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TOWN CLERK  
MIDDLETOWN, CONN.

### Minutes

Regular Meeting of February 24, 2022  
Code Enforcement Committee

**Committee Members Present:** Deputy Chief Rich Davis; Jennifer Sparks, Public Health Sanitarian Enforcement Officer; Dean Lisitano, Chief Building Official; Art Higgins, Fire Marshal; Marek Kozikowski, Director of Land Use; James Mastroianni, Fire Marshal; Al Lespier, Deputy Fire Marshal; Bobbye Knoll Peterson, Chief of Staff (arrived 9:03 a.m.); Christopher Holden, Acting Director of Public Works; and Christopher Forte, Assistant General Counsel.

**Members of the Public:** Kerry Kincy, Rick Demaio.

#### 1. Call to Order

Assistant General Counsel Forte called the meeting to order at 9:02 a.m.

#### 2. Approval of Minutes

A. Review and approval of the minutes of the February 10, 2022 regular meeting.

**MOTION:** Chief Building Official Lisitano made a motion to approve the February 10, 2022 minutes. Deputy Fire Marshal Lespier seconded the motion. Motion passed unanimously at 9:03 am. Chief of Staff Peterson was absent for the vote.

#### 3. Public Session.

Kerry Kincy: Ms. Kincy raised issues with the heat at 52 North Main Street on the grounds that it is old and unsafe. Ms. Kincy got in touch with the Fire Department and the Building Department, and Eversource who went out and red tagged the unit. Now, there is no heat in the space. The Fire Department and Building Department are working with the owner of the building to get it fixed.

#### 4. New Business

##### A. Mayor's Office.

- 1) Update from the Mayor's Office. 25 Tollgate Road: Trash located in backyard of property. The Health Department has inspected and is working with the owner to remediate the issues. Will continue to monitor.

**B. Public Works.**

- 1) Update from the Public Works Department. Public Works has been responding to reports through SeeClickFix of illegal dumping. 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.

**E. Building Department.**

- 1) Update from the Building Department.

**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.

**B. Health Department.**

- 1) 38 Ward Street. Reports of trash buildup on property. Police Department inspected and did not find evidence that someone was living there. Trash and debris has been removed. No further action needed.
- 2) 159 Boston Road: The Health Department has received a complaint from a resident regarding the roof at this property. The Health Department was in contact with the owner and will attempt to work with them to get it repaired, and has contacted social services who has got a social worker involved to assist the owner with remediating the violations. Will

continue to monitor.

**C. Building Department.**

- 1) 192 South Main Street. Reports that owner of property is conducting work in the house without permits. There is a permit for some work on the property, and is working with the owner to set up a date for final inspection. The Building Department will follow up to conduct a final inspection, and will report back at the next meeting.

**D. City Fire.**

- 1) 399 deKoven Drive. There are fire code violations on the premises. The fire and building departments will inspect. Building permits have been pulled, work is progressing slowly. The property has sold to a new owner, so City Fire has gotten in touch with new owner, and is scheduling an inspection date. Will continue to monitor.
- 2) 52 North Main Street. City Fire inspected the premises and found numerous Fire Code violations. The Fire Department has issued orders on the property. The owner has started to work to bring some violations with regards to the alarm system into compliance.

**6. Adjournment**

**MOTION:** Chief Building Officer Lisitano made a motion to adjourn. Deputy Fire Marshal Lespier seconded the motion. Motion passed unanimously at 9:23 am.

The Committee adjourned at 9:23 a.m.

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