



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

Minutes

Regular Meeting of April 27, 2023
Code Enforcement Committee

Committee Members Present: Thomas Hazel, Zoning Enforcement Officer; Lieutenant Nick Puorro; Dean Lisitano, Chief Building Official; Howard Weissberg, Deputy Director of Public Works; Jennifer Sparks, Chief Public Health Sanitarian; Dean Lisitano, Chief Building Official; James Mastroianni, Fire Marshal; Bobbye Knoll Peterson, Chief of Staff (arrived 9:05 am); Gary Gessaro, Fire Marshal (arrived 9:09 am); and Christopher Forte, Assistant General Counsel.

Members of the Public: None.

1. **Call to Order By Staff.** AGC Forte called the meeting to order at 9:02 a.m.
2. **Approval of Minutes.**

Review and approval of the minutes for the April 13, 2023 regular meeting. MOTION by Thomas Hazel, seconded by Dean Lisitano. Motion passed with six votes in favor, with James Mastroianni abstaining at 9:03 a.m. Bobbye Knoll Peterson and Gary Gessaro were absent for the vote

3. **Public Session.** None.
4. **New Business.**

A. **Mayor's Office.**

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

1. Forbidden Llama: Reports that Forbidden Llama is violating the Health Department's and Land Use Department's Cease and Desist orders by smoking hookah inside and operating as a nightclub. ZEO and Police will inspect and follow up. Will continue to monitor
2. Pat Kidney Field: Reports of teens intimidating people in the park and destroying the facilities. Mayor's Office and the Police Department are addressing. Will continue to monitor. .

B. **Public Works.**

1. Update from the Public Works Department. Public Works is conducting sidewalk grinding to remove trip hazards. No other 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.
2. Bob's Building. Owner is working on new layout of the building and is expected to start construction soon. Will continue to monitor.

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. Absent. No updates.

H. South Fire District.

1. Update from the 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. Public Works

1. 635 East Main Street: The storage of batteries is no longer occurring on the site. No further action required.

B. Health Department

1. 455 & 465 Middlefield Street:

Health and Water Departments received the test results for the 7 wells of neighbors surrounding 455 and 465 Middlefield Street. Neighbors have expressed concerns of VOC's contaminating the river. Tests show that

VOC's are all within normal levels, and the results are being sent to the property owners.

Since last meeting, Health Department and Police Department have not received any new complaints.

Mayor's Office received a letter from the neighbors expressing concerns of VOC's and odors. ZEO stated that the use is legal on the property, and that the building department is working with the business owner on 455 Middlefield to ensure that the spray booth is installed properly and up to code. They are still awaiting paperwork from the installation.

AGC Forte updated the commission that Mr. Sweet is prosecuting the evictions of the lessee's who control the car pens in the back of 455 Middlefield and trial is scheduled for late May in both cases. ZEO Hazel stated that cars had been removed completely from one of the pens, and there were less cars in the second.

Police Department accompanied DMV police on the site, who will be issuing a summons to court against Mr. Sweet for the storage of cars on that property. Will continue to monitor.

C. Department of Land Use

1. 23 Silver Street: ZEO Hazel told the Committee that the owner has pulled a demolition permit. AGC Forte stated that whatever we can do to make this go quickly will be appreciated since this has been a blight for over 2 years.
2. 542-544 Main Street: Citation issued because blight has not been remediated. The 30 day window to respond is tomorrow. Another inspection will be scheduled.
3. 35 Clinton Avenue: Illegal kitchen unit removed. No further action needed.

D. Building Department

1. 699 Country Club Road: Dean Lisitano to coordinate with Tom Hazel to seek entry and send letter to owner to ensure the new building complies with Zoning and Building. Dog shed will require site plan approval through Land Use before it can be permitted through Building.
- 6. Adjournment.** Motion to adjourn by Dean Lisitano, seconded by Jennifer Sparks, and passed unanimously. The meeting adjourned at 9:33 a.m.