



City of Middletown
OFFICE OF THE GENERAL COUNSEL
245 deKoven Drive
Middletown, CT 06457-1300
TEL: (860) 638-4820 FAX: (860) 638-1920
TDD: (860) 344-3521

RECEIVED
21 SEP - 9 AM 10:46
TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of September 9, 2021
Code Enforcement Committee

Committee Members Present: Nick Puorro, Police Officer; Jennifer Sparks, Public Health Sanitarian Enforcement Officer; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Art Higgins, Fire Marshal; Gary Gessaro, Fire Marshal; James Mastroianni, Fire Marshal; Bobbye Knoll Peterson, Chief of Staff; and Christopher 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 9:03 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the August 26, 2021 regular meeting.

MOTION: Deputy Director Holden made a motion to approve the August 26, 2021 minutes. Public Health Officer Sparks seconded the motion. Motion passed unanimously at 9:03 am.

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

4. **New Business**

A. **Mayor's Office.**

1) **Update from the Mayor's Office.**

a. Spencer School: Chief of Staff Peterson stated that there were lines of traffic at Spencer School this week to drop off students. Reports of drivers crossing the median to go around the lines, creating an unsafe condition. The Police Department will follow up as appropriate. This will also be reported to the Board of Education.

B. **Public Works.**

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

C. Health Department.

1) Update from the Health Department. No updates.

D. Department of Land Use.

1) Update from the Department of Land Use. Absent.

E. Building Department.

1) Update from the Building Department. No updates.

F. Police Department.

1) Update from the Police Department. No updates.

G. City Fire.

1) Update from City Fire. No updates.

H. South Fire District.

1) Update from South Fire District. No updates.

I. Westfield Fire District.

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

J. Office of the General Counsel.

1) Update from the Office of the General Counsel. No updates.

5. Old Business

A. Mayor's Office

1) Wharfside Commons. Report to the Mayor's Office of water and mildew in units, illegal activity in park, and disrepair in the common areas of the property. Police Department and Planning, Conservation and Development Department inspected and has stepped up patrols of the area. Recent report to the Health Department of construction materials and debris being scattered about the lawn. The Health Department and Department of Land Use will inspect.

B. Department of Land Use. Absent, no updates.

1) 159 Boston Road: The Building Department became aware that the power was turned off to the building due to the fact that the building is in disrepair, with holes in the roof and blight in the yard. PCD issued a blight order and a zoning order for abandoned vehicles on the property. Orders have been issued against the property, and the owners have made some progress to remediate the violations.

- 2) 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 issue a Citation, and will look to initiate clean-and-lien procedures if no action has been taken to remediate the violations.
- 3) 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. PCD will issue a Citation, and will look to initiate clean-and-lien procedures if no action has been taken to remediate the violations.
- 4) Congden and Aspen: Overgrown bushes and vegetation on the property that is encroaching on the sidewalks. Zoning Enforcement Officer Baia stated that he will follow up with an inspection to determine if any further action is required. Violations remediated, no further action required.

C. Health Department.

- 1) 399 deKoven Drive. The Health Department has issued legal orders against the property owner and tenants for violations in the property. Citations have been issued. The property was inspected on August 13, 2021 and the issues relating to the water damage have been fixed, but, there are still some outstanding items from the April Legal Order. Will coordinate with the Office of the General Counsel and the Mayor's Office to review next steps.

City Fire will be inspecting the property next week for a fire-life safety inspection. Will continue to monitor.

- 2) 153 Liberty Street. The Health Department condemned the property, which is bank owned. The bank that owns the property remediated the violations, and not posing a health hazard at this time. No further action required.

D. Police Department.

- 1) Mortimer Cemetery. Several complaints were received from the Middletown Old Burying Ground Association of people climbing the

walls to Mortimer Cemetery, and using straps and ropes on the walls. Additional reports of trash being left in the cemetery. Officer Puorro investigated the situation and found that the straps were put up by a neighbor of the cemetery to hold up his strawberry plants. Officer Puorro informed him that this was not allowed. Since the last meeting, Officer Puorro reported that the Police have increased their presence in the cemetery, and that there has been no evidence of trespassers. Will continue to monitor.

E. 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 people potentially living in the building. The Fire Department has issued orders on the property. The owner has started to work to bring some violations into compliance, and has until next week to remediate the problems with the smoke alarms. Will continue to monitor

F. South Fire District.

- 1) Open Burning Ordinance. The fire marshals are reviewing the City's open burn ordinance and will contact the Office of the General Counsel when they are ready to propose changes. No further action required.

6. Adjournment

MOTION: Chief Building Official Lisitano made a motion to adjourn. Fire Marshal Gessaro seconded the motion. Motion passed unanimously at 9:18 am.

The Committee adjourned at 9:18 a.m.

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