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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of October 28, 2021
Code Enforcement Committee

Committee Members Present: Lieutenant Nick Puorro; Jennifer Sparks, Public Health Sanitarian Enforcement Officer; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Gary Gessaro, Fire Marshal; James Mastroianni, Fire Marshal (arrived at 9:03 a.m.); Ron Baia, Zoning Enforcement Officer; 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 9:01 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the October 14, 2021 regular meeting.

MOTION: Zoning Enforcement Officer Baia made a motion to approve the October 14, 2021 minutes. Lieutenant Puorro seconded the motion. Motion passed unanimously at 9:02 am. Fire Marshal Mastroianni was absent for the vote.

3. **Public Session.** AGC Forte informed the committee that the next regularly scheduled meetings of the Code Enforcement Committee, on November 11 and November 25, were observed holidays where City Hall is closed. The Committee agreed to hold special meetings on Wednesday, November 10 and Wednesday, November 24 at 9:00 a.m.

4. **New Business**

A. **Mayor's Office.**

1) Update from the Mayor's Office. Absent. No updates.

B. **Public Works.**

1) Update from the Public Works Department. Deputy Director Holden updated the Committee on graffiti that has occurred across the North End,

and public works in the process of removing it. Lieutenant Purro stated that a few additional areas of graffiti had been found, and arrest warrants are pending.

C. Health Department.

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

D. Department of Land Use.

- 1) Update from the Department of Land Use. No updates.

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. Absent. 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. Since the last meeting, Zoning Enforcement Officer Baia and Public Health Enforcement Officer Sparks had inspected the property because trash had been dumped, but has since been cleaned. No other updates.

B. Public Works

- 1) McDonough School: Reports of garbage at the school property and neighboring park. Public Works has cleaned up, and will continue to monitor.

C. Department of Land Use.

- 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. Chief Building Official Lisitano and Zoning Enforcement Officer Baia have met with the owner, but were not allowed to inspect the inside of the building. So far, owner has not complied, so may need to move to the Citation process.

- 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. The owner has hired a company to repair the roof. Will continue to monitor.

D. 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. All but one of the violations has been cured, and the last one should be completed soon. Fire Marshal Gessaro has informed the Committee that there are fire code violations on the premises. Will continue to monitor.
- 2) 22 Fowler Avenue: Report was made to the Mayor's office of a potential rodent harborage on the property adjacent to 22 Fowler Avenue. Acting Director Elak stated that the Health Department inspected the property and found no evidence of a rodent harborage. The Health Department will inspect one more time and will report back at our next meeting.

E. Police Department.

- 1) Mortimer Cemetery. No new updates. Will continue to monitor.
- 2) 15 Rapallo Avenue. No further action required.

F. 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 is working to obtain quotes to repair the fire alarm system. No new updates as of today's meeting.

G. Office of the General Counsel.

- 1) 212 Sisk Street and 20 White Road: 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. On October 28, clean-and-lien procedures were recommended by the Committee. The OGC is waiting on paperwork from the Department of Land use before it can move forward.

6. Adjournment

MOTION: Chief Building Official Lisitano made a motion to adjourn. Lieutenant Purro seconded the motion. Motion passed unanimously at 9:15 am.

The Committee adjourned at 9:15 a.m.

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