

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

January 12, 2022

Tel. (203) 239-5321

Fax (203) 234-2130

***VIA FIRST-CLASS MAIL***

Joseph DePaola  
20 Thorpe Street  
North Haven, Connecticut 06473

Joseph DePaola  
23 Corey Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE  
Issued to 20 Thorpe Street, North Haven on July 9, 2021**

Dear Joseph DePaola:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 20 Thorpe Street, North Haven ("Property") on July 9, 2021 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

The enclosed Notice of Meeting was posted on the Town's website on January 4, 2022.

Therefore, the Property has been included in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, January 18, 2022 at 7:00 PM** so that the Board may consider whether a Citation should issue against the Property at that time. As indicated in the enclosed Notice of Meeting, the Meeting will take place via ZOOM videoconference and conference call at 7:00 PM.

The public can attend the meeting from a computer, a tablet, or smartphone via the following Zoom Meeting link:

<https://us02web.zoom.us/j/82433183913?pwd=em43QndsUWJVRjQxRGlrZzRhY0duQT09>

**Meeting ID: 824 3318 3913**

**Passcode: 129566**

**If you do not have internet access, you can *DIAL IN* using your phone:**

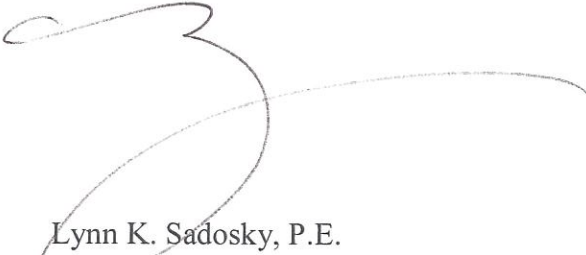
**Dial in Number:** +1 929 205 6099 US (New York)

**Meeting ID:** 824 3318 3913

**Passcode:** 129566

Please contact the Blight Prevention Officer, Elio Floriano, in the Building Office at (203) 239-5321, extension 405, 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. Thank you.

Sincerely,



Lynn K. Sadosky, P.E.  
Director of Public Works and  
Blight Prevention Designee

EF/loa

cc: Town Attorney, Dir. Public Works, Land Use Administrator, Zoning Enforcement Officer,  
Quinnipiac Valley Health District

**TOWN OF NORTH HAVEN  
FINAL BLIGHT PREVENTION APPEALS BOARD  
NOTICE OF MEETING**

**TO THE 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, January 18, 2022 at 7:00 PM** via ZOOM videoconference and conference call for the purposes listed below.

**This meeting is being conducted by means of electronic equipment. Any member of the public who does not have the electronic equipment necessary to attend such meeting remotely and wishes to do so, should submit a written request to the Town of North Haven Director of Public Works at the Town Hall Annex, 5 Linsley Street, North Haven, CT 06473 or by email to [Sadosky.Lynn@northhaven-ct.gov](mailto:Sadosky.Lynn@northhaven-ct.gov) with said written request to be received no less than twenty-four (24) hours prior to the meeting, and the Town will provide the requester with a physical location and the electronic equipment necessary to attend such meeting in real time.**

The public can listen to the meeting from a computer, a tablet, or smartphone via the following Zoom Meeting link:

<https://us02web.zoom.us/j/82433183913?pwd=em43QndsUWJVRjQxRGlrZRhY0duQT09>

**Meeting ID: 824 3318 3913**

**Passcode: 129566**

**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: 824 3318 3913**

**Passcode: 129566**

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

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 21 Drazen 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 23 George Street, 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 20 Thorpe Street, 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.**

**TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATES:**

**Thursday, January 13, 2022**

**Please forward bill and Affidavit to the Public Works Department, North Haven Town Hall Annex, 5 Linsley Street, North Haven, CT 06473.**

**Lynn Sadosky**

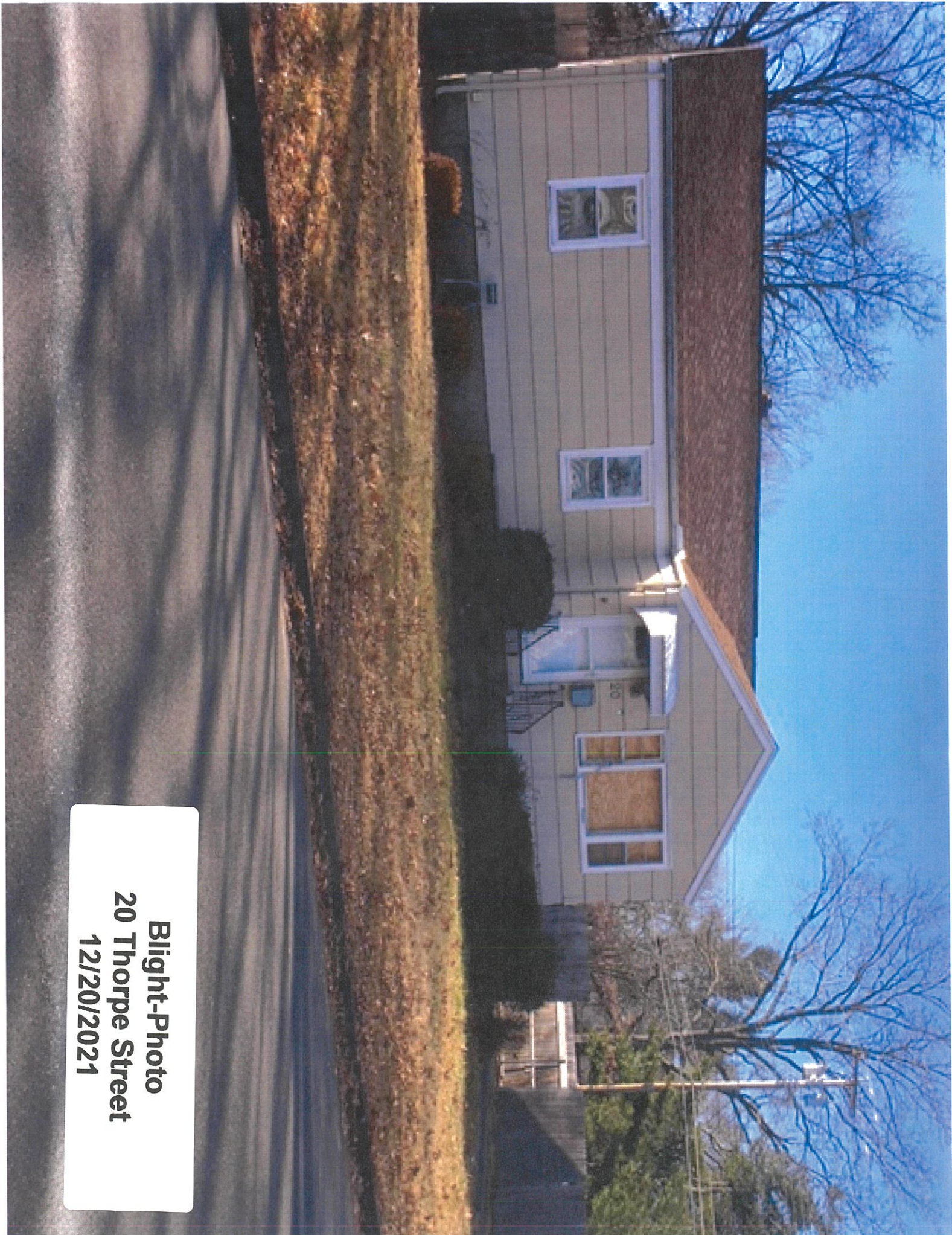
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**From:** Arthur Hausman  
**Sent:** Tuesday, January 04, 2022 11:30 AM  
**To:** Lynn Sadosky

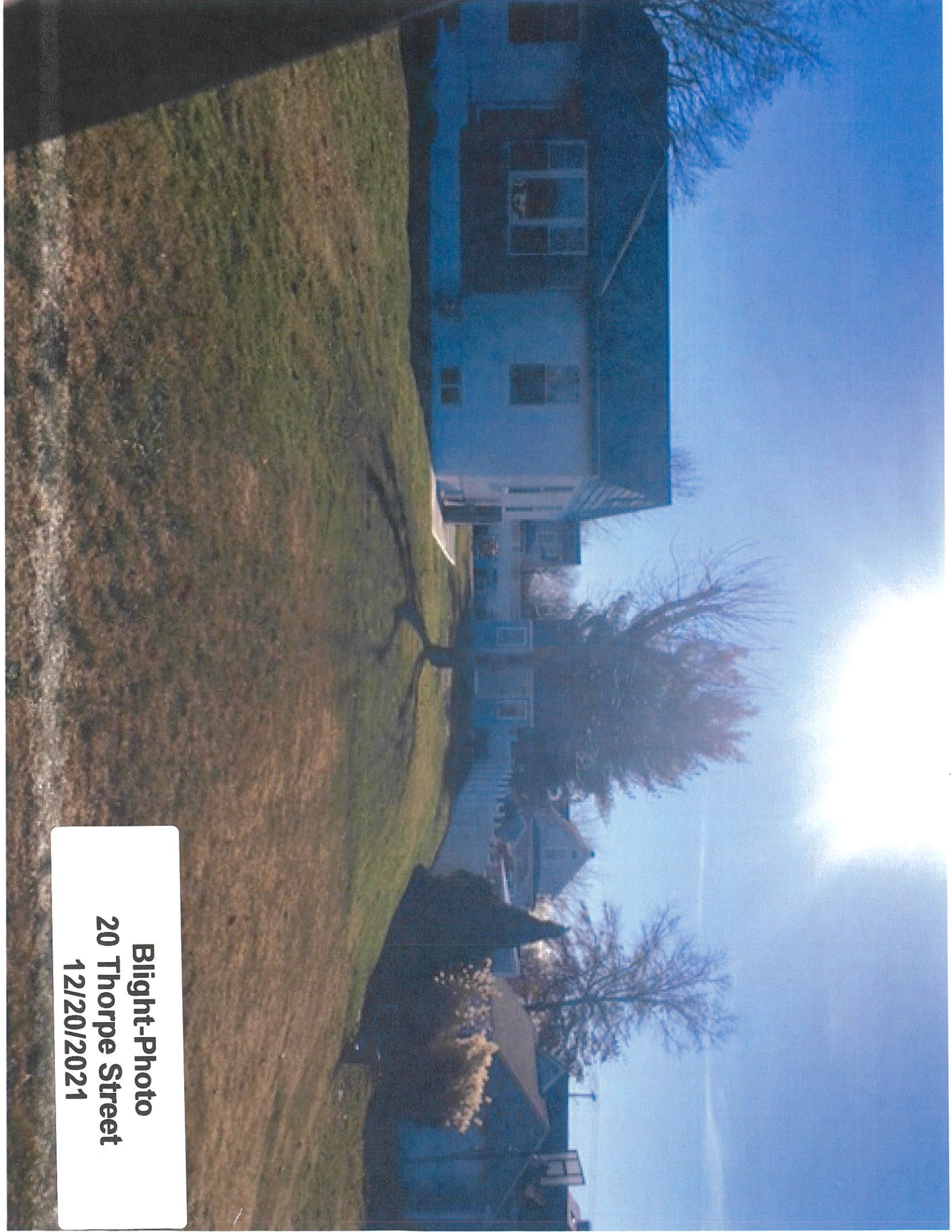


Sent from my iPhone

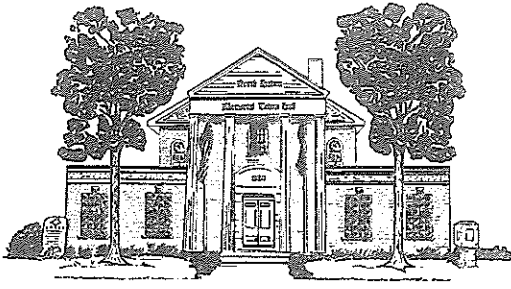
**Blight Photo  
20 Thorpe Street  
01/04/2022**



**Blight-Photo**  
**20 Thorpe Street**  
**12/20/2021**



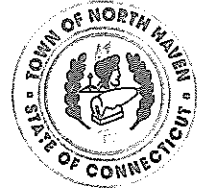
**Blight-Photo**  
**20 Thorpe Street**  
**12/20/2021**



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

December 15, 2021

***VIA FIRST-CLASS MAIL***

Joseph DePaola  
20 Thorpe Street  
North Haven, Connecticut 06473

Joseph DePaola  
23 Cory Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 20 Thorpe Street, North Haven on July 9, 2021**

Dear Joseph DePaola:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 20 Thorpe Street, North Haven ("Property") on July 9, 2021 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

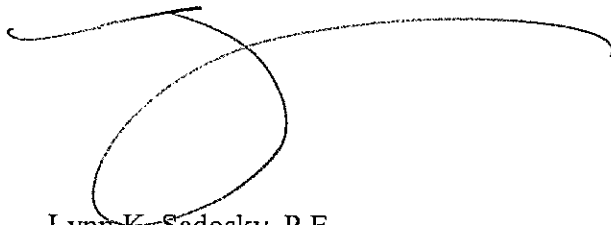
The enclosed Meeting cancellation was posted on the Town's website this afternoon.

Therefore, the Property will instead be included in the Notice of Meeting for the January Meeting of the Blight Prevention Appeals Board, which is **Tuesday, January 18, 2022 at 7:00 PM** so that the Board may consider whether a Citation should issue against the Property at that time. The January Meeting will take place at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, Conference Room #1, North Haven, Connecticut, at 7:00 PM.

Please contact the Blight Prevention Officer, Elio Floriano, in the Building Office at (203) 239-5321, extension 405, 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. Thank you.



Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long horizontal stroke that curves slightly upwards at the end.

Lynn K. Sadosky, P.E.  
Director of Public Works and  
Blight Prevention Designee

EF/loa

cc: Town Attorney, Dir. Public Works, Land Use Administrator, Zoning Enforcement Officer,  
Quinnipiac Valley Health District

**Department of Public Works**

December 15, 2021

**SUBJECT:    NOTICE OF MEETING CANCELATION  
              Blight Prevention Appeals Board Meeting – December 21, 2021**

The regular meeting of the Blight Prevention Appeals Board, which was scheduled for **7 P.M. on Tuesday, December 21, 2021, has been canceled.**

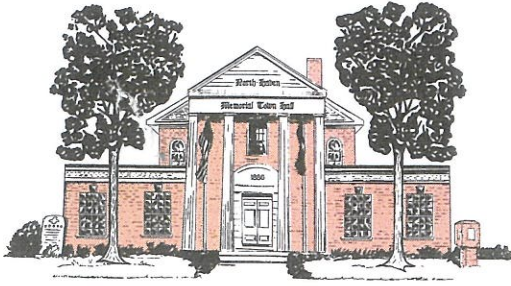
The next meeting of the Blight Prevention Appeals Board is scheduled for **Tuesday, January, 18, 2021 at 7:00 P.M.** in the Mildred A. Wakeley Recreation Center, 7 Linsley Street, Conference Room #1, North Haven.



Blight Photograph for 20 Thorpe Street  
December 14, 2021



Blight Photograph for 20 Thorpe Street  
December 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

August 27, 2021

Joseph DePaola  
20 Thorpe Street  
North Haven, Connecticut 06473

Joseph DePaola  
23 Cory Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
20 Thorpe Street, North Haven, Connecticut

Dear Joseph DePaola;

On August 26, 2021, and in my capacity as the Town of North Haven's Blight Prevention Officer Designee and Director of Public Works, I reviewed the status of the property of 20 Thorpe Street in North Haven. I understand from a telephone discussion between you and Arthur Hausman, Blight Prevention Officer Designee that you need additional time to remedy the blight observed at the property of 20 Thorpe Street. I also understand that you are waiting on windows and building supplies but have been delayed due to COVID in the start of your work.

Please note that you will need a Building Permit for the installation of new replacement windows when the materials arrive.

Because 60-days appears to be very reasonable to initially address the blight issues at the respective address, I am going to grant you the 60-day extension for clean-up before suggesting to the Board that your address is placed on its Agenda for discussion.

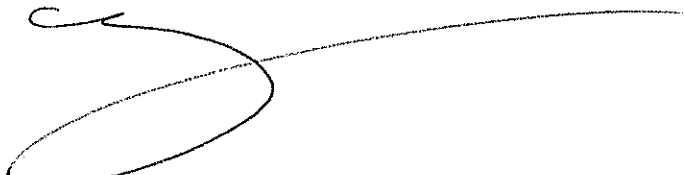
By this letter I grant you an extension for 20 Thorpe Street through October 27, 2021.

If you have any questions regarding this extension through October 27, 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.

August 27, 2021

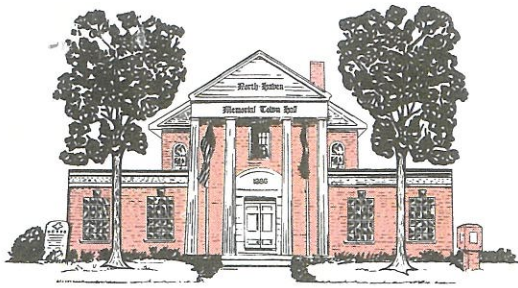
Page 1

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lynn K. Sadosky'. The signature is fluid and cursive, starting with a large loop on the left and extending to the right.

Lynn K. Sadosky, P.E.,  
Director of Public Works

- c: Jennifer Coppola, Outside Counsel
- Elio Floriano, Blight Prevention Officer
- Arthur Hausman, Blight Prevention Officer/Designee
- 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

July 9, 2021

**SENT VIA CERTIFIED MAIL,  
AND U.S. Mail;  
AND HAND DELIVERED**

Joseph DePaola  
20 Thorpe Street  
North Haven, Connecticut 06473

Joseph DePaola  
23 Cory Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**

20 Thorpe Street, North Haven, Connecticut

Dear Joseph DePaola;

On July 2, 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 20 Thorpe Street in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Appears to have cushions and other materials protruding from the windows; and
- Has an overall appearance that has deteriorated; and
- Is unkept.

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 20 Thorpe Street as I observed the following conditions at said property which evidence the violation, including:

- There is missing, and/or broken windows on the front of the house;
- There is missing, broken, or boarded up doors;
- There is damaged siding on the garage; 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 20 Thorpe Street 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.

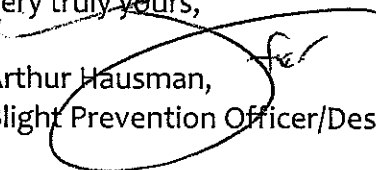
Please take note that, as the property owner of 20 Thorpe Street, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Appeals Board by delivering in person or by mail, written notice of your request to do so, to me as designee of the Blight Prevention Officer within ten (10) calendar days of this NOTICE OF VIOLATION.

**IF YOU FAIL TO REMEDY THE VIOLATIONS OF THE ORDINANCE NOTED HEREIN WITHIN THIRTY (30) CALENDAR DAYS AND YOU DO NOT DEMAND A HEARING BEFORE THE BLIGHT PREVENTION APPEALS BOARD WITHIN TEN (10) CALENDAR DAYS HEREOF, THE BOARD SHALL ISSUE A CITATION AND ASSESSMENT OF FINES AND DELIVER NOTICE OF SAME TO YOU. A VIOLATION OF THE ORDINANCE IS PUNISHABLE BY A FINE OF \$100.00 A DAY FOR EACH DAY A VIOLATION CONTINUES TO EXIST. THE DATE THE CITATION IS ISSUED BY THE BLIGHT PREVENTION APPEALS BOARD SHALL BE THE COMMENCEMENT DATE FOR SAID FINE. YOUR FAILURE TO PAY THE ASSESSMENT OF ANY FINE(S) BY THE BLIGHT PREVENTION APPEALS BOARD MAY RESULT IN THE ENTRY OF A JUDGMENT BY THE SUPERIOR COURT AND THE LEVY OF AN EXECUTION ON THE JUDGMENT WITHOUT FURTHER NOTICE.**

Please contact me immediately at (203) 239-5321, extension 440 to discuss the NOTICE OF VIOLATION and your proposed remedy of same. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday.

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

Very truly yours,

  
Arthur Hausman,  
Blight Prevention Officer/Designee



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



**Blight - Photo  
20 Thorpe Street  
08/26/2021**



Blight Photograph - 20 Thorpe Street  
July 9, 2021



**TOWN OF NORTH HAVEN**  
 MEMORIAL TOWN HALL / 118 CHURCH STREET  
 NORTH HAVEN, CONNECTICUT 06473



Tel: (860) 239-1321  
 Fax: (860) 234-2130

84753 T11

July 9, 2021

**SENT VIA CERTIFIED MAIL,  
 AND U.S. Mail,  
 AND HAND DELIVERED**

Joseph DePaola  
 20 Thorpe Street  
 North Haven, Connecticut 06473

Joseph DePaola  
 23 Cory Road  
 North Haven, Connecticut 06473

**Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
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Dear Joseph DePaola:

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July 9, 2021

Page 1

Blight Property  
 20 Thorpe Street  
 07/09/2021



**Blight Photo  
20 Thorpe Street  
07/07/2021**



**Blight Photo  
20 Thorpe Street  
07/07/2021**



**Blight Photo  
20 Thorpe Street  
07/07/2021**



RECEIVED

JUL 06 2021

Town of North Haven  
BUILDING DEPARTMENT

**TOWN OF NORTH HAVEN**  
**BUILDING DEPARTMENT**  
**PROPERTY MAINTENANCE COMPLAINT FORM**

Date: 7-2-2021

**YOUR CONTACT INFORMATION: (required)**

Name: Dawn Di Elsi

Address: 19 Shaw Dr, North Haven CT 06473

Telephone Number: 203-626-1750

Signature: DDi Elsi

New or Repeat Complaint: New

Location of Problem: 20 Thorpe St  
Exact Address

Property Owner's Name and Address: Joseph DePaola  
23 Corey Rd, North Haven CT 06473

**Describe Problem in Detail:**

For several months, I have driven past this house and observed what appear to be large cushions and other materials protruding from the window flanking the front picture window (left side when facing house) and a side window (driveway side). The overall appearance of the home has deteriorated with this issue and inappropriate window coverings detract from aesthetics as well. I'm concerned for the resident's well being particularly in recent hot, humid weather. Thank you for your attention to this matter.

*assuming its occupied*

**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





20 Thorpe St