



**Blight Photos  
225 Kings Highway  
06/10/2021**





**Blight Photos  
225 Kings Highway  
06/10/2021**





**Blight Photos  
225 Kings Highway  
06/10/2021**





**Blight Photos  
225 Kings Highway  
06/10/2021**





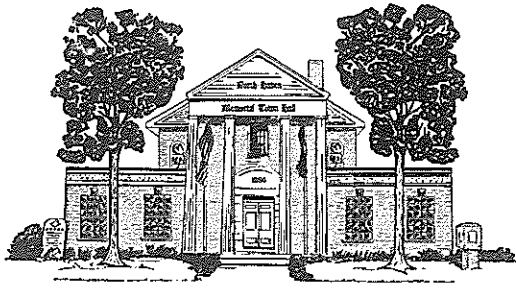
**Blight Photos  
225 Kings Highway  
06/10/2021**





**Blight Photos  
225 Kings Highway  
06/10/2021**





# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

June 3, 2021

Tel. (203) 239-5321

Fax (203) 234-2130

***VIA FIRST-CLASS MAIL***

Sarah Underkofler  
225 Kings Highway  
North Haven, Connecticut 06473

Sarah Underkofler  
Post Office Box 1473  
Gloucester, Massachusetts 01931

Sarah Underkofler  
Post Office Box 2018  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 225 Kings Highway, North Haven on April 27, 2021**

Dear Sarah Underkofler:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 225 Kings Highway, North Haven ("Property") on April 27, 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 will be held on the matter of an appeal of the property owner(s) of 225 Kings Highway, North Haven to the Blight Prevention Appeals Board for the Notice of Violation issued by the Blight Prevention Officer's designee dated April 27, 2021.

The property of 225 Kings Highway, 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, June 15, 2021 at 7:00 P.M.** via ZOOM video conference.

As indicated in the enclosed Notice of Meeting publication, the Board's June 15, 2021 Meeting will be held via ZOOM videoconference and conference call for the purposes listed in the attached.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and



June 3, 2021

Page | - 2 -

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, 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

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.

**390 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 20, 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.**



Shoreline Community

**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 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, June 14, 2021 for distribution to the Board and posting 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/83984988553?pwd=TFBhbklMOEZIWNldFY5RlU5vSUVZQT09>

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

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 225 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 83 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.**

**FREO**  
RT SYSTEMS LLC  
**Emergency Call**  
801-4151  
[ecomfort.com](http://ecomfort.com)





RECEIVED

MAY 3 - 2021

TOWN OF NORTH HAVEN  
DEPT. OF PUBLIC WORKS

Sara Underkofler  
225 King's Hwy  
North Haven, CT 06473  
5/1/2021

Mr. Arthur Hausman  
Blight Prevention Officer/Designee

Mr. Hausman,

I, Sara Underkofler, am the sole owner of 225 King's Highway. I am 75 y/o and in poor health with diminished vision and hearing, as well as 3 strokes which prevent me from walking. I have been notified of a complaint about "Blight" on my property from a real estate salesman, whose turpitude and avarice are disgusting in the extreme since he never spoke to me about it. He also reportedly took photos which I have a right to see, but which thus far you have not provided to me.

It is totally unrealistic to expect me to be able to deal with this issue in 30 days, considering there is no access to this area for any major building removal. I will need to retain legal representation, and need to look into the significant cost hardships involved. I am also providing notification herein that I contest to the Blight Prevention Board of Appeals the content of the NOTICE OF VIOLATION within the 10 days allowed. Due to my medical issues, I cannot appear in person and will have to retain legal counsel to represent me if appearance is needed before the board.

This demand to "remove" the structure constitutes an unconscionable financial hardship for a disabled woman on social security. You are aware that the structure was a horse stable that has been on this property for well over 50 years, built by the former owner prior to my purchase in 1984. the structure in question has not been used for over 40 years and no one has EVER complained about it before now, when it is all but inaccessible and surrounded by forest, despite the city being well aware of it's condition and lack of access for years.

My property is posted NO TRESPASSING and is well away from any public areas or roads so it cannot be considered a "nuisance to the general public" nor unsafe, except for illegal trespassers. It has NEVER been used for dumping, trash, or garbage. If it is considered "Unsightly" a tall fence could address that issue without total removal.

In addition, the downed trees, weeds, grasses, bushes, and brush you mention is the natural state of undeveloped, forested land and cannot be considered "dilapidated" or "in disrepair" as it was never cleared land to begin with and is a natural wildlife habitat.

I have no knowledge of drums on the property or who would have put them there, but it is a sad comment on my neighbors if they felt they had the right to use my private property to dump their waste, and there is NO ACCESS except through their properties. To my knowledge there was nothing toxic or dangerous there. I await your photos.

  
Sara Underkofler

CC: Attorney



225 King's Hwy  
North Haven, CT 06473

RECEIVED

MAY 3 - 2021

TOWN OF NORTH HAVEN  
DEPT. OF PUBLIC WORKS

Mr Arthur Hansen  
North Haven Blight Prevention Officer  
Town Hall  
North Haven, CT 06473





TOWN OF NORTH HAVEN  
MEDICAL TOWN HALL 142 CENTER STREET  
NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel: (203) 238-1121  
Fax: (203) 238-1128

April 27, 2021

**SENT VIA CERTIFIED MAIL,  
US MAIL  
AND HAND DELIVERED**

Sarah Underkoffler  
225 Kings Highway  
North Haven, Connecticut 06473

Sarah Underkoffler  
Post Office Box 1473  
Cleveland, Massachusetts 01891

Sarah Underkoffler  
Post Office Box 1018  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
225 Kings Highway, North Haven, Connecticut

Dear Sarah Underkoffler,

On April 22, 2021, and in my capacity as 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 225 Kings Highway in North Haven.

Specifically, the Complainant has alleged that the property:

- Contains an abandoned building, which is deteriorated and visible from neighboring properties;
- Contains 55 gallon drums of materials left unsecured;
- Is a cause for environmental concerns to the neighbors; and
- Looks very unattractive and unkempt.

April 27, 2021

Page 1

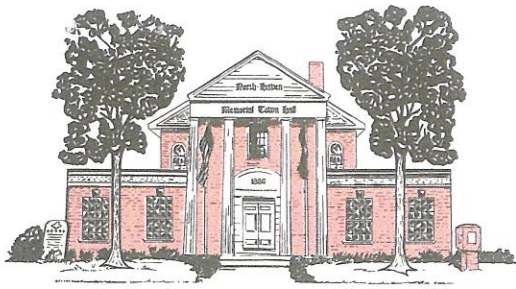
Blight Complaint - 225 Kings Highway  
April 27, 2021





Blight Complaint - 225 Kings Highway  
April 27, 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 27, 2021

**SENT VIA CERTIFIED MAIL,  
US MAIL  
AND HAND DELIVERED**

Sarah Underkofler  
225 Kings Highway  
North Haven, Connecticut 06473

Sarah Underkofler  
Post Office Box 1473  
Gloucester, Massachusetts 01931

Sarah Underkofler  
Post Office Box 2018  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
225 Kings Highway, North Haven, Connecticut

Dear Sarah Underkofler;

On April 22, 2021, and in my capacity as 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 225 Kings Highway in North Haven.

Specifically, the Complainant has alleged that the property:

- Contains an abandoned building, which is deteriorated and visible from neighboring properties;
- Contains 55-gallon drums of materials, left unsecured;
- Is cause for environmental concerns to the neighbors; and
- Looks very unsightly and unkempt.



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 225 Kings Highway as I observed the following conditions at said property which evidence the violation, including:

- There is a very dilapidated and unsafe structure on the property, which should be taken down and removed from the property;
- The structure has missing, broken or boarded up windows;
- The structure has damaged or missing siding on it;
- The structure has a damaged roof;
- There is excessive amounts of garbage or trash on the property (around and behind the structure closest to Blue Hills Road);
- There is a damaged railing or fence on the property;
- There are 55-gallon drums filled with liquid and solid materials, which should be investigated and property disposed of;
- There are excessive amounts of down trees and brush on the property, which should be cleaned up and properly disposed of;
- There is overgrown brush, overgrown grass and/or weeds of at least one foot in height (along the perimeter); 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 225 Kings Highway 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 225 Kings Highway, 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  
Alan Fredricksen, Land Use Administrator  
Elio Floriano, Building Official  
Laura Magaraci Zoning Enforcement Officer  
Quinnipiack Valley Health District





Blight Photograph - 225 Kings Highway  
April 23, 2021





Blight Photograph - 225 Kings Highway  
April 23, 2021





Blight Photograph - 225 Kings Highway  
April 23, 2021





Blight Photograph - 225 Kings Highway  
April 23, 2021





Blight Photograph - 225 Kings Highway  
April 23, 2021





TOWN OF NORTH HAVEN  
 BUILDING DEPARTMENT  
 PROPERTY MAINTENANCE COMPLAINT FORM

RECEIVED

MAR 22 2021

TOWN OF NORTH HAVEN  
 LAND USE AND DEVELOPMENT

Date: 4/22/21

YOUR CONTACT INFORMATION: (required)

Name: Steve Baldino (Appraiser)

Address: 37 Terrace Avds Meriden

Telephone Number: (203) 710-5712

Signature: phone call

New or Repeat Complaint: Abandoned Bldg and drums

Location of Problem: 225 Kings Hwy  
Exact Address

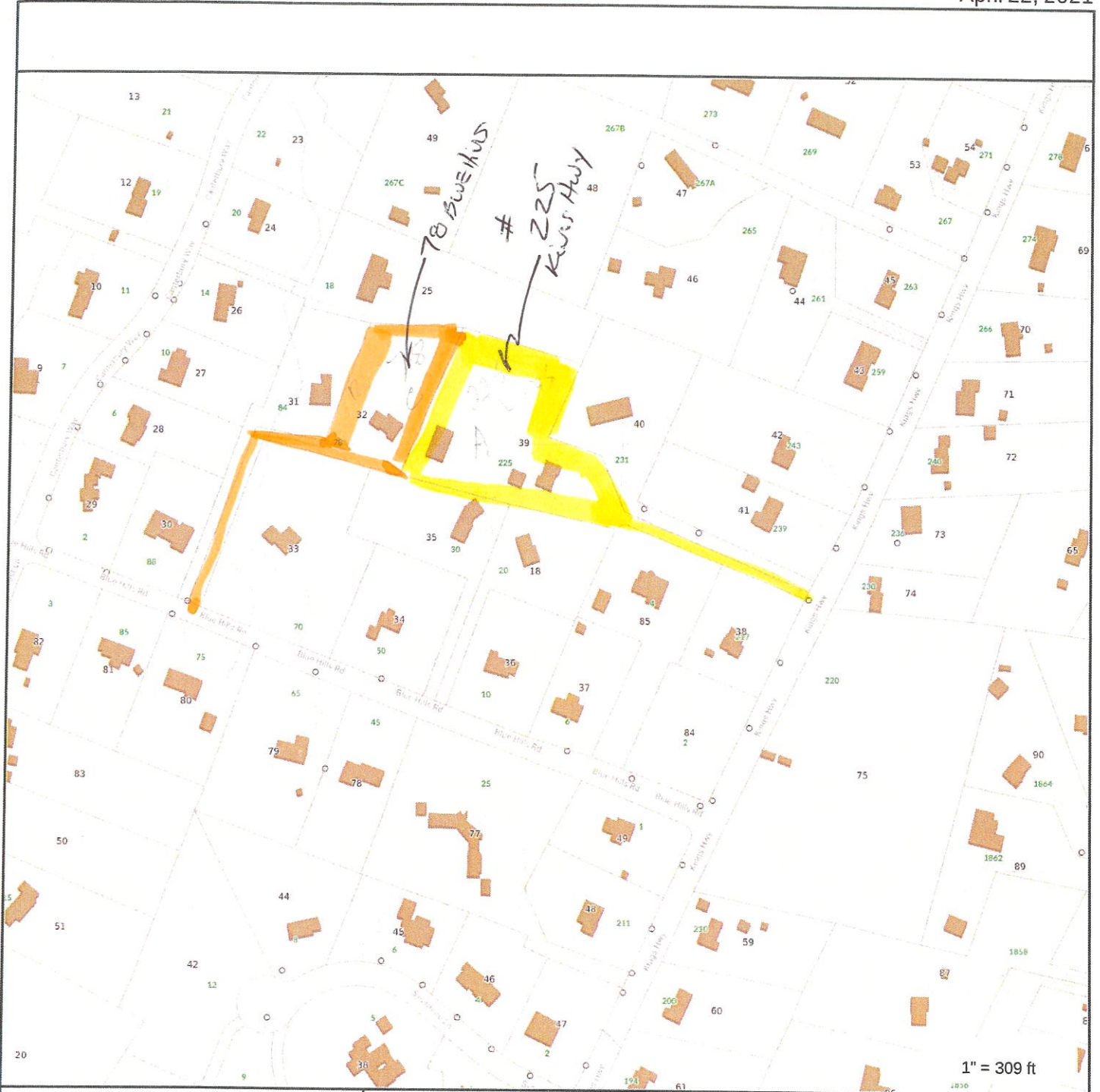
Property Owner's Name and Address: Sara Underkofler  
225 Kings Hwy

Describe Problem in Detail:

Area is an abandoned, deteriorated  
building next to complaints site.  
Also contains 55 gal top drums.  
Both very unsightly and of concern  
of environmental issues

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: 203-234-9375





**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of North Haven, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/24/2021  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



# Untitled

arthur Hausman <rhausman16@icloud.com>

Thu 4/22/2021 10:40 AM

To: Arthur Hausman <Hausman.Arthur@northhaven-ct.gov>;

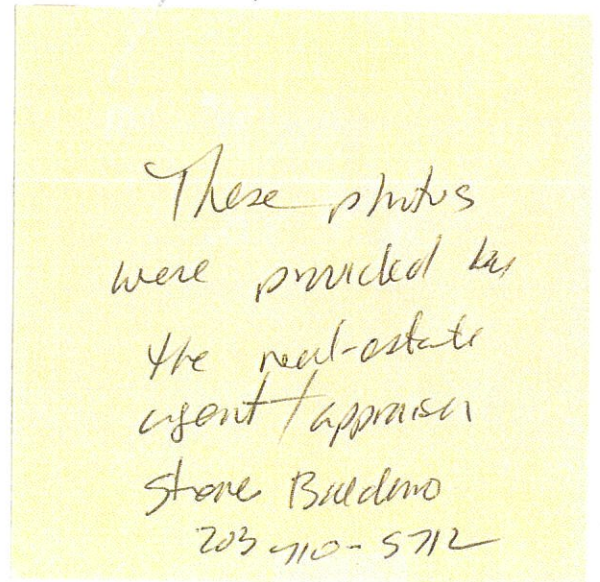
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Hausman, thank you for taking an interest in this potential neighborhood blight issue.

The owner of 225 Kings Hwy (Sara Underkofler) has an abandoned and deteriorated out building at the rear for property. See photos. Stearns Bryant, a budding neighbor at 30 Blue Hills Road filed a complaint a few years ago and no action was taken by the town. I am a licensed residential appraiser. I am appraising 78 Blue Hills Road which is also contiguous to the Kings Hwy property.

In my opinion Ms Underkofler's abandoned outbuilding poses a negative impact on 78 Blue Hills Road. Due to three large 55 gallon drums there may also be an environmental concern and possible soil contamination. See photo.

Sent from my iPhone



ACCESSED BY ME  
THROUGH 78 BLUE HILLS RD





Blight Photograph - 225 Kings Highway  
April 22, 2021



Blight Photographs - 225 Kings Highway  
April 22, 2021





Blight Photographs - 225 Kings Highway  
April 22, 2021





Blight Photographs - 225 Kings Highway  
April 22, 2021



2021-04-21 21:28



Blight Photographs - 225 Kings Highway  
April 22, 2021

