



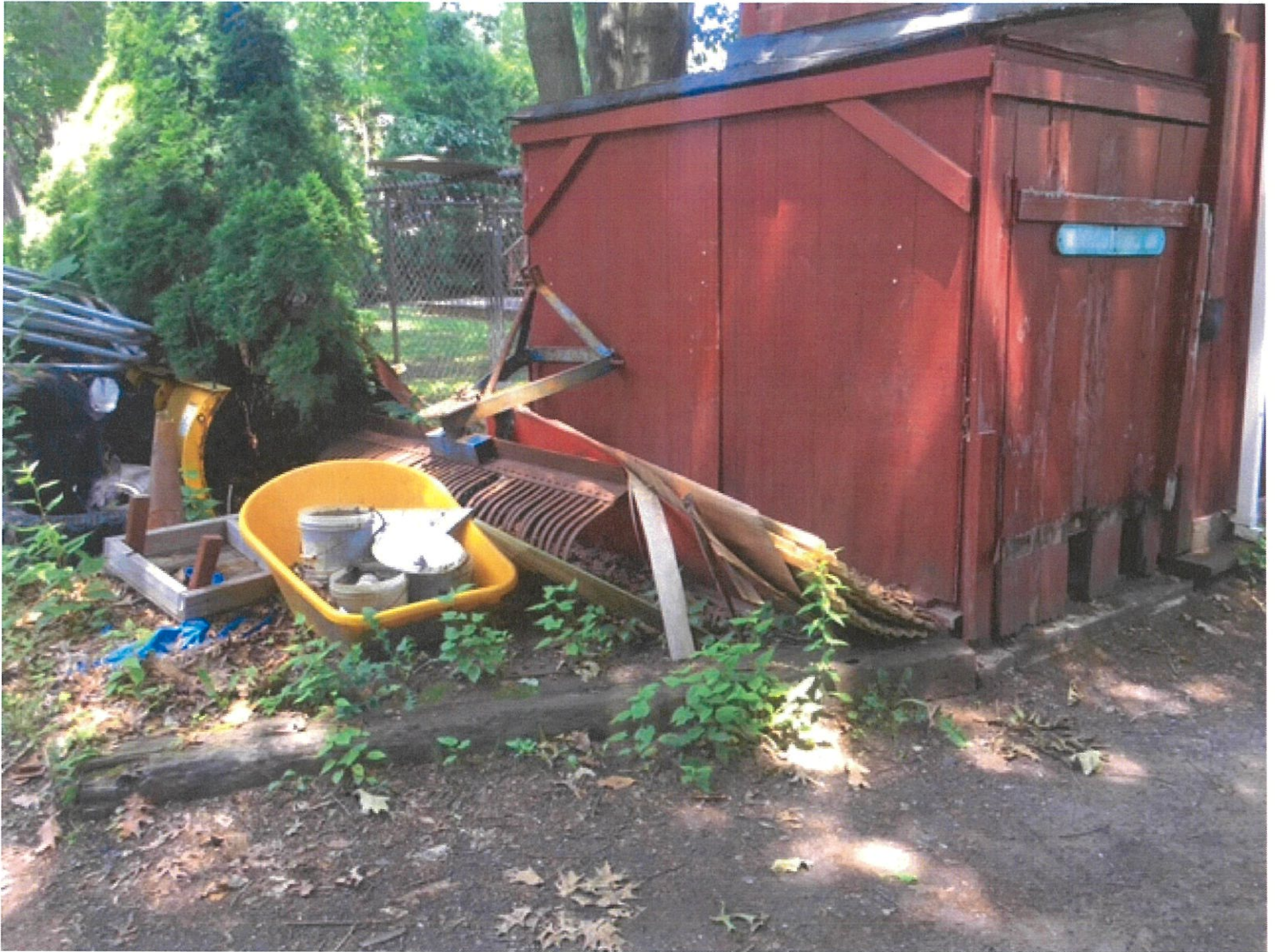
**Blight Photos  
70 Fallon Drive  
06/10/2021**



**Blight Photos  
70 Fallon Drive  
06/10/2021**



**Blight Photos  
70 Fallon Drive  
06/10/2021**



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70 Fallon Drive  
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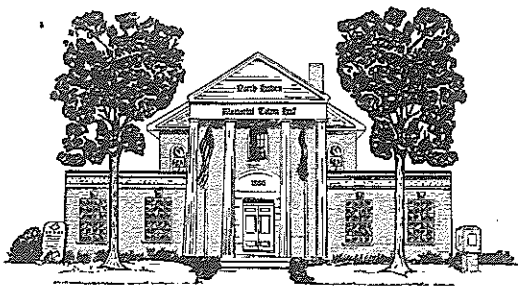


**Blight Photos  
70 Fallon Drive  
06/10/2021**



**Blight Photos  
70 Fallon Drive  
06/10/2021**

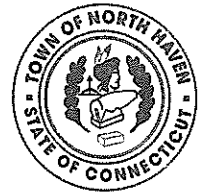




# TOWN OF NORTH HAVEN

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***

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Wallingford, Connecticut 06492

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 70 Fallon Drive, North Haven on January 9, 2020**

Dear Ellen M. LeGrand, C/O Daniel LeGrand:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 70 Fallon Drive, North Haven ("Property") on January 9, 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, 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 70 Fallon Drive, North Haven, at that time.

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

**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.**



**SCAN ME**

**Juctless Experts**

**FRED  
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 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 <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 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/88844988553?pwd=TFB3bGhEMOU2lWnhdFVSRC16vSUtVZkQ0OQ==>

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

Dial In Number: +1 828 778 3099 US (New York)

Meeting ID: 888 449 8858

Passcode: 205130

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

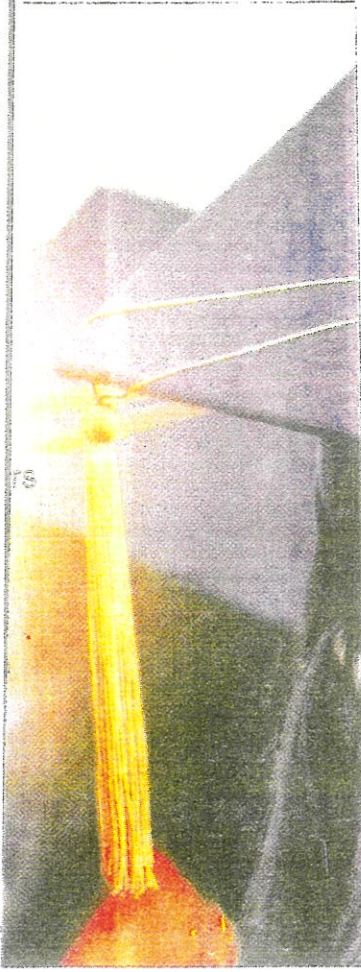
**PUBLIC HEARING:**

**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.

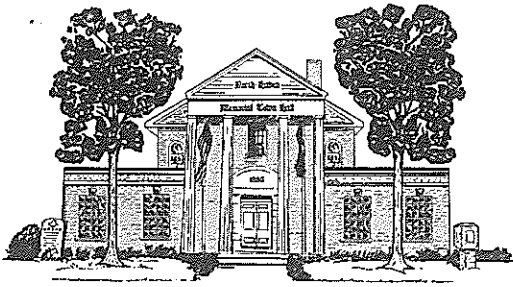
**OTHER:**

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 Padon 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 88 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



## 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 5, 2021

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

On November 30, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I conducted a follow up inspection at the property of 70 Fallon Drive in North Haven to assess whether the property had been remedied for blight observed. Unfortunately, as of yesterday's inspection, there is still much work to be completed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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 70 Fallon Drive through April 6, 2021.

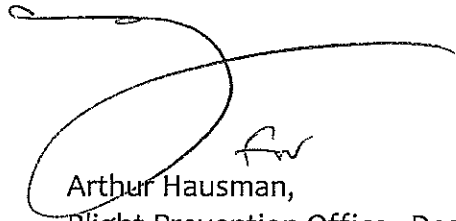
If you have any questions regarding this extension through April 6, 2021, please contact me immediately at (203) 239-5321, extension 440 to discuss. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday. Thank you in advance for your immediate cooperation in resolving this

February 5, 2021

Page 1

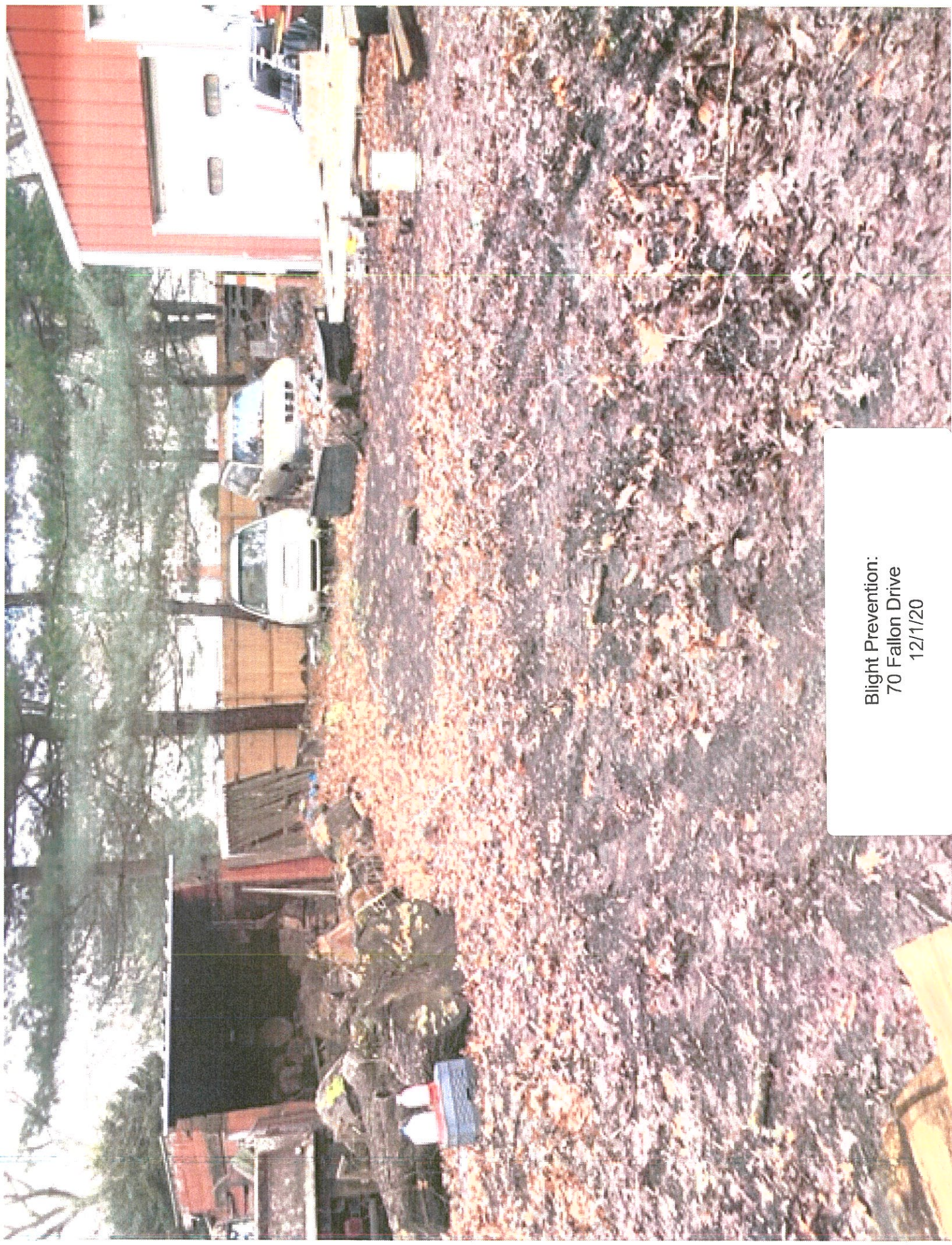
matter.

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right. Below the signature are the initials "fw" written in a cursive style.

Arthur Hausman,  
Blight Prevention Office - Designee

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



Blight Prevention:  
70 Fallon Drive  
12/1/20



Blight Prevention:  
70 Fallon Drive  
12/1/20



Blight Prevention:  
70 Fallon Drive  
12/1/20

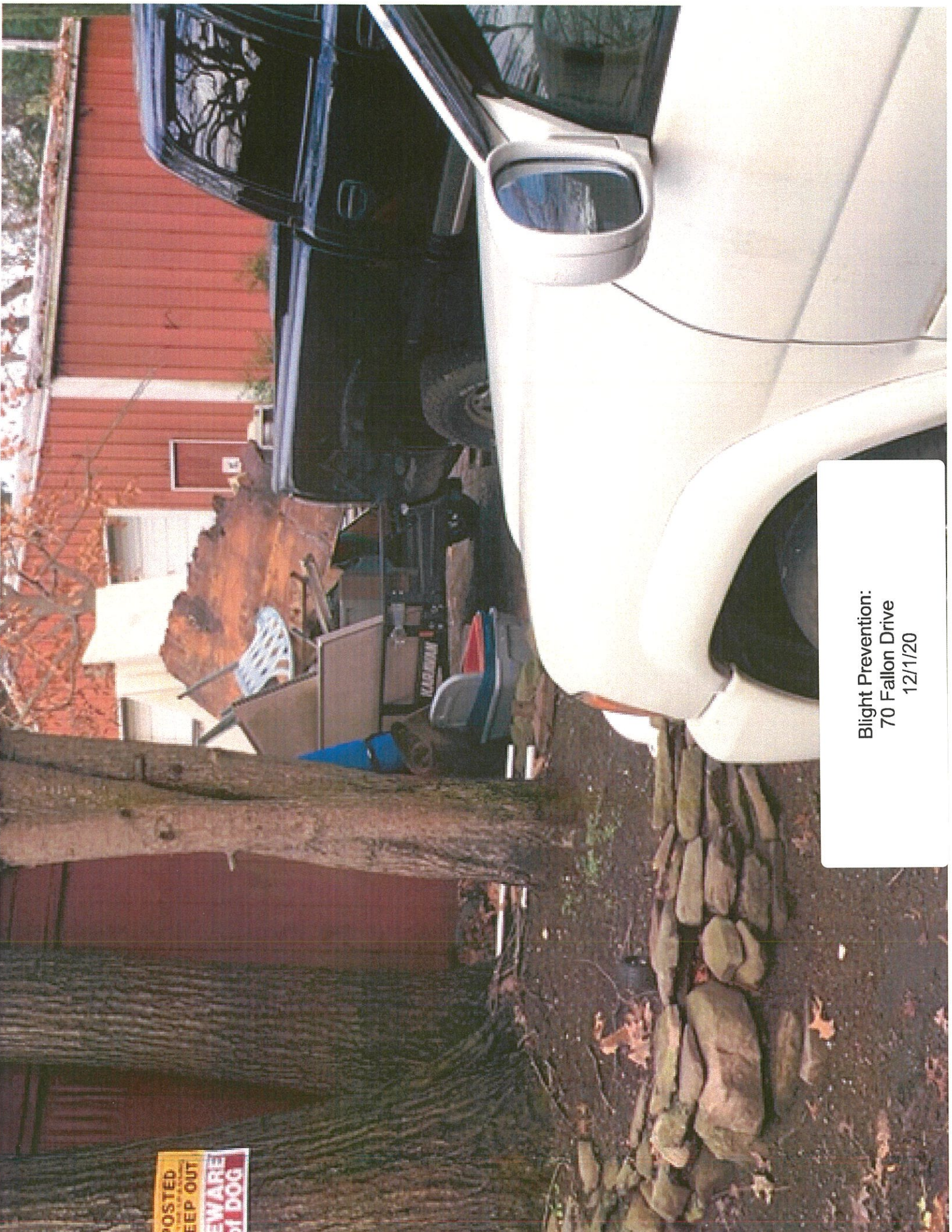


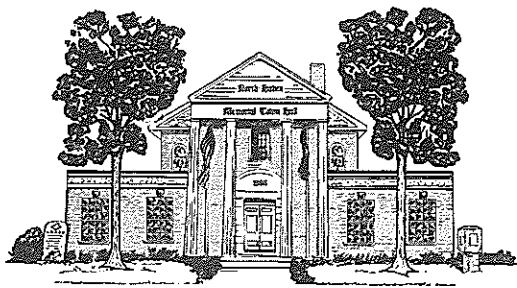


Blight Prevention:  
70 Fallon Drive  
12/1/20

POSTED  
KEEP OUT  
BE AWARE  
of DOG

Blight Prevention:  
70 Fallon Drive  
12/1/20

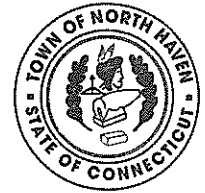




# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

December 1, 2020

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

On November 30, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I conducted a follow up inspection at the property of 70 Fallon Drive in North Haven to assess whether the property had been remedied for blight observed. Unfortunately, as of yesterday's inspection, there is still much work to be completed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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 70 Fallon Drive through February 1, 2021.

If you have any questions regarding this extension through February 1, 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.

December 1, 2020

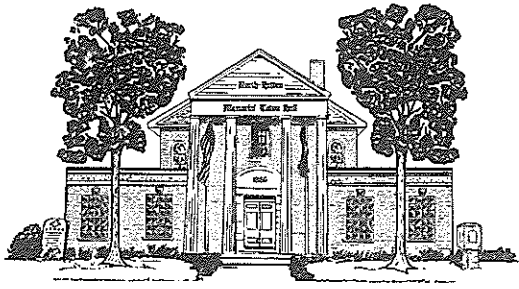
Page 1

\* Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur Hausman', is written over a circular stamp. The signature is fluid and cursive.

Arthur Hausman,  
Blight-Prevention Office - Designee

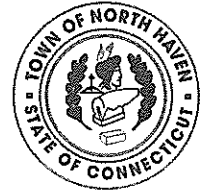
- c: Jennifer Coppola, Outside Counsel
- Lynn K. Sadosky, P.E., Director of Public Works
- Elio Floriano, Blight Prevention Officer
- Quinnipiac Valley Health District



# 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 1, 2020

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

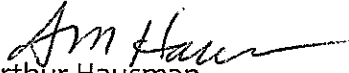
On September 30, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I received a request from you, the property owners at 70 Fallon Drive in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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 70 Fallon Drive through December 1, 2020.

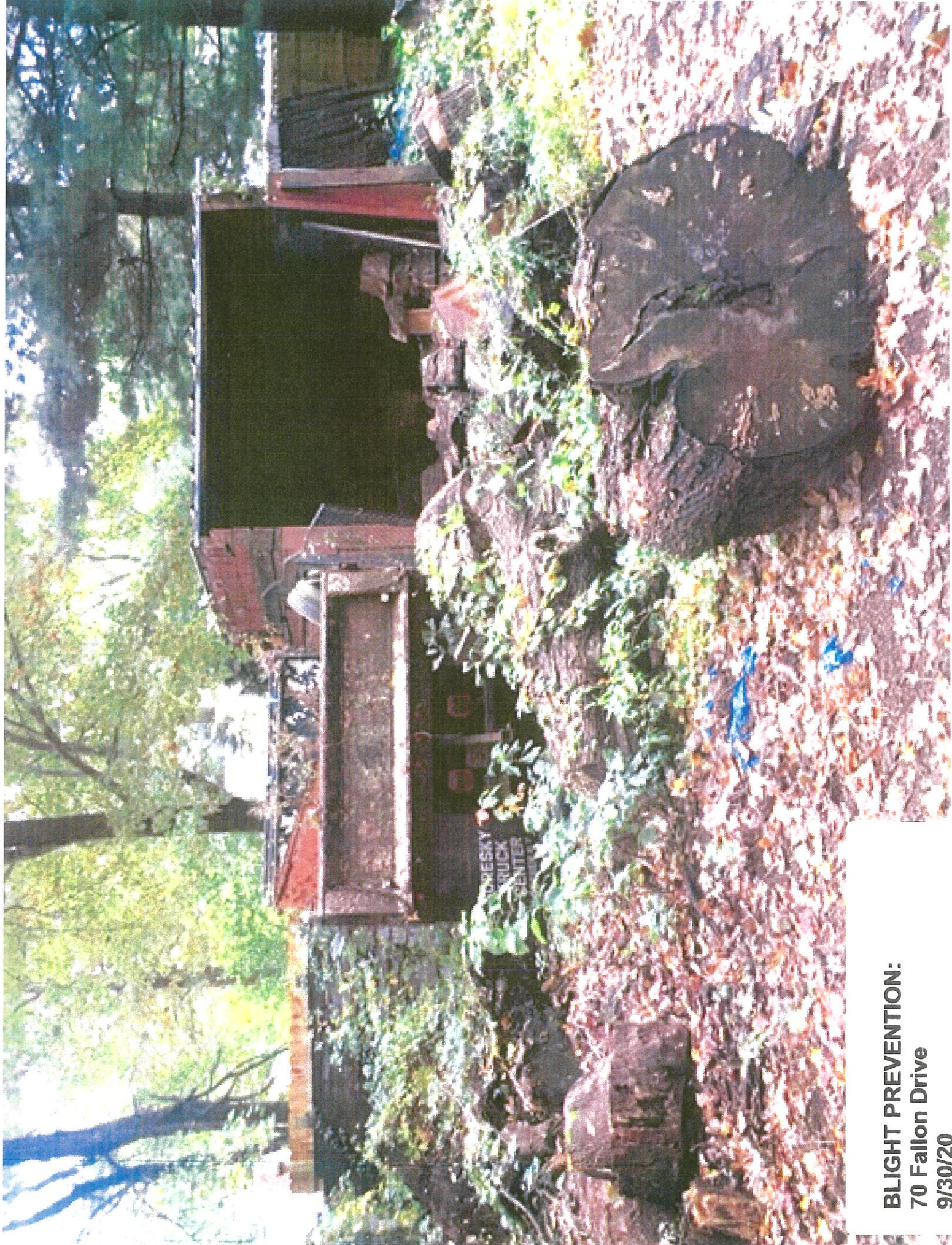
If you have any questions regarding this extension through December 1, 2020, please contact me immediately at (203) 239-5321, extension 440 to discuss. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday. Thank you in advance for your immediate cooperation in resolving this matter.

Very truly yours,

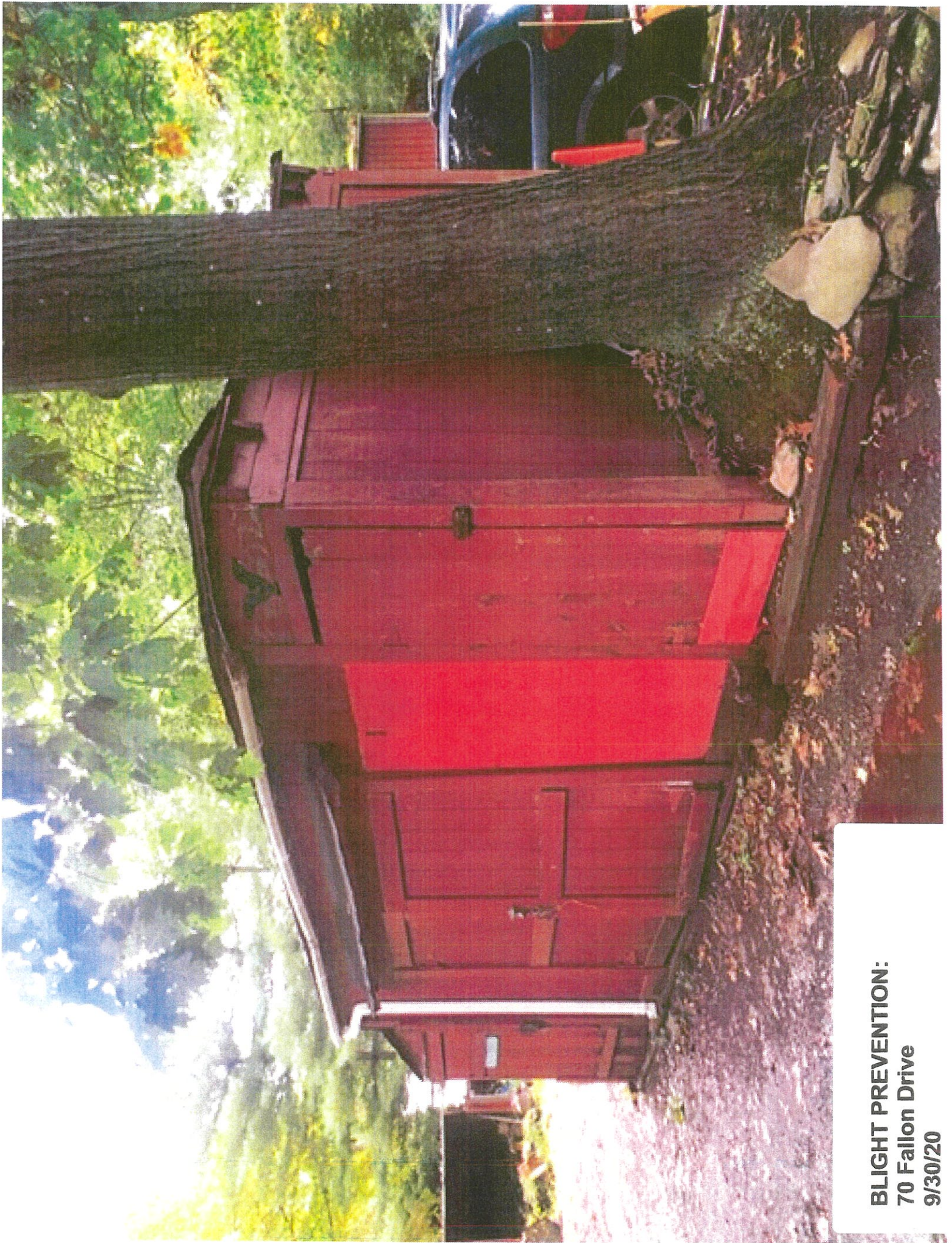


Arthur Hausman,  
Blight Prevention Office - Designee

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



**BLIGHT PREVENTION:**  
70 Fallon Drive  
9/30/20

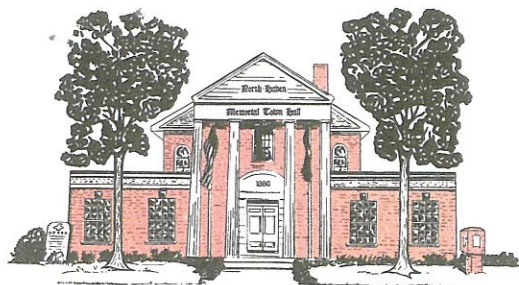


**BLIGHT PREVENTION:**  
70 Fallon Drive  
9/30/20





**BLIGHT PREVENTION:**  
70 Fallon Drive  
9/30/20



**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 1, 2020

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

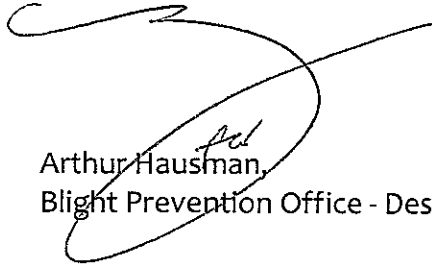
On July 1, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I received a request from you, the property owners at 70 Fallon Drive in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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 70 Fallon Drive through September 1, 2020.

If you have any questions regarding this extension through September 1, 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,

A handwritten signature in black ink, appearing to read 'Arthur Hausman', is written over a printed name and title. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Arthur Hausman,  
Blight Prevention Office - Designee

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

April 7, 2020

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

On April 6, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I received the attached electronic mail request from you, the property owners at 70 Fallon Drive in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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.

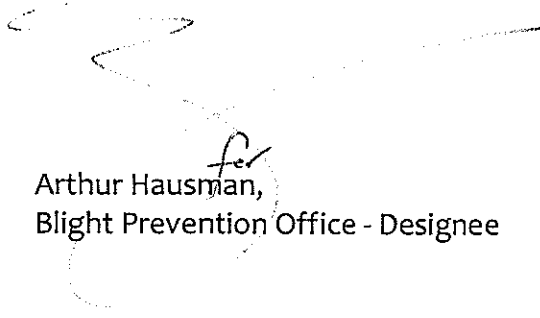
By this letter I grant you an extension for 70 Fallon Drive through June 8, 2020.

If you have any questions regarding this extension through June 8, 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.

April 7, 2020

Page 1

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur Hausman', is written over a faint, circular stamp or watermark.

Arthur Hausman,  
Blight Prevention Office - Designee

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

# 70 Fallon Drive Blight

DAN S WELDING FABRICATION <fabrication@sbcglobal.net>

Mon 4/6/2020 9:18 AM

To: Arthur Hausman <Hausman.Arthur@town.north-haven.ct.us>;

**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.

Good morning Art

This is an update of the blight progress on 70 Fallon Drive. As you know we have been working diligently to clean up the property as I have updated you in person and with pictures on 2 occasions.

We removed an unregistered car

We have repaired the shed and removed the moss from the roof and repaired the broken gutter.

We took 3 loads of wood and scrap lumber to the dump

We removed broken sections of fencing

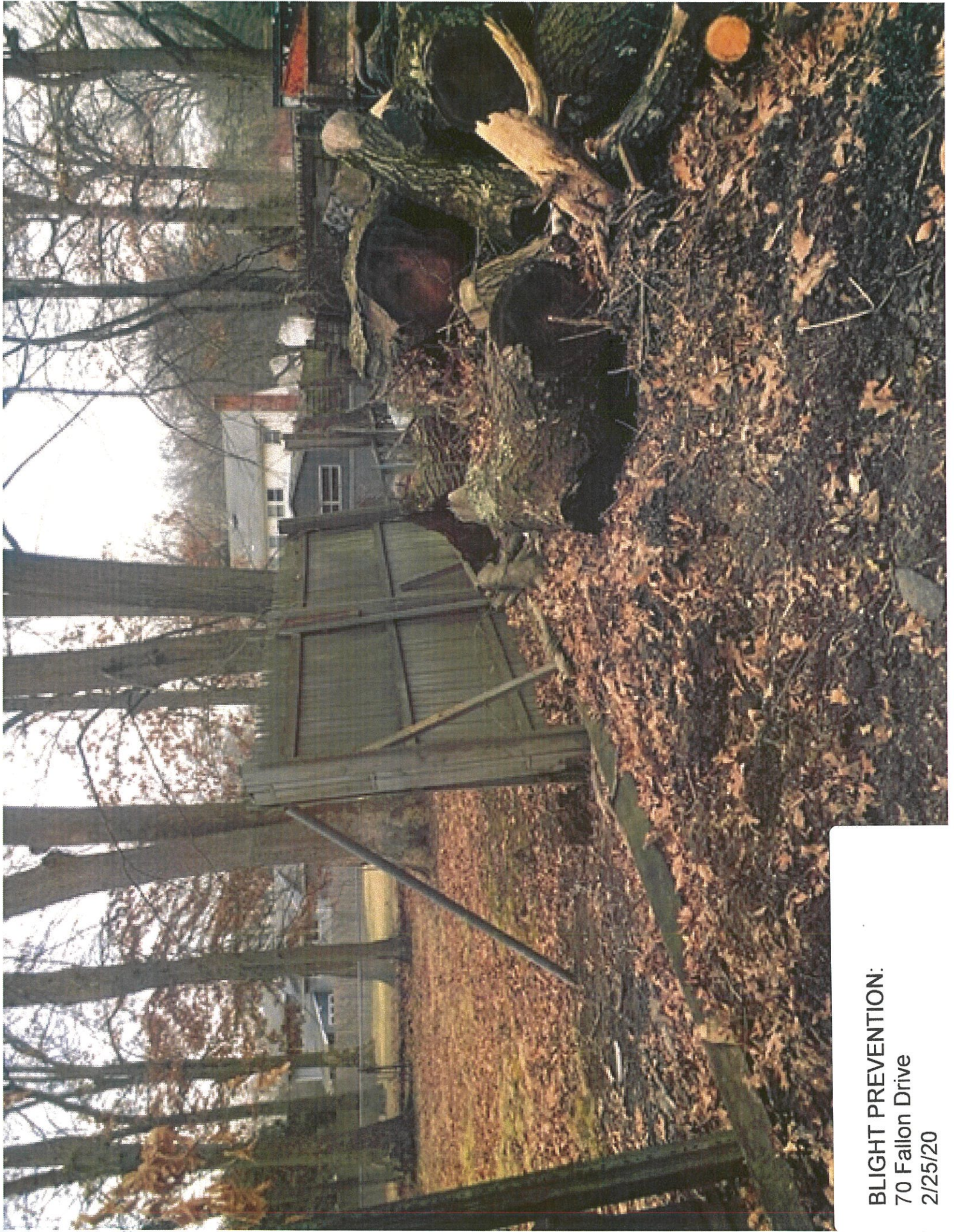
We removed construction blocks that were stacked along the fence

We cut and stacked much of the wood that was laying in the yard

That being said there is still some work to do. Given the current state of pandemic and the fact that we are self isolating to avoid spreading or catching this flu, we are respectfully requesting a 4 month extension and to revisit this once everything open back up.

Sincerely

Dan LeGrand



**BLIGHT PREVENTION:**  
70 Fallon Drive  
2/25/20



**BLIGHT PREVENTION:**  
70 Fallon Drive  
2/25/20





BLIGHT PREVENTION:  
70 Fallon Drive  
2/25/20



**BLIGHT PREVENTION:**  
70 Fallon Drive  
2/25/20



BLIGHT PREVENTION:  
70 Fallon Drive  
2/25/20



# 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 24, 2020

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06473

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

On January 23, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer/Designee, I received the attached letter from you, the property owners at 70 Fallon Drive in North Haven asking if we could allow for a reasonable extension of time to remedy blight observed at the property of 70 Fallon Drive in North Haven.

Because of the amount of work that was completed but that is still needed at 70 Fallon Drive and because the Town of North Haven finds a 60-day extension to be very 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 70 Fallon Drive through March 24, 2020.

If you have any questions regarding this extension through March 24, 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 Office - Designee

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

RECEIVED

JAN 23 2020

**Town of North Haven**  
**Dept. of Public Works – Blight Office**

TOWN OF NORTH HAVEN  
DEPT. OF PUBLIC WORKS

This is in response to the notification we received on January 9, 2020, about the 70 Fallon drive property of Ellen LeGrand. We are requesting a 60-day extension and an in-person meeting with the Blight Prevention Appeals Board to address some of the issues.

We have been working very hard to keep my elderly mother in the home that she has lived in for over 40 years, despite health issues and a very limited income. Before her health issues made it impossible, she had always taken care of the property. Ellen was once even awarded by the town of North Haven for a neighborhood beautification project that she and my father spearheaded.

We received the first blight notice on May 30, 2019. We worked diligently to clear the blight and properly communicate with the town, and on November 14, 2019, we received a notice that the blight had been resolved to the town's satisfaction. However, less than two months later, on January 9, 2020, we yet again received a notice of blight with the same complaints that we had just been told were resolved. These new complaints seem to be stemming from a single neighbor who does not feel the work is being done fast enough.

We continue to work diligently on cleaning up the property. However, our work has been hampered by the season. We both work full time, and by the time we are available to work on the yard, it is too dark to do anything. The lack of daylight hours and the inclement weather make working outside impossible to do without risking our health. Some things just cannot be done safely in the winter. We have completed the work to the front of the property and are working our way around to the back. For example, we have recently taken 3 loads of brush from the backyard to the dump.

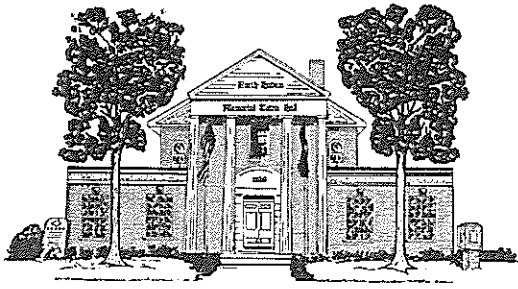
We feel that we have been working in good faith to address the issues, clean up the property, and comply with the town. We ask that you please consider our request of an in-person meeting so that we can reach an arrangement that will be satisfactory to the town. Thank you for your time.

Sincerely,



1 - 23 - 2020

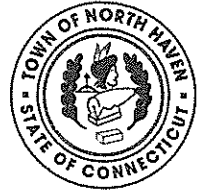
The LeGrand Family



# 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 9, 2020

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

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yalesville, Connecticut 06492

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand;

On January 7, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a written 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 70 Fallon Drive, North Haven.

Specifically, the Complainant has alleged that the property:

- Is not being taken care of and is a mess;
- Contains out buildings that need repair and painting;
- Contains a large amount of firewood scattered about in the rear yard;
- Contains numerous cats, which are a nuisance to the neighbors; and
- Is very unsightly overall.

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 70 Fallon Drive as I observed the following conditions at said property which evidence the violation, including:

- There is damaged and/or missing siding on the structures throughout the property;
- There is a damaged roof on the structures throughout the property;
- There is excessive amounts of garbage and trash throughout the property;
- The gutters, which are installed on the structures are in need of cleaning;
- There is old lumber and/or firewood scattered about the rear yard – it needs to be removed and/or organized neatly;
- There is overgrown brush, overgrown grass, and/or weeds in excess of one foot in height, which needs to be addressed;
- There is more than one (10 inoperative or unregistered motor vehicle(s) or visibly inoperative boat(s) parked, kept or stored on the property that need to be addressed (registered, removed, etc.); and
- The property is unsightly, unsafe and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 70 Fallon 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 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 70 Fallon Drive, 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,



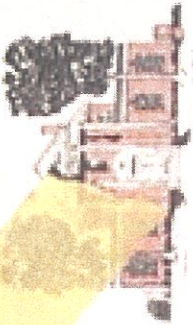
Arthur Hausman,  
Blight Prevention Officer/Designee

- c: Jennifer Coppola, Outside Counsel
- Lynn K. Sadosky, P.E., Director of Public Works
- Alan Fredricksen, Land Use Administrator
- Elio Floriano, Blight Prevention Officer
- Laura Magaraci, Zoning Enforcement Officer
- Quinnipiack Valley Health District



**BLIGHT PREVENTION:**  
70 Fallon Drive  
1/9/20

**TOWN OF NORTH HAVEN**  
MUNICIPAL TOWN HALL 119 COLONCE STREET  
NORTH HAVEN, CONNECTICUT 06460



01/09/2020

JANUARY 9, 2020

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

Ellen M. LeGrand  
C/O Daniel LeGrand  
215 Main Street  
Yaleville, Connecticut 06490

Ellen M. LeGrand  
C/O Daniel LeGrand  
70 Fallon Drive  
North Haven, Connecticut 06460

**Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
70 Fallon Drive, North Haven, Connecticut

Dear Ellen M. LeGrand, C/O Daniel LeGrand,

On January 7, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a written complaint regarding the existence of possible violations of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 70 Fallon Drive, North Haven.

Specifically, the Complaint has alleged that the property:

- It not being taken care of and its assets
- Contains old buildings that need repair and painting;
- Contains a large amount of debris scattered about in the rear yard;
- Contains numerous trees, which are a nuisance to the neighbors; and
- Is very unsightly overall.

Section 84.5 of the Ordinance, entitled "Prohibition Against Righted Premises" states "No owner

January 9, 2020

Page 1

**BLIGHT PREVENTION:**  
**70 Fallon Drive**  
**1/9/20**



TOWN OF NORTH HAVEN  
 BUILDING DEPARTMENT  
 PROPERTY MAINTENANCE COMPLAINT FORM

Date: 1/17/20

YOUR CONTACT INFORMATION: (required)

Name: Rita Redonte

Address: 28 Fallon Dr

Telephone Number: (203) 641-4655

Signature: Phone call

New or Repeat Complaint: # 70 Fallon is a mess-

Location of Problem: 70 Fallon Dr  
Exact Address

Property Owner's Name and Address: Ellen M. Legrande c/o Daniel Legrande  
215 Main St., Yalesville CT 06492

Describe Problem in Detail:

# 70 Fallon Dr is a mess - Out buildings need repair and paint. There is a large amount of old firewood scattered about near yard. Very unsightly, Also, site has numerous cats that are a nuisance.

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

RECEIVED

JAN 07 2020

TOWN OF NORTH HAVEN  
 DEPT. OF PUBLIC WORKS