

PUBLIC HEALTH ORDER

Certified Mailing Number: 7016 0910 0000 1748 3955

Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 278 Branford Ave, Building 45, located in the City of Groton, CT and described as follows:

On August 30, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed a significant amount of visible mold on the walls and ceiling of the basement as well as the bathroom tub caulking which was also in disrepair. Relative humidity levels observed in the dwelling were above 60% which may be conducive to the growth of mold. Additionally, Ms. Baldwin observed the bathroom ventilation fan to have a significant amount of dust buildup and peeling paint on multiple surfaces throughout the dwelling. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c)(d) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions. Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.
- (d) Paint on the exposed surfaces of the interior of a rented dwelling shall not be cracked, chipped, blistered, flaking, loose or peeling so as to constitute a health hazard. Testing, remediation, abatement and management of lead-based paint at a rented dwelling or its premises shall be as defined in, and in accordance with, the regulations, if any, adopted pursuant to section 19a-111c.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207

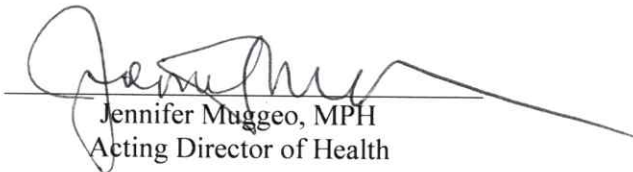
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected surfaces in the basement, to make all ventilation fans clean and operable, remove and repair the shower tub caulking, to address the humidity levels by the installation of one or more dehumidifiers, and to stabilize all peeling paint by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired... (3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.


Jennifer Muggeo, MPH
Acting Director of Health

Cc: Related Management Company, L.P., ATTN: Jonathan Callahan, 423 W. 55th St., 9th Floor, New York, NY 10019

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states “Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person’s receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order.”

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

- (1) You may appeal the order by delivering your written appeal to the Department **not later than three business days** after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department’s address and facsimile number are:

**Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553**

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed up with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be *received by the department within ten days*. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department’s address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provided below.

**Department of Public Health
Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308**

The Regulations of Connecticut State Agencies provide:

Sec. 19a-9-8: Date due when due date falls on a date the department is closed. If the last day of any statutory or regulatory time frame falls on a day on which the department is closed, any paper may be filed or any required action may be taken on the next business day the department is open. Such filing or action shall be deemed to have the same legal effect as if done prior to the expiration of the time frame.

Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.
[Subsections (a), (c), (d), (e) and (f)]

- (a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.
- (c) The notice of appeal shall state:
 - (1) the name, address, and telephone number of the person claiming to be aggrieved;
 - (2) the name of the issuing authority;
 - (3) the way in which the order adversely affects the person claiming to be aggrieved;
 - (4) the order being appealed; and
 - (5) the grounds for appeal.
- (d) ***Telephonic notice of appeal to the office of the commissioner shall be satisfactory as the initial notice of appeal, provided written notice of appeal from the person claiming to be aggrieved is received by the department within ten (10) days of the telephonic notice.***
- (e) An appeal from an order issued by a town, city, borough, or district director of health shall be a *de novo* proceeding in accordance with the regulations governing contested cases as set forth in sections 19a-9-1 through 19a-9-29 of the Regulations of Connecticut State Agencies.
- (f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agency.

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Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 268 Branford Ave, Building 44, located in the City of Groton, CT and described as follows:

On August 30, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed a significant amount of visible mold on the walls and ceiling of the basement as well as standing water in one corner. Relative humidity levels observed in the dwelling were above 60% which may be conducive to the growth of mold. Additionally, Ms. Baldwin observed a significant amount of peeling paint on multiple surfaces throughout the dwelling. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c)(d) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions. Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.
- (d) Paint on the exposed surfaces of the interior of a rented dwelling shall not be cracked, chipped, blistered, flaking, loose or peeling so as to constitute a health hazard. Testing, remediation, abatement and management of lead-based paint at a rented dwelling or its premises shall be as defined in, and in accordance with, the regulations, if any, adopted pursuant to section 19a-111c.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207

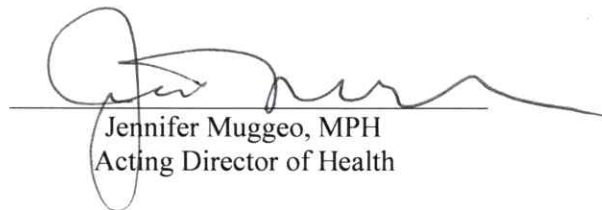
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected surfaces in the basement, to rectify the basement water intrusion, to address the humidity levels with the installation of one or more dehumidifiers, and to stabilize all defective paint by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired... (3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.



Jennifer Muggeo, MPH
Acting Director of Health

Cc: Related Management Company, L.P., ATTN: Jonathan Callahan, 423 W. 55th St., 9th Floor, New York, NY 10019

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There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

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Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

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Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

[Subsections (a), (c), (d), (e) and (f)]

- (a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.
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Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 147 Branford Ave, Building 10, located in the City of Groton, CT and described as follows:

On August 31, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed visible mold on the walls, floor and ceiling of the basement. Relative humidity levels observed in the basement were above 60% which may be conducive to the growth of mold. Mold was also observed around the light switch of the bedroom at the top of the stairs. Additionally, Ms. Baldwin observed a significant amount of peeling paint on multiple surfaces throughout the dwelling. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c)(d) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

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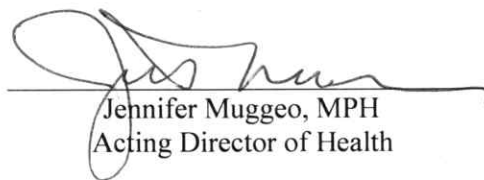
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected surfaces in the basement, to investigate and remediate the mold around the bedroom light switch, to address the humidity levels by the installation of one or more dehumidifiers, and to stabilize all defective paint by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

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- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.
- (d) Paint on the exposed surfaces of the interior of a rented dwelling shall not be cracked, chipped, blistered, flaking, loose or peeling so as to constitute a health hazard. Testing, remediation, abatement and management of lead-based paint at a rented dwelling or its premises shall be as defined in, and in accordance with, the regulations, if any, adopted pursuant to section 19a 111c.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207

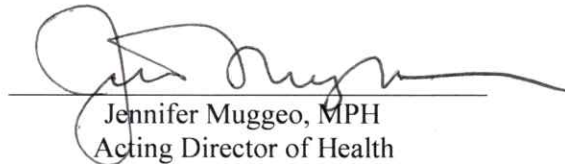
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected surfaces in the basement, including the sheetrock with the hole, and to stabilize all defective paint by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired... (3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.



Jennifer Muggeo, MPH
Acting Director of Health

Cc: Related Management Company, L.P., ATTN: Jonathan Callahan, 423 W. 55th St., 9th Floor, New York, NY 10019

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states “Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person’s receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order.”

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

- (1) You may appeal the order by delivering your written appeal to the Department **not later than three business days** after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department’s address and facsimile number are:

**Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553**

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed up with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be *received by the department within ten days*. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department’s address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provided below.

**Department of Public Health
Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308**

The Regulations of Connecticut State Agencies provide:

Sec. 19a-9-8: Date due when due date falls on a date the department is closed. If the last day of any statutory or regulatory time frame falls on a day on which the department is closed, any paper may be filed or any required action may be taken on the next business day the department is open. Such filing or action shall be deemed to have the same legal effect as if done prior to the expiration of the time frame.

Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

[Subsections (a), (c), (d), (e) and (f)]

(a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.

(c) The notice of appeal shall state:

- (1) the name, address, and telephone number of the person claiming to be aggrieved;
- (2) the name of the issuing authority;
- (3) the way in which the order adversely affects the person claiming to be aggrieved;
- (4) the order being appealed; and
- (5) the grounds for appeal.

(d) ***Telephonic notice of appeal to the office of the commissioner shall be satisfactory as the initial notice of appeal, provided written notice of appeal from the person claiming to be aggrieved is received by the department within ten (10) days of the telephonic notice.***

(e) An appeal from an order issued by a town, city, borough, or district director of health shall be a *de novo* proceeding in accordance with the regulations governing contested cases as set forth in sections 19a-9-1 through 19a-9-29 of the Regulations of Connecticut State Agencies.

(f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agency.

PUBLIC HEALTH ORDER

Certified Mailing Number: 7016 0910 0000 1748 3955

Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 139 Mather Ave, Building 19, located in the City of Groton, CT and described as follows:

On August 30, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed a significant amount of visible mold on the walls and ceiling of the bathroom as well as significant dust buildup in the bathroom ventilation fan. Relative humidity levels observed in the bathrooms and bedrooms were above 60% which may be conducive to the growth of mold. Additionally, Ms. Baldwin observed mouse droppings in the kitchen cabinets and metal bristles plugged into a hole in the wall in the living room. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions. Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

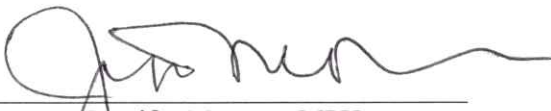
- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230
APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected sheetrock in the bathroom, to make all ventilation fans clean and operable, to address the humidity levels with the installation of one or more dehumidifiers, to adequately repair the holes in the walls, and to hire a professional pest control operator to assess the possible mice infestation by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired...(3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.



Jennifer Muggeo, MPH
Acting Director of Health

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states “Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person’s receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order.”

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

- (1) You may appeal the order by delivering your written appeal to the Department **not later than three business days** after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department’s address and facsimile number are:

Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed up with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be *received by the department within ten days*. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department’s address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provided below.

Department of Public Health
Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308

The Regulations of Connecticut State Agencies provide:

Sec. 19a-9-8: Date due when due date falls on a date the department is closed. If the last day of any statutory or regulatory time frame falls on a day on which the department is closed, any paper may be filed or any required action may be taken on the next business day the department is open. Such filing or action shall be deemed to have the same legal effect as if done prior to the expiration of the time frame.

Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

[Subsections (a), (c), (d), (e) and (f)]

(a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.

(c) The notice of appeal shall state:

- (1) the name, address, and telephone number of the person claiming to be aggrieved;
- (2) the name of the issuing authority;
- (3) the way in which the order adversely affects the person claiming to be aggrieved;
- (4) the order being appealed; and
- (5) the grounds for appeal.

(d) ***Telephonic notice of appeal to the office of the commissioner shall be satisfactory as the initial notice of appeal, provided written notice of appeal from the person claiming to be aggrieved is received by the department within ten (10) days of the telephonic notice.***

(e) An appeal from an order issued by a town, city, borough, or district director of health shall be a *de novo* proceeding in accordance with the regulations governing contested cases as set forth in sections 19a-9-1 through 19a-9-29 of the Regulations of Connecticut State Agencies.

(f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agency.

PUBLIC HEALTH ORDER

Certified Mailing Number: 7016 0910 0000 1748 3955

Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 38 Branford Ave, Building 32, located in the City of Groton, CT and described as follows:

On August 31, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed a significant amount of visible mold on the walls of the basement, in the cabinet under the kitchen sink and within the kitchen light fixture. Also, in the basement, there were signs of a past water leak. Relative humidity levels observed in the dwelling were above 60% which may be conducive to the growth of mold. Finally, in the bathroom and bedrooms, there were various moths and flies. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions. Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

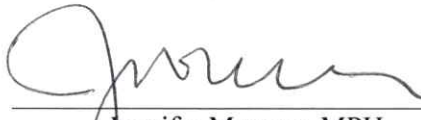
- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230
APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace or effectively clean the mold affected surfaces in the basement and kitchen, to hire a professional pest control operator, to address the humidity levels with the installation of one or more dehumidifiers and to identify and remediate the source of the past water leak by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired...(3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.



Jennifer Muggeo, MPH
Acting Director of Health

Cc: Related Management Company, L.P., ATTN: Jonathan Callahan, 423 W. 55th St., 9th Floor, New York, NY 10019

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states “Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person’s receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order.”

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Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553

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- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

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Department of Public Health
Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
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The Regulations of Connecticut State Agencies provide:

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Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

[Subsections (a), (c), (d), (e) and (f)]

(a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.

(c) The notice of appeal shall state:

- (1) the name, address, and telephone number of the person claiming to be aggrieved;
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(f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agency.

PUBLIC HEALTH ORDER

Certified Mailing Number: 7016 0910 0000 1748 3955

Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 270 Branford Ave, Building 44, located in the City of Groton, CT and described as follows:

On August 30, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed signs of water intrusion in the basement and a small amount of mold buildup on the ceiling rafters. Relative humidity levels observed in the dwelling were above 60% which may be conducive to the growth of mold. The caulking on the tub faucet was in disrepair and there was mold buildup on the tub caulking. Additionally, Ms. Baldwin observed a significant amount of peeling paint on multiple surfaces throughout the dwelling. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c)(d) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions. Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

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- (d) Paint on the exposed surfaces of the interior of a rented dwelling shall not be cracked, chipped, blistered, flaking, loose or peeling so as to constitute a health hazard. Testing, remediation, abatement and management of lead-based paint at a rented dwelling or its premises shall be as defined in, and in accordance with, the regulations, if any, adopted pursuant to section 19a-111c.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207

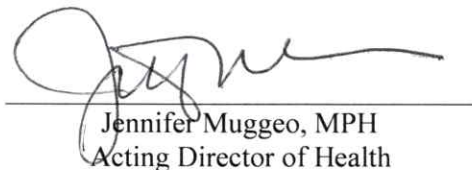
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to effectively clean or remove and replace the mold affected surfaces in the basement and the bathroom tub caulking, to rectify the basement water intrusion, to address the humidity levels with the installation of one or more dehumidifiers, and to stabilize all defective paint by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

Connecticut General Statute 19a 206 (b) (2-3):

(2) (A) the owner or occupant of such property, or both, shall be subject to a civil penalty of two hundred fifty dollars per day for each day such nuisance is maintained or such filth is allowed to remain after the time fixed by the director in his order has expired... (3) of this subsection, and (B) such civil penalty may be collected in a civil proceeding by the director of health or any official of such town, city or borough authorized to institute civil actions and shall be payable to the treasurer of such city, town or borough; and (3) the owner or occupant of such property, or both, shall be subject to the provisions of sections 19a-36, 19a-220 and 19a-230.



Jennifer Muggeo, MPH
Acting Director of Health

Cc: Related Management Company, L.P., ATTN: Jonathan Callahan, 423 W. 55th St., 9th Floor, New York, NY 10019

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states “Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person’s receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order.”

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

- (1) You may appeal the order by delivering your written appeal to the Department **not later than three business days** after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department’s address and facsimile number are:

**Department of Public Health, Public Health Hearing Office
410 Capitol Avenue MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553**

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

- (2) You may also appeal the order by *calling the Department not later than three business days after receipt of the order* at one of the following numbers: **(860) 509-7648 or (888) 891-9177**. It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed up with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be *received by the department within ten days*. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department’s address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provided below.

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The Regulations of Connecticut State Agencies provide:

Sec. 19a-9-8: Date due when due date falls on a date the department is closed. If the last day of any statutory or regulatory time frame falls on a day on which the department is closed, any paper may be filed or any required action may be taken on the next business day the department is open. Such filing or action shall be deemed to have the same legal effect as if done prior to the expiration of the time frame.

Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

[Subsections (a), (c), (d), (e) and (f)]

(a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.

(c) The notice of appeal shall state:

- (1) the name, address, and telephone number of the person claiming to be aggrieved;
- (2) the name of the issuing authority;
- (3) the way in which the order adversely affects the person claiming to be aggrieved;
- (4) the order being appealed; and
- (5) the grounds for appeal.

(d) *Telephonic notice of appeal to the office of the commissioner shall be satisfactory as the initial notice of appeal, provided written notice of appeal from the person claiming to be aggrieved is received by the department within ten (10) days of the telephonic notice.*

(e) An appeal from an order issued by a town, city, borough, or district director of health shall be a *de novo* proceeding in accordance with the regulations governing contested cases as set forth in sections 19a-9-1 through 19a-9-29 of the Regulations of Connecticut State Agencies.

(f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agency.

PUBLIC HEALTH ORDER

Certified Mailing Number: 7016 0910 0000 1748 3955

Branford Manor Preservation, L.P.
ATTN: Matthew Finkle
30 Hudson Yards, 72nd Floor
New York, NY 10001

September 15, 2022

You are hereby notified of the existence of Connecticut General Statute and Public Health Code violations upon the premises owned by you, or under your charge at 224 Branford Ave, Building 42, located in the City of Groton, CT and described as follows:

On August 31, 2022, Ledge Light Health District (LLHD) Supervisor of Regulated Facilities and Housing, Katie Baldwin, conducted a site visit at the above-mentioned property. Ms. Baldwin observed a significant amount of visible mold on the walls of the basement. The bathroom ventilation fan had dust buildup and there was a small amount of mold on the windowsill. Relative humidity levels observed in the dwelling were at or above 60% which may be conducive to the growth of mold. Additionally, Ms. Baldwin observed peeling paint on multiple surfaces throughout the dwelling. The above conditions constitute violations of Sections 19a-206 (a) and 47a-52 (c)(d) of the Connecticut General Statutes and Section 19-13-B1 (i) of the Connecticut Public Health Code.

Connecticut General Statutes.

Sec. 19a-206. (Formerly Sec. 19-79). Duties of municipal directors of health. Nuisances and sources of filth. Injunctions.

Civil penalties. Authority of town director within city or borough. Availability of relocation assistance.

- (a) Town, city and borough directors of health or their authorized agents shall, within their respective jurisdictions, examine all nuisances and sources of filth injurious to the public health, cause such nuisances to be abated or remediated and cause to be removed all filth which in their judgment may endanger the health of the inhabitants. Any owner or occupant of any property who maintains such property, whether real or personal, or any part thereof, in a manner which violates the provisions of the Public Health Code enacted pursuant to the authority of sections 19a-36 and 19a-37 shall be deemed to be maintaining a nuisance or source of filth injurious to the public health. Any local director of health or his authorized agent or a sanitarian authorized by such director may enter all places within his jurisdiction where there is just cause to suspect any nuisance or source of filth exists, and abate or remediate or cause to be abated or remediated such nuisance and remove or cause to be removed such filth.

Sec. 47a-52. (Formerly Sec. 19-88). Abatement of conditions in rented dwelling other than tenement house constituting danger to life or health.

- (c) When any defect in the plumbing, sewerage, water supply, drainage, lighting, ventilation, or sanitary condition of a rented dwelling, or of the premises on which it is situated, in the opinion of the department of health of the municipality where such dwelling is located, constitutes a danger to life or health, the department may order the responsible party to correct the same in such manner as it specifies. If the responsible party is a registrant, the department may deliver the order in accordance with section 7-148ii, provided nothing in this section shall preclude a director from providing notice in another manner permitted by applicable law. If the order is not complied with within the time limit set by the department, the person in charge of the department may institute a civil action for injunctive relief, in accordance with chapter 916, to require the abatement of such danger.
- (d) Paint on the exposed surfaces of the interior of a rented dwelling shall not be cracked, chipped, blistered, flaking, loose or peeling so as to constitute a health hazard. Testing, remediation, abatement and management of lead-based paint at a rented dwelling or its premises shall be as defined in, and in accordance with, the regulations, if any, adopted pursuant to section 19a-111c.

Connecticut Public Health Code.

19-13-B1. Conditions specifically declared to constitute public nuisances.

- (i) Buildings or any part thereof which are in a dilapidated or filthy condition which may endanger the life or health of persons living in the vicinity.

AUTHORITY: Connecticut General Statutes sections 19a-206; 19a-207

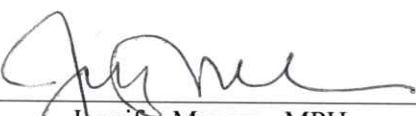
PENALTY: Connecticut General Statutes sections 19a-36; 19a-206; 19a-220, 19a-230

APPEAL: Connecticut General Statutes sections 19a-229 (copy attached)

You are hereby ordered to remove and replace the mold affected sheetrock in the basement, to effectively clean the windowsill in the bathroom, to address the humidity levels with the installation of one or more dehumidifiers, to stabilize all defective paint, and to make all ventilation fans clean and operable by October 15, 2022, and to contact LLHD for a compliance inspection when the work is completed. Any work to address the previously mentioned shall be in accordance with all municipal and State of Connecticut Building requirements. All defective painted surfaces shall be made intact by an EPA RRP Certified Firm. Please contact Supervisor of Regulated Facilities and Housing, Katie Baldwin with any questions at 860-448-4882 ext. 1319.

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