



City of Middletown
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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of March 9, 2023
Code Enforcement Committee

Committee Members Present: Jennifer Sparks, Public Health Sanitarian; Gary Gessaro, Fire Marshal; Christopher Holden, Director of Public Works; James Mastroianni, Fire Marshal; Thomas Hazel, Zoning Enforcement Officer; Lieutenant Nick Puorro; Dean Lisitano, Chief Building Official; and Christopher Forte, Assistant General Counsel.

Members of the Public: Councilman Ed McKeon.

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 February 23, 2023 regular meeting. MOTION by Jennifer Sparks, seconded by Dean Lisitano, and passed unanimously.
3. **Public Session.** Councilman Ed McKeon, 76 Pearl Street, Middletown, CT: Councilman McKeon expressed his concerns regarding the properties located at 455 and 465 Middlefield Street, and the settlement of the zoning case between the owner and the City of Middletown. Concerns include an alleged illegal apartment on the site, illegal operation of a furniture and painting business, illegal storing of junk motor vehicles on the site. Councilman McKeon stated that he would like this Committee to work together as a group to solve these problems.
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 the 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. Health Department

1. 460 Main Street: No further action required.
2. 455 & 465 Middlefield Street: Water sampling of homes on George Street, which are served by private wells based on neighbor's concerns about discharge. Health Department and Water and Sewer Department providing this service free of charge to the residents. Health, Zoning, Fire, and Police will attempt to inspect the property in light of Councilman McKeon's comments regarding an illegal residential unit on the property. Health Department will continue to inspect for chemical odors. AGC Forte went through the history of the parcel and all enforcement actions that have been taken to date on the site.
3. 1149 Long Hill Road (Alleged Health and Zoning Issues- Allegations in Packet). Written complaint came into Mayor's Office. Health inspected. Land Use has also been there and has found that all of the vehicles are registered. Land Use will attempt an on-site inspection to determine

whether the shed complies with zoning.

4. 635 East Main Street & 58 Spring Street (E-Bike Headquarters & Sub-Station). Chris Holden to follow up with Bird to request copy of contract. Fire Marshal will inspect to see where these items are being stored and to evaluate whether an ordinance needs to be drafted regarding the commercial storage of lithium ion batteries. Land Use will inspect the property and issue an enforcement action as necessary. Public Works, Land Use, Health and Fire will meet with the owner of the property to determine next steps and will report at the Committees next meeting.

B. Department of Land Use

1. 23 Silver Street: Assessment filed. No demo permit pulled yet and no structural engineering in place. No other updates.
2. 542-544 Main Street: Notice sent to property owner at beginning of month. Tom Hazel will reach out after 30 days. Notice of violation issued.
3. 35 Clinton Avenue: Scheduled inspection postponed because of outstanding repair issues for Fire Marshal. Illegal unit exists under zoning.

C. Building Department

1. 248 Williams Street (Forest City Cleaners): Public Works has boarded up the windows on the property to make the property safe. The City continues to work to obtain a contractor with state approval to raze the building on the property.
2. 699 Country Club Road: Will follow up with Office of the General Counsel to issue letter to homeowner.

D. Police Department

1. 695 South Main Street. Can be removed.

E. Office of the General Counsel

1. 30 Dennison Road (Deadline in Notice of Abatement to Remediate Violations Expired on February 20, 2023. Public Works will remediate violations.) Violations have been remediated on the site. No further action required.
2. 2 Hillside Court (Sent to Citation Hearing Officer, awaiting ruling). No

updates.

6. **Adjournment.** Motion to adjourn by Dean Lisitano, seconded by Gary Gessaro, and passed unanimously. The meeting adjourned at 9:50 a.m.