



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 NOV 10 AM 10:50  
TOWN CLERK  
MIDDLETOWN, CONN.

### Minutes

Regular Meeting of November 10, 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 (arrived at 9:01 a.m.); Gary Gessaro, Fire Marshal; Jason Hurlbut, Fire Marshal; Art Higgins, Fire Marshal; 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 9:00a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the October 28, 2021 regular meeting.

**MOTION:** Fire Marshal Higgins made a motion to approve the October 28, 2021 minutes. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:01 am. Deputy Director Holden was absent for the vote.

3. **Public Session.** None.

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. 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. 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. 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. No updates since last meeting.

**B. Public Works**

- 1) McDonough School: No updates since last meeting. No further action needed.

**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. The Department of Land Use is moving forward with 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, and work is proceeding slowly. Will continue to monitor.

**D. Health Department.**

- 1) 22 Fowler Avenue: Report was made to the Mayor's office of a potential rodent harborage on the property adjacent to 22 Fowler Avenue. The Health Department inspected the property on two separate occasions and found no evidence of a rodent harborage. No further action required.

**E. Police Department.**

- 1) Mortimer Cemetery. No new updates. No further action required.

**F. City Fire.**

- 1) 399 deKoven Drive. Fire Marshal Gessaro has informed the Committee that there are fire code violations on the premises. The fire and building departments will inspect this week. Building permits have been pulled, and work is progressing slowly. Will continue to monitor.
- 2) 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:** Zoning Enforcement Officer Baia made a motion to adjourn. Lieutenant Purro seconded the motion. Motion passed unanimously at 9:08 am.

The Committee adjourned at 9:08 a.m.

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