

Code Enforcement Committee
Minutes
March 31, 2016 @ 9:00 AM
Room 208 - Municipal Building

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TOWN CLERK
MIDDLETOWN, CONN.

Committee Members Present: Christopher Smedick, Nick Purro, Sal Nesci, Steve Kroll, Al Santostefano, Christopher Holden, Elena Villafana, Dean Lisitano, Linda Reed, Art Higgins, and Joseph Bibisi.

Members of the Public: Shannon Noonan, Joe Samolis.

Health Dept.

1. 37 Wall Street: The Health Department has identified violations of the Health Code on the property in that litter and broken appliances, furniture, lumber, scrap metal, bathtubs and other debris is being maintained on the property. The Health Department sent a legal order to the owner and the owner failed to comply by the December 21, 2015 compliance date, which was not complied with. The OGC has commenced clean and lien procedures.
2. 140 Fisher Road: The Health Department has identified violations of the Health Code on the property in that various toys, containers, pails and wading pools are located in the yard that contain water and mosquito larva. Additionally, two junk/abandoned vehicles full of rubbish and piles of cut brush and lawn clippings and other debris are being maintained on the property. The Health Department sent a legal order to the owner and the owner has failed to comply with such order. The OGC has commenced clean and lien procedures.
3. 1 Russell Street: The Health Department has been attempting to obtain health code compliance at the property after an inspection by the Health Department

revealed raw sewage in the lower level along with open sewer lines and strong odor. The owner has refused the Health Department entry for inspection.

- a. MOTION: A MOTION was made by Sal Nesci and seconded by Linda Reed to refer this issue to the Office of the General Counsel for further code enforcement. The MOTION was approved unanimously at 9:23 am.

SFD.

1. No Issues of Concern.

City Fire.

1. No Issues of Concern.

WFD.

1. No Issues of Concern.

MPD.

1. No Issues of Concern.

Bld. Insp.

1. Cooley Avenue: The Tax Collector has initiated a foreclosure for unpaid real estate taxes against this parcel. The City acquired property by strict foreclosure on December 8, 2015. The City is in the process of demolishing the dilapidated garage on the property.

Zoning Enf.

1. 41-43 Park Place: The property is listed as a two family but is suspected of being used as a three family home. The Zoning/Wetlands Officer issued a Notice of Violation to the owner and the owner has failed to cure the violations on the

property. The Zoning/Wetlands Officer is working with the OGC to attain entry to the property.

2. 179 Butternut: The property owner is delinquent in tax payments. The property is blighted and the Public Works Department will need to go to the property to board up windows. The Zoning/Wetlands Officer will take appropriate action and the matter has also been referred to the tax collector for foreclosure.
3. 203-205 Prospect Street: Blight order sent to the owner to eliminate boarded up windows on the property.
4. 248 William Street: Unregistered motor vehicles are located on the property along with trailers and a washing machine and the owner is operating an auto repair business on the property. The Zoning/Wetlands Officer will take appropriate action.

Legal

1. 131 & 155 Wadsworth Street: The Office of General Counsel is working with the State Attorney General's Office and the City's Planning and Conservation Development Office to obtain title to the properties through a pending Cy Pres action in Superior Court, which was served on the City on October 28, 2015. A closing date of April 26, 2016 is scheduled with the State of Connecticut. Once the City obtains title to the properties it will demolish the dilapidated buildings on both properties. No current action needed.
2. Westlake Association: The piece of property owned by Westlake Association is not being adequately maintained and is in violation of the site plan that was approved by the Planning and Zoning Office. The Zoning/Wetlands Officer has

sent an order to the owners of the property requiring that the property be brought into compliance. The property owner has not complied with the legal orders that were sent out by the Office of the General Counsel. Fines have been accruing on the property since September 2015. The Office of the General Counsel recently filed a lien on the property. No current action needed.

3. 491 E. Main Street: The Planning and Zoning Commission will perform an 8-24 review of the property on December 9, 2015. If the Planning and Zoning Commission issues a favorable recommendation, the City will proceed with a foreclosure to collect delinquent real estate taxes owed on property. No change.
4. 74 Country Club Road: A hearing was held on August 25, 2015. We are awaiting a decision from the hearing officer. No current action needed.

Neat

1. 41/43 Spring Street: The owner of the property is working with the owner of the property to address mold and leaky ceilings on the property.

Old Business: None.

New Business:None.

Motion to Adjourn: MOVED by Christopher Smedick, SECONDED by Linda Reed, and APPROVED unanimously at 9:53 am.