massimo Palma and Marie Grasso, Trustee;

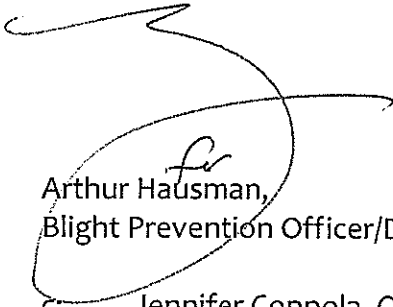
On November 3, 2020, this office received the attached electronic mail requests on behalf of 18 Grasso Avenue in North Haven asking if it could allow for a reasonable extension of time to remedy the blight observed at the property of 18 Grasso Avenue in North Haven.

Because of the amount of work that is still needed, the Town of North Haven finds a 60-day extension to be reasonable to address the remaining blight issues at the respective address. I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 18 Grasso Avenue through January 5, 2021.

If you have any questions regarding this extension through January 5, 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 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  
Laura Magaraci, Zoning Enforcement Officer  
Quinnipiac Valley Health District

# 18 Grasso Ave North Haven/Massimo Palma

bardolino@aol.com

Tue 11/3/2020 4:29 PM

To: Laura Magaraci <Magaraci.Laura@northhaven-ct.gov>; Arthur Hausman <Hausman.Arthur@northhaven-ct.gov>; Alan Fredricksen <Fredricksen.Alan@northhaven-ct.gov>;

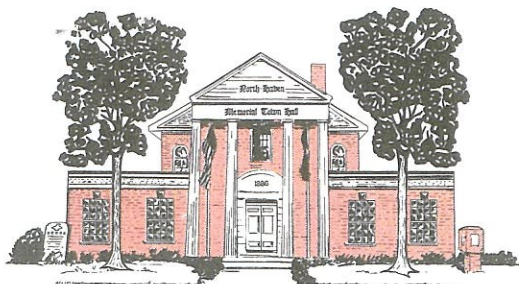
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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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I am requesting an extension on the blight/zoning violations at 18 Grasso Ave. North Haven. Due to the pending insurance claim, I can not move the fallen tree until I have a decision from the insurance company. I am also waiting on a decision from the council concerning zoning approval.

Thank you,  
Massimo Palma



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

September 2, 2020

Massimo Palma and Marie Grasso, Trustee  
18 Grasso Avenue  
North Haven, Connecticut 06473

Massimo Palma and Marie Grasso, Trustee  
9 Nida Drive  
Northford, Connecticut 06472

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
18 Grasso Avenue, North Haven, Connecticut

Dear Massimo Palma and Marie Grasso, Trustee;

On September 1, 2020, this office received the attached electronic mail requests on behalf of 18 Grasso Avenue in North Haven asking if it could allow for a reasonable extension of time to remedy the blight observed at the property of 18 Grasso Avenue in North Haven.

Because of the amount of work that is still needed, the Town of North Haven finds a 60-day extension to be reasonable to address the remaining blight issues at the respective address. I am going to grant you a 60-day extension before suggesting to the Board that your address is placed on the Agenda for Citation.

By this letter I grant you an extension for 18 Grasso Avenue through November 2, 2020.

If you have any questions regarding this extension through November 2, 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 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  
Laura Magaraci, Zoning Enforcement Officer  
Quinnipiac Valley Health District

## Lynn Sadosky

---

**From:** Arthur Hausman  
**Sent:** Tuesday, September 01, 2020 8:05 AM  
**To:** Lynn Sadosky  
**Subject:** Fw: 18 Grasso Ave North Haven

Lynn, I am sending this email to you for your files.

Art

---

**From:** bardolino@aol.com <bardolino@aol.com>  
**Sent:** Monday, August 31, 2020 5:19 PM  
**To:** Arthur Hausman  
**Subject:** 18 Grasso Ave North Haven

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Arthur Hausman, Laura magaraci,

I am requesting an extension for the blight and zoning violation for 18 Grasso Avenue North Haven, while I am waiting to hear back from zoning about permitted uses and pending zoning approvals. I am aware that blight and zoning overlap, per the blight violation there were no broken or boarded up windows, I have a piece of plywood in front of two windows on the inside of the building to prevent left. There is no mold growing on the brick building or vegetation. The garbage bags were recyclables that have been removed now that recycling facilities have open back up after being closed due to the pandemic. Grass is cut, shrubs are trimmed, I believe the overgrown weeds and brush you are referring to is the 100 ft vegetable garden on the property, please let me know if it is considered a violation and unsightly, unsafe or unsanitary to the public. I am waiting on confirmation of receipt of bond and updated site plan to determine if there is a zoning violation.

Thank you,  
Massimo Palma

## Lynn Sadosky

---

**From:** Arthur Hausman  
**Sent:** Tuesday, September 01, 2020 8:06 AM  
**To:** Lynn Sadosky  
**Subject:** Fw: 18 Grasso Ave north Haven

This is the second email that I received from 18 Grasso Ave.

Art

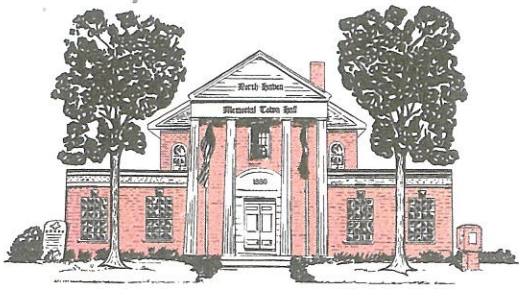
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**From:** bardolino@aol.com <bardolino@aol.com>  
**Sent:** Monday, August 31, 2020 5:26 PM  
**To:** Laura Magaraci; Arthur Hausman  
**Subject:** 18 Grasso Ave north Haven

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Due to the tornado/hurricane that hit North Haven on Thursday 8/27/2020 I am requesting an extension on blight and zoning violations, we have experienced a lot of damage.

Thank you,  
Massimo Palma



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

July 30, 2020

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

Massimo Palma and Marie Grasso, Trustee  
18 Grasso Avenue  
North Haven, Connecticut 06473

Massimo Palma and Marie Grasso, Trustee  
9 Nida Drive  
Northford, Connecticut 06472

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
18 Grasso Avenue, North Haven, Connecticut

Dear Massimo Palma and Marie Grasso, Trustee:

On July 15, 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 18 Grasso Avenue, North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Has mechanical work being conducted in the front yard; and
- Looks like an auto repair shop – what's going on?

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.

July 30, 2020

Page 1

I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 18 Grasso Avenue as I observed the following conditions at said property which evidence the violation, including:

- There is missing, broken or boarded up windows;
- There is unsightly vegetation or mold on the structures on the property;
- There is unsightly outside storage including, miscellaneous motor vehicles and dismantled construction equipment scattered throughout the property;
- There is excessive amounts of garbage or trash throughout the property;
- There is overgrown brush, overgrown grass, and/or weeds of at least one (1) foot in height on the property;
- There is more than one (1) inoperative or unregistered motor vehicle(s) or visibly inoperative boat(s) parked, kept or stored on the Property;
- There is a commercial parking lot in a state of disrepair; and
- There is evidence that the property causes an unsightly, unsafe or unsanitary condition to the public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 18 Grasso Avenue 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 18 Grasso Avenue, 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.

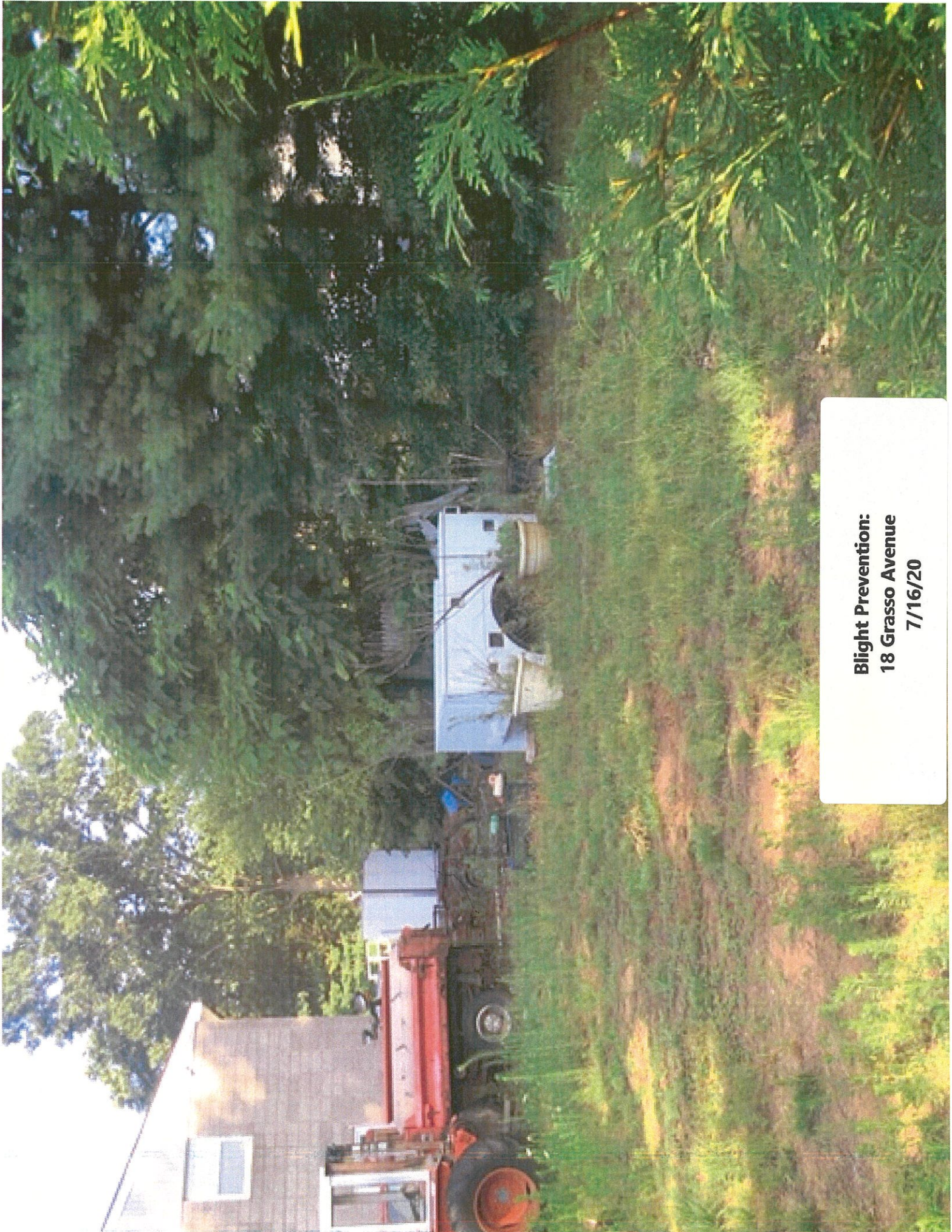
Thank you in advance for your cooperation in resolving this matter.

Very truly yours,

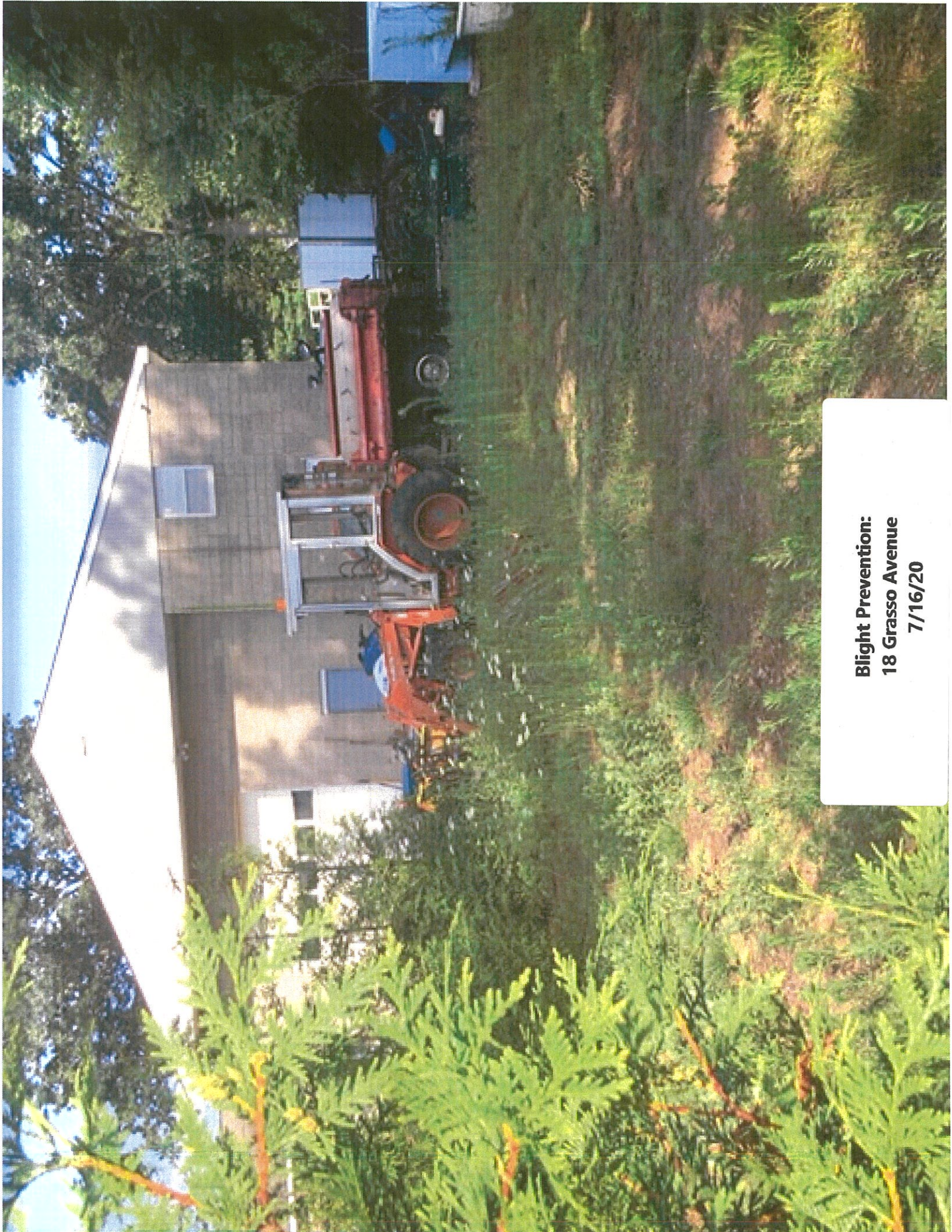
A handwritten signature in black ink that reads "Arthur Hausman". The signature is written in a cursive style and is followed by a long horizontal line.

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

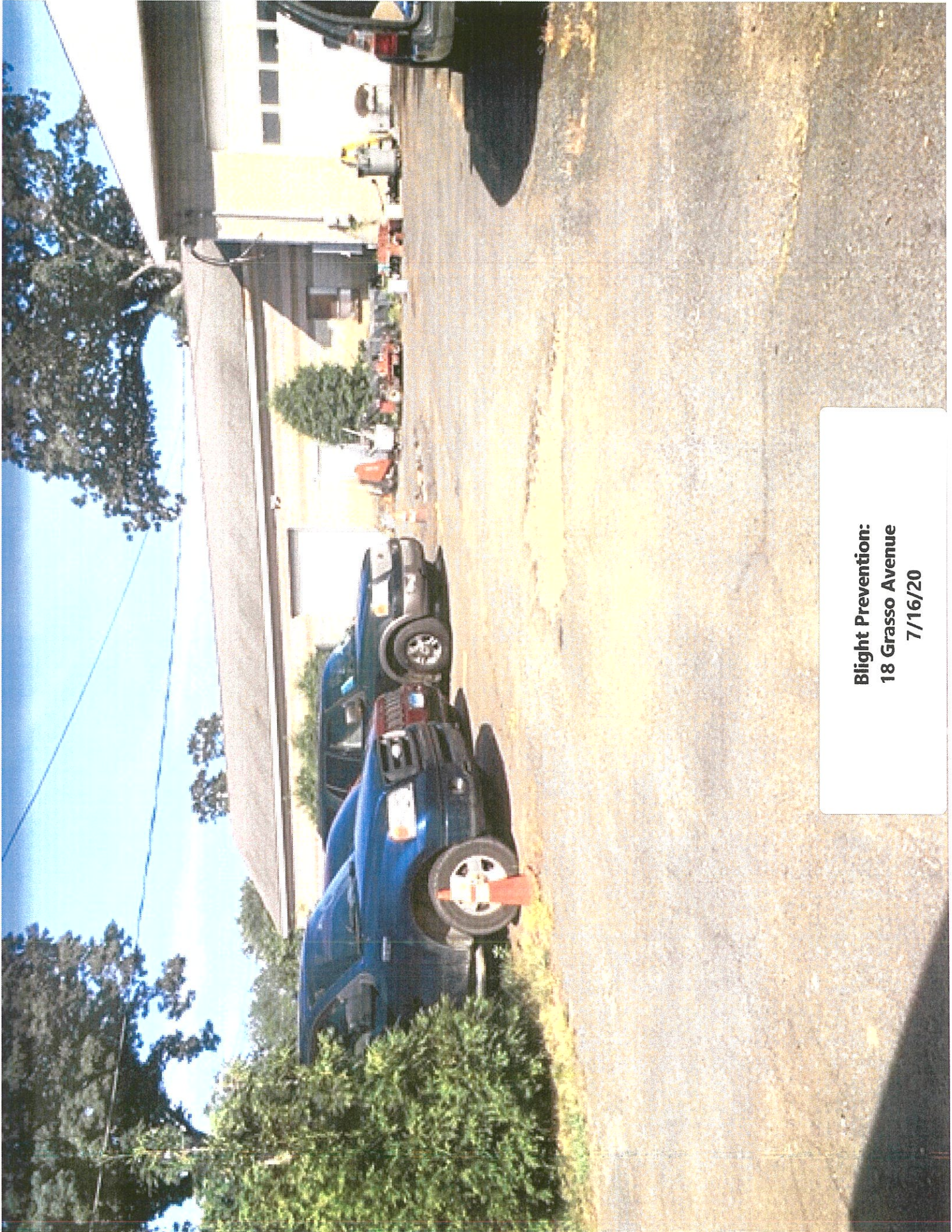


**Blight Prevention:**  
**18 Grasso Avenue**  
**7/16/20**

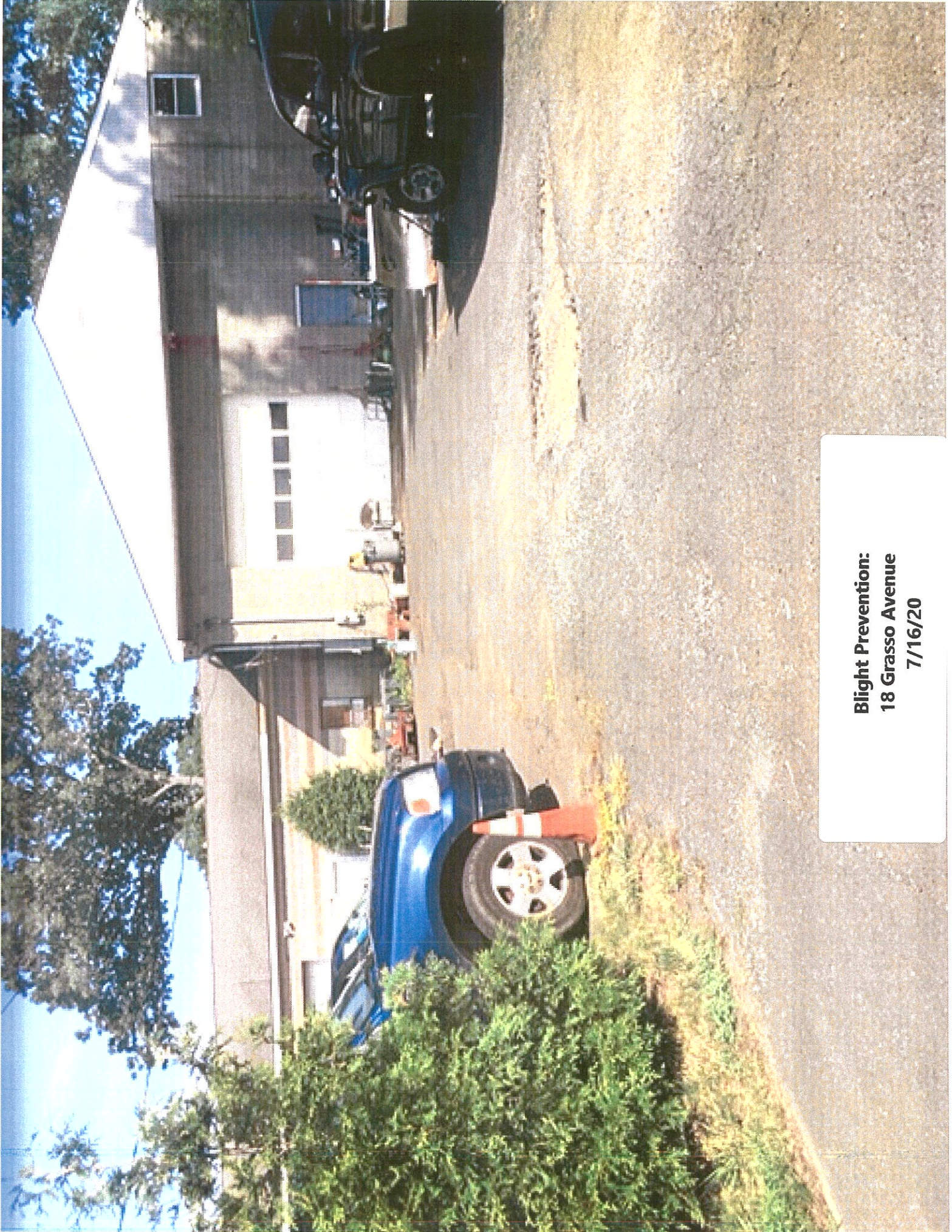


**Blight Prevention:  
18 Grasso Avenue  
7/16/20**





**Blight Prevention:  
18 Grasso Avenue  
7/16/20**



**Blight Prevention:  
18 Grasso Avenue  
7/16/20**



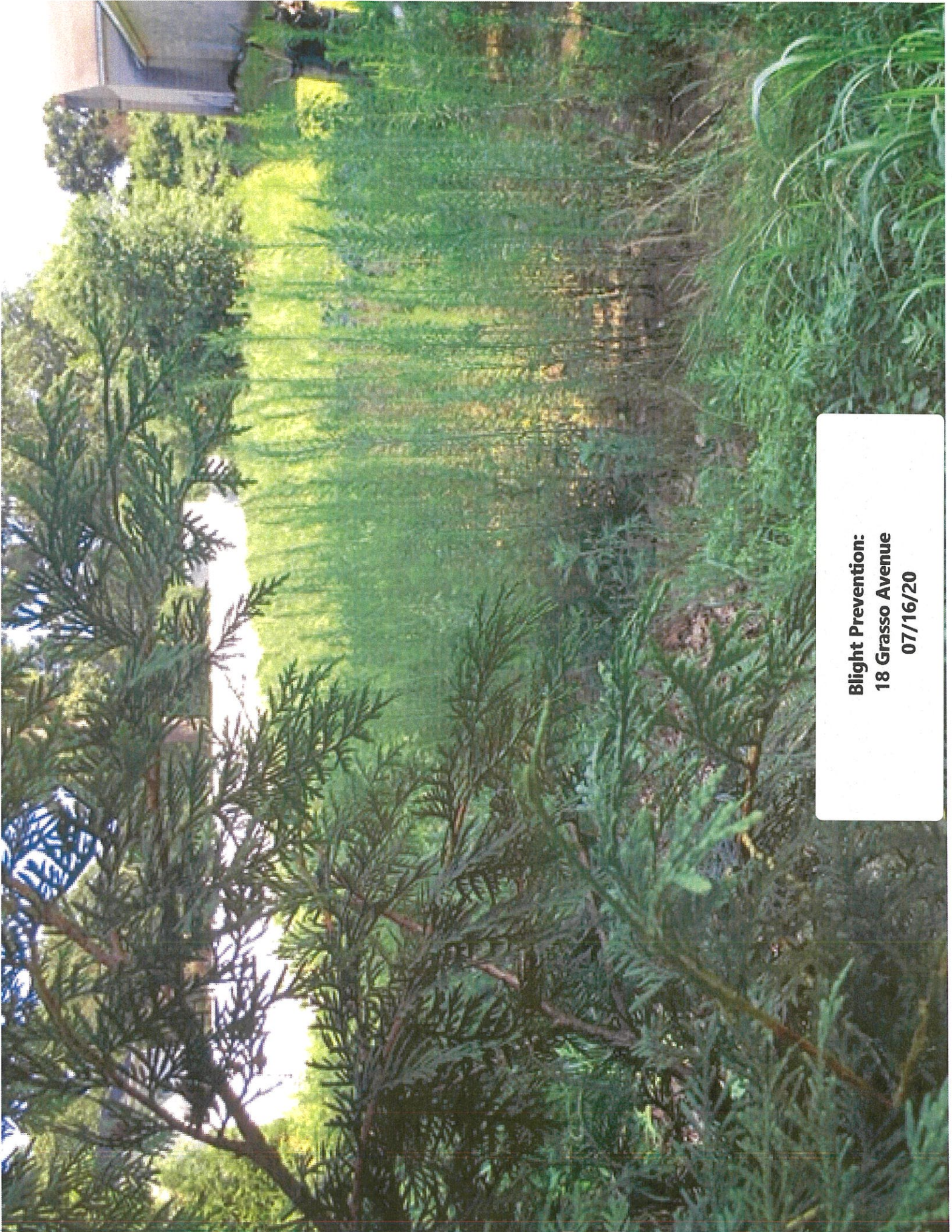
**Blight Prevention:  
18 Grasso Avenue  
7/16/20**



**Blight Prevention:  
18 Grasso Avenue  
7/16/20**



**Blight Prevention:**  
**18 Grasso Avenue**  
**7/16/20**



**Blight Prevention:**  
**18 Grasso Avenue**  
**07/16/20**



**Blight Prevention:**  
**18 Grasso Avenue**  
**07/16/20**



TOWN OF NORTH HAVEN  
BUILDING DEPARTMENT  
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 07-15-20

YOUR CONTACT INFORMATION: (required)

Name: RESIDENT - LIVES IN QUAIL RUN AREA (IN-PERSON VISIT) (DID NOT REVEAL NAME)

Address: ELM STREET, NORTH HAVEN, CONNECTICUT

Telephone Number: NOT AVAILABLE

Signature: \_\_\_\_\_

New or  Repeat Complaint: REPEAT COMPLAINT

Location of Problem: 18 GRASSO AVENUE, NORTH HAVEN, CONNECTICUT  
Exact Address

Property Owner's Name and Address: MARIE GRASSO MUSTEE & PALMA MASSIMO,  
9 NIDA DRIVE, NORTH FORD, CONNECTICUT 06472

Describe Problem in Detail:

RESIDENT APPROACHED DIRECTOR OF PUBLIC WORKS  
REGARDING MECHANICAL WORK IN THE FRONT YARDS OF  
SACKET POINT ROAD NEAR ELM STREET AND GRASSO  
AVENUE. WANTED TO KNOW WHAT'S GOING ON. PLACES  
LOOK LIKE AUTO REPAIR SHOPS - SUCH A MESS!

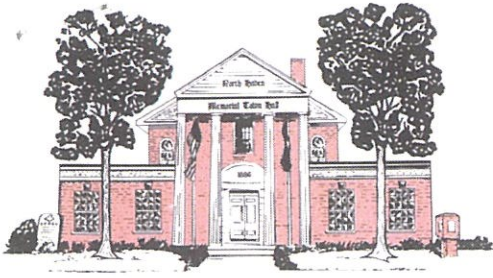
RECEIVED

JUL 15 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





**TOWN OF NORTH HAVEN**  
MEMORIAL TOWN HALL / 18 CHURCH STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO: July 28, 2020

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

Gina Ferraro & Massimo Palma  
9 Nida Drive  
Northford, CT 06472

Certified Mail # 70200090000037561129  
And by Regular Mail

**CEASE & DESIST ORDER**

Dear Ms. Ferraro and Mr. Palma,

I am writing to let you know that I have received complaints that violations to the Zoning Regulations of the Town of North Haven are occurring on property owned by you at 18 Grasso Avenue.

An inspection conducted on Friday, July 24, 2020 revealed that the outdoor storage of construction equipment, derelict vehicles, and other materials in the front of the building, which are occurring in violation of the approved plan, (#P18-02) which allowed limited storage behind the building. This approved plan has since expired, and the conditions of approval as mandated by the Planning and Zoning Commission have not been met. As of the date of this letter, use of the site as a contractor's yard or repair facility without outside storage or occupation of individual units has not been approved by the Planning and Zoning Commission.

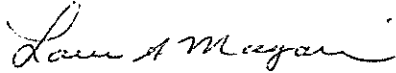
Therefore, under the authority of Article XIII, Section 13.1 of the Zoning Regulations and Chapter 124 of the Connecticut General Statutes, I hereby order you to **immediately** remove the vehicles, miscellaneous equipment other debris, and any unregistered vehicles from the site. You must also discontinue occupation of the units until the matter of the illegal outside storage and lack of compliance with the conditions is resolved.

If you do not remedy the situation within 15 days or as otherwise required by law, I or other agents of the Town may begin proceedings to pursue court action which can lead to fines of \$2,500 and reimbursement to the Town for legal fees per Section 8-12 of the Connecticut General Statutes. I will continue to monitor the situation until the violations are resolved and will re-inspect the property on or about August 12, 2020.

I may be reached at (203) 239-5321, Ext. 446 if you have any questions or concerns.

*You may also appeal this Order to the Zoning Board of Appeals within fifteen (15) days of the date of this Notice of Violation and Cease and Desist Order per Chapter 124 of the Connecticut General Statutes and Section 12.1.6.1 of the Zoning Regulations.*

Very truly yours,

A handwritten signature in cursive script that reads "Laura A. Magaraci".

Laura Magaraci  
Zoning Enforcement Officer  
Town of North Haven, CT