

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

Margaret D. and Eugene J. Obrien and Survivors
21 Drazen Drive
North Haven, Connecticut 06473

Eugene J. O'Brien, Jr.
21 Drazen Drive
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
Issued to 21 Drazen Drive, North Haven on April 20, 2021**

Dear Margaret D. and Eugene J. Obrien and Survivors and Eugene J. O'Brien, Jr.:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 21 Drazen Drive, North Haven ("Property") on April 20, 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 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. 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=em43QndsUWJVRjQxRGJrdzRhY0duQT09>

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,

A handwritten signature in black ink, appearing to read 'Lynn K. Sadosky', with a long horizontal line extending to the right.

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 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=em43QndsUWJVRjQxRGJrdzRhY0duQT09>

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

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



Sent from my iPhone

**Blight Photo
21 Drazen Drive
01/04/2022**

Lynn Sadosky

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



Sent from my iPhone

**Blight Photo
21 Drazen Drive
01/04/2022**

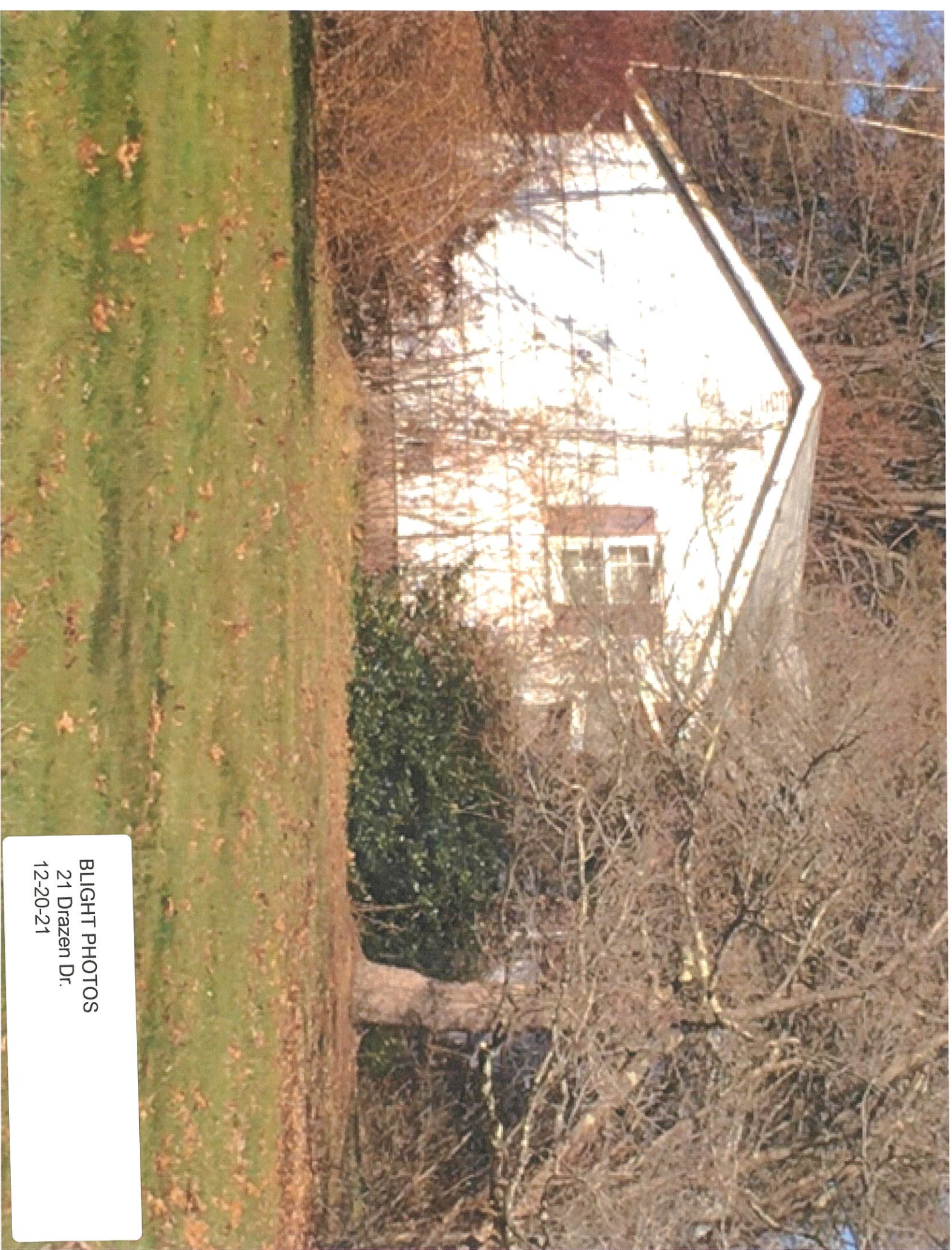
Lynn Sadosky

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



Sent from my iPhone

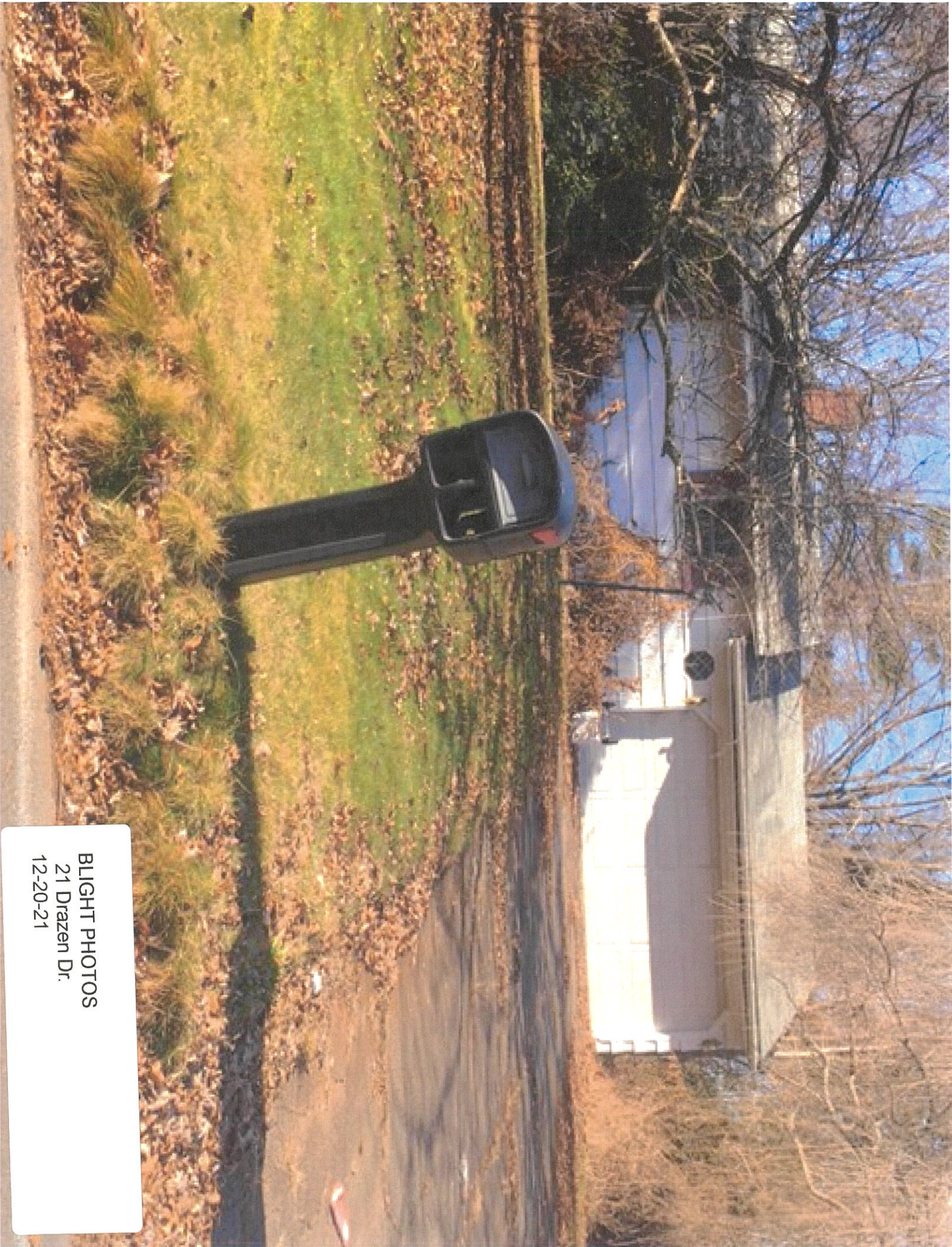
**Blight Photo
21 Drazen Drive
01/04/2022**



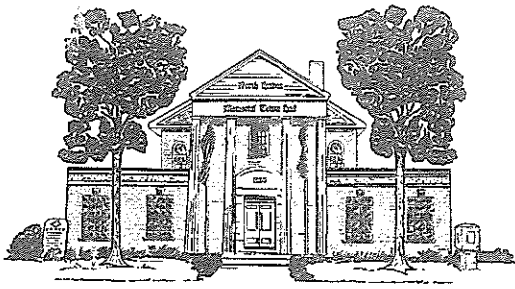
BLIGHT PHOTOS
21 Drazen Dr.
12-20-21



BLIGHT PHOTOS
21 Drazen Dr.
12-20-21



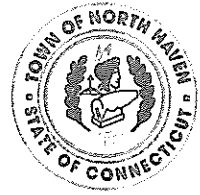
BLIGHT PHOTOS
21 Drazen Dr.
12-20-21



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

Margaret D. and Eugene J. Obrien and Survivors
21 Drazen Drive
North Haven, Connecticut 06473

Eugene J. O'Brien, Jr.
21 Drazen Drive
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 21 Drazen Drive, North Haven on April 20, 2021

Dear Margaret D. and Eugene J. Obrien and Survivors and Eugene J. O'Brien, Jr.:

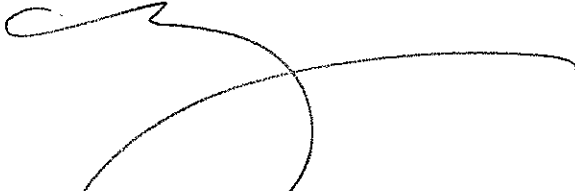
As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 21 Drazen Drive, North Haven ("Property") on April 20, 2021 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

The enclosed Meeting cancellation notice 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 horizontal line extending to the right.

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.



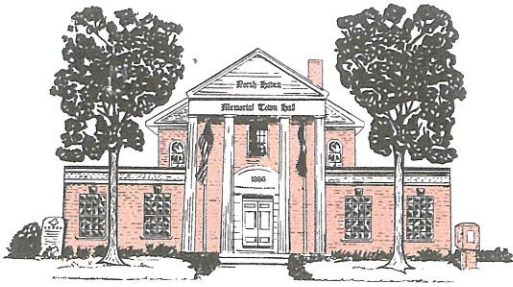
Blight Photograph for 21 Drazen Drive
December 14, 2021



Blight Photograph for 21 Drazen Drive
December 14, 2021



Blight Photograph for 21 Drazen Drive
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

December 13, 2021

VIA FIRST-CLASS MAIL

Margaret D. and Eugene J. Obrien and Survivors
21 Drazen Drive
North Haven, Connecticut 06473

Eugene J. O'Brien, Jr.
21 Drazen Drive
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 21 Drazen Drive, North Haven on April 20, 2021


Dear Margaret D. and Eugene J. Obrien and Survivors and Eugene J. O'Brien, Jr.:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 21 Drazen Drive, North Haven ("Property") on April 20, 2021 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, December 21, 2021 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 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 that starts on the left, goes up and over, then down and across to the right, ending with a small flourish.

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

OF THE THINGS LIFE

DAY SEASON SETTLES

...ry and song fill the halls
...hill while the Evergreen
...gather and visit with
...all in the safety of their
...derful community.



CALL US TODAY • (203) 654-3360
88 Notch Hill Road • Branford, CT 06471
(203) 654-3360 • Evergreen-Woods.com

POLICE INCIDENT REPORT

Continued from page 4

misdemeanor summons at 2:57 a.m. for operating a motor vehicle without insurance and traveling unreasonably fast.

Monday, Nov. 22

No arrests were made.

- A 36 year-old East Haven man was issued a citation at 11:42 a.m. for traveling unreasonably fast.

Tuesday, Nov. 23

- A 35 year-old Meriden man was arrested at 4:45 a.m. and charged with larceny in the fourth degree.

- A 23 year-old New Haven man was issued

a misdemeanor summons at 10:28 p.m. operating a motor vehicle without insurance and operating a motor vehicle while under license or registration suspension.

- A 50 year-old Hamden man was issued citation at 7:27 a.m. for traveling unreasonably fast.

- A 59 year-old West Haven woman was issued a citation at 7:42 a.m. for failure to obey a traffic control signal.

- A 29 year-old New Haven man was issued a citation at 12:17 p.m. for failure to register.

Senior correspondent Jason J. Marchi files the Police Incident Report.

Donations of Household Supplies and Toys Needed

This holiday season, Connex Credit Union is collecting items for the Women and Families Center, a nonprofit organization that helps promote equity and quality of life through services that foster empowerment and independence. Connex will provide items the center can use for its programs, including basic household items and holiday toys. To help the center's clients, the credit union will collect donations of toys, school supplies household necessities including dining, kitchen, bedding, bathroom, and cleaning supplies through Friday, 10. Collection bins will be stationed at all eight Connex branches, including its headquarters at 412 Washir Avenue (Route 5), North Haven; 620 West Main Street, Branford; and 849 Boston Post Road, Guilford. Donors need not be credit union members. A full list of Connex locations is available at connexcu.org. For more information on the Women and Families Center, visit womenfamilies.org.

Garden Club Sculpture Contest

The North Haven Garden Club, in conjunction with the Federated Garden Clubs of Connecticut and National Garden Club (NGS), is sponsoring the 2021-'22 NGC sculpture contest. The contest encourages students to keep the planet green and get involved with saving the environment. Students in grades 4 through 8 are eligible to create a sculpture of recyclable, reused, and reduced materials. The sculpture is limited to 8 1/2 by 11 inches. Prizes from the North Haven Garden Club will be given out to winning students in each grade. All entries are due to the North Haven Garden Club by Wednesday, Jan. 5, 2022 so entries may be passed on to The Federated Garden Club and then to the National Garden Club by their deadline. For more information or a copy of the entry form, email nhgccindy@yahoo.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:

Notice is hereby given that the Blight Prevention Appeals Board will hold a Meeting on **Tuesday, December 21, 2021** at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, Conference Room #1, North Haven, Connecticut at 7:00 PM, 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 167 Kings Highway, 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.



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

RECEIVED

APR 14 2021

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Date: 4/7/21

YOUR CONTACT INFORMATION: (required)

Name: _____

Address: _____

Telephone Number: _____

Signature: _____

New or Repeat Complaint: NEW? repeat

Location of Problem: 21 Drazen Drive

Property Owner's Name and Address: O'Brien ?

-not sure if anyone lives there anymore
Property owners deceased

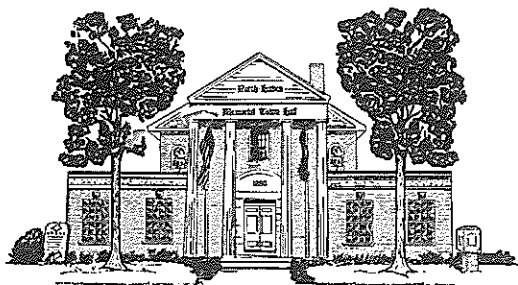
Describe Problem in Detail:

• Backyard overrun with brush
 & forsythia

• Roof needs repair

• Driveway & front of house
 in disrepair

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:

Tel. (203) 239-5321

Fax (203) 234-2130

April 20, 2021

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

Margaret D. and Eugene J. Obrien and Survivors
21 Drazen Drive
North Haven, Connecticut 06473

Eugene J. O'Brien, Jr.
21 Drazen Drive
North Haven, Connecticut 06473

Maura E. Gianakos
17 Mallard Court
Wallingford, Connecticut 06492

Stacie and Dennis McCarthy
5 Hill Street
Branford, Connecticut 06405

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
21 Drazen Drive, North Haven, Connecticut

Dear Margaret D. and Eugene J. Obrien and Survivors, and Eugene J. O'Brien Jr., and Maura E. Gianakos; and Stacie and Dennis McCarthy;

On April 7, 2021 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 21 Drazen Drive, North Haven.

Specifically, the Complainant has alleged that the property:

April 20, 2021

Page 1

- Contains a backyard overrun with brush, tall grass and weeds and is completely overgrown;
- Has a roof in need of a repair;
- Has a driveway and front of house in a state of disrepair; and
- Looks abandoned.

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

- There are missing, broken or boarded up windows;
- There are missing, broken or boarded up doors;
- There is a damaged roof;
- There are detached or hanging gutters on the home;
- There are gutters in need of cleaning on the home;
- There is excessive amounts of garbage or trash on the property;
- There is unsightly vegetation or mold located in on the home and visible from Drazen Drive;
- There is damaged railing or fence on the front steps;
- There are overgrown and damaged trees on the property, which need attention;
- There is overgrown brush, overgrown grass, and/or weeds in excess of one foot in height, which needs to be cut and removed from the lawn; and
- The property is unsightly, unkempt and is a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 21 Drazen 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 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 21 Drazen Drive, 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 Prevention:
21 Drazen Drive
4/19/21



Blight Prevention:
21 Drazen Drive
4/19/21



Blight Prevention:
21 Drazen Drive
4/19/21



Blight Prevention:
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4/19/21



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