



City of Middletown
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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of February 25, 2021
Code Enforcement Committee

Committee Members Present: Dean Lisitano, Chief Building Official; Nick Puorro, Police Officer; Gary Gessaro, Fire Marshal; James Mastroianni, Fire Marshal; Jennifer Sparks, Acting Public Health Manager; Christopher Holden, Deputy Director of Public Works; Joseph Samolis, Director of Planning, Conservation and Development; and Christopher J. Forte, Assistant General Counsel.

Members of the Public: None

1. **Call to Order By Staff**

Assistant General Counsel Forte called the meeting to order at 9:01 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the February 11, 2021 special meeting.

MOTION: Chief Building Official Lisitano made a motion to approve the February 11, 2021 minutes. Officer Puorro seconded the motion. Motion passed unanimously at 9:03 am.

3. **Public Session-** No members of the public present.

4. **New Business**

A. **Public Works.**

1) Update from the Public Works Department. No updates.

B. **Health Department.**

1) Update from the Health Department. No updates.

C. **Planning, Conservation and Development.**

1) Update from the Planning, Conservation and Development Department.
No updates.

D. Building Department.

- 1) Update from the Building Department. No updates.

E. Police Department.

- 1) Update from the Police Department. Route 9 South by Miller Street:
Reports of an abandoned pile of garbage on the right side of the road.
Public Works will inspect and follow up.

F. City Fire.

- 1) Update from City Fire. No updates.

G. South Fire District.

- 1) Update from South Fire District. No updates.

H. Westfield Fire District.

- 1) Update from the Westfield Fire District. Absent. No updates.

I. Office of the General Counsel.

- 1) Update from the Office of the General Counsel. No updates.
- 2) Review of Code Enforcement Liens: No updates.

5. Old Business

A. Planning, Conservation and Development. No updates.

- 1) 212 Sisk Street: The Planning, Conservation and Development Office was made aware that this property was in a state of disrepair, including having a hole in the roof, and junk located in the back of the property. Zoning and Wetlands Enforcement Officer Baia has issued blight and zoning orders against the property, and the violations have not been remediated. PCD will follow up with a Citation. Committee will continue to monitor.
- 2) 520 East Main Street: A hole in the roof exists on this property. The Zoning Enforcement Office issued blight orders on the property. The owner is working with the ZEO and Building Department to remediate the violations. For now, the owner has installed a tarp on the roof. Will continue to monitor in case further action is required.
- 3) 311 Main Street Extension. Auto parts store located on property on East Main Street burned down. The South Fire Marshals have completed their investigation, and the Chief Building Official is working with the owners and their insurance company to remove the structure on the property. The Building Department was made aware that the owner of the property

passed away recently, which has slowed down the process for obtaining a demolition permit.

ZEO Baia issued a blight order on December 11, 2020 against the owners of the property for blight violations as a result of the building burning down. The owner is attempting to work with their attorney and the insurance company to demolish the building. Will continue to monitor in case further action is required.

- 3) Catherine Street (Former Untouchable Towing): The Office of the General Counsel received a complaint from a neighbor that the former owner of Untouchable Towing was running an illegal business out of his residence. The Planning, Conservation and Development Department reached out to the complainant and further allegations of illegal work being done in the owner's garage on the property. PCD will inspect and follow up.

B. Health Department.

- 1) 33 Ferry Street (Community Fridge): The Health Department met with the property owner and will monitor the situation. No further action needed at this time.
- 2) 26B Saybrook Road: The Health Department condemned the property as a result of exposed electrical wires that posed an imminent danger to human life, and has issued other orders on the property regarding damage to the roof, violations regarding the bathroom, among others. The owner of the property failed to cure the violations within the time set forth in the order. The Health Department referred the matter to the States Attorney's Office. The owner is working on achieving compliance. The majority of the violations have been rectified. The Health Department and South Fire will continue to monitor for compliance.
- 3) 37 Park Place: The City was made aware of reports of garbage located on the property, and a missing window on the third floor, and a missing basement door. The Health Department, Building Official and Zoning Enforcement Officer inspected the property, and conducted a follow up inspection this past month. The ZEO issued a blight order against the property owner for debris, mattress and furniture located on the premises. Health Department inspected and found that the owner was cleaning up the property. The Health Department re-inspected and the property owner has made efforts to clean up the property. Will continue to monitor.
- 4) 23 Atkins Street. The Health Department condemned the building and

relocated the owners of the building pursuant to the Uniform Relocation Assistance Act. The conservator has worked to remediate the violations on the property, and are working to get the power turned back on. Will continue to monitor.

C. Building Department.

- 1) 980 Arbutus Street. The City's Building Department was made aware that the building on the property was being occupied without a certificate of occupancy, which is in violation of the Building Code. The Building Department and Office of the General Counsel will follow up and work to achieve compliance and schedule an inspection. Will continue to monitor.

D. City Fire.

- 1) 52 North Main Street. The Health Department forwarded this to City Fire, there are reports of illegal gatherings on the premises in violation of COVID-19 guidelines. City Fire inspected the premises and found numerous Fire Code violations, including potentially people living in the building. The Fire Department has an order issued on the property. The Health, Building and Planning, Conservation and Development departments inspected the premises and will be working to obtain compliance. Will continue to monitor

E. Westfield Fire District. Absent.

- 1) 218 Smith Street (Westfield Pizza). Absent, no updates. Owner pulled permits for expansion, but project is on hold due to weather and structural issues. Will continue to monitor.

F. Office of the General Counsel.

- 1) Middlesex Pool and Tennis Club (432 Laurel Grove). In 2019, the clubhouse located on the property burned down. The Building Department, in conjunction with Fire, Planning, Conservation and Development, and the Office of the General Counsel have been working with the owner to have the structure removed. The structure has now been taken down, and the pool still remains. The Building Official and Health Department issued orders to fix the fence and to drain the pool. The property owners failed to comply, and the Office of the General Counsel issued a notice of abatement to the property owner. Since then, the City of Middletown is working to acquire title to the property, so code enforcement activities have been put on hold for time being. Will continue to monitor.

6. Adjournment

MOTION: Director Samolis made a motion to adjourn. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:19 am.

The Committee adjourned at 9:19 a.m.

cc: Hon. Benjamin Florsheim, Mayor
Code Enforcement Committee Members
OGC Personnel