



City of Middletown  
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TOWN CLERK  
MIDDLETOWN, CONN.

### Minutes

Regular Meeting of January 30, 2020  
Code Enforcement Committee

**Committee Members Present:** Mayor Benjamin Florsheim, Chief of Staff Bobbye Knoll Peterson, Dean Lisitano, Chief Building Official; Ron Baia, Zoning Enforcement Officer; Gary Gessaro, Deputy Fire Marshal; Art Higgins, Fire Marshal; Christopher Holden, Deputy Director of Public Works, Jim Trzski, Fire Marshal; and Christopher J. Forte, Assistant General Counsel.

**Members of the Public:** None

1. **Call to Order**

Assistant General Counsel Forte called the meeting to order at 9:07 a.m.

2. **Election of Chairman Pro-Tem**

**MOTION:** Deputy Fire Marshal Gessaro made a motion to elect Assistant General Counsel Forte as Chairman Pro-Tem. Fire Marshal Higgins seconded the motion. Motion passed unanimously at 9:08 am. Mayor Florsheim and Chief of Staff Peterson were absent for the vote.

3. **Approval of Minutes**

A. Review and approval of the minutes of the May 30, 2019 regular meeting.

**MOTION:** Deputy Director Holden made a motion to approve May 30, 2019 minutes. Deputy Fire Marshal Gessaro seconded the motion. Motion passed unanimously at 9:09 am.

4. **Public Session-** None

5. **New Business**

A. **Health Department:**

- 1) 399 DeKoven: There are two outstanding health orders on the property. The first floor has been condemned for unsanitary conditions, and there are plumbing issues on the second floor. City Fire is also aware of issues with

this building and is moving forward with enforcement. Will continue to monitor.

- 2) 400 Washington Street: The Health Department has been working with the owner on a sewer backup on the second floor of the property. The sewer lateral has been replaced, and will continue to monitor.

**B. Police Department:** Absent, no updates.

**C. Office of the General Counsel:**

- 1) Review of Code Enforcement Liens: Assistant General Counsel Forte reviewed the code enforcement procedures of the City with the Committee, and the status of prior liens.

## 6. Old Business

**A. Health Department:**

- 1) 212 Burgundy Hill (Hoarding): The Health Department has been dealing with a hoarding situation at 212 Burgundy Hill. The owner has started to clean up the property, and the Health Department will continue monitor the property.

**B. Police Department:** Absent, no updates.

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

- 1) 223 Barbara Road: The property has become overgrown after the lawn was cut on August 3, 2018. Further inspection by the Office of Planning, Conservation and Development revealed that the properties have been brought into compliance. No further action needed.
- 2) 139 Spencer Drive: Code violations still exist on the property, but the property is in a tax foreclosure. Further inspection by the Office of Planning, Conservation and Development revealed that the properties have been brought into compliance. No further action needed.
- 3) 84 High Street: This property was suspected of being a potential rooming house or sober house based on complaints received by the Planning, Conservation and Development Department. The Health Department stated that no health code violations exist on the property, and the Fire Department will look into this property. Further inspection by the Office of Planning, Conservation and Development revealed that the properties have been brought into compliance. No further action needed.

**D. Office of the General Counsel:**

- 1) 74 Country Club Road: The property owner appealed a decision of the Connecticut Department of Public Health affirming the Middletown Health Department's order to cure various violations of the Public Health Code and Middletown Code of Ordinances on the property. The appeal was denied by the Department of Public Health and the City's legal order was modified, and affirmed. The owner has appealed to the Superior Court. The owner has now declared bankruptcy, so the Office of the General Counsel will continue to defend the action and will continue to monitor the property.

**E. Building Official:**

- 1) 31 Rapallo: The Building Department has been working with other City offices on the removal of a house located on the property. Will continue to monitor.
- 2) 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 property will continue to be monitored.

**7. Adjournment**

The Committee adjourned at 9:35 a.m. on motion of Chief Building Official Lisitano, seconded by Fire Marshal Gessaro, and carried unanimously.

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