



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 APR 22 PM 12:17
TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of April 22, 2021
Code Enforcement Committee

Committee Members Present: Nick Puorro, Police Officer; Jennifer Sparks, Acting Public Health Manager; Ron Baia, Zoning Enforcement Officer; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Bobbye Knoll Peterson, Chief of Staff; Art Higgins, Fire Marshal; Jason Hurlbut (arrived (9:02 a.m.), Deputy Fire Marshal; and Christopher J. 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 9:01 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the April 8, 2021 regular meeting.

MOTION: Deputy Director Holden made a motion to approve the April 8, 2021 minutes. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:02 am. Deputy Fire Marshal Hurlbut was absent for the vote.

3. **Public Session-** No members of the public present.

4. **New Business**

A. **Public Works.**

1) Update from the Public Works Department. No updates.

B. **Health Department.**

1) Update from the Health Department. No updates.

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

1) Update from the Planning, Conservation and Development Department.
No updates.

D. Building Department.

- 1) Update from the Building Department. No updates.

E. Police Department.

- 1) Update from the Police Department. No updates.

F. City Fire.

- 1) Update from City Fire. Absent. No updates.

G. South Fire District.

- 1) Update from South Fire District. No updates.

H. Westfield Fire District.

- 1) Update from the Westfield Fire District. Absent. No updates.

I. Office of the General Counsel.

- 1) Update from the Office of the General Counsel. No updates.

J. Mayor's Office.

- 1) Wharfside Commons. Report to the Mayor's Office of water and mildew in units, illegal activity in park, and disrepair in the common areas of the property. Health, Police, Building and Fire Departments will inspect and report back at our next meeting.

5. Old Business

A. Planning, Conservation and Development.

- 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.
- 2) 212 Sisk Street: 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. Zoning and Wetlands Enforcement Officer Baia has issued blight and zoning orders against the property, and the violations have not been remediated. PCD issued a Citation, and will look to initiate clean-and-lien procedures if no action has been taken to remediate the violations.
- 3) 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. For now, the owner has installed a tarp on the roof. Zoning Enforcement Officer will re-inspect and report back at the next meeting.

B. Health Department.

- 1) 26B Saybrook Road: The owner of the property has started to repair the roof. The owner will then need to schedule an inspection with Building, Health and Fire to ensure that the roof and the stair railing is up to code. The Health Department and South Fire will continue to monitor for compliance.
- 2) 23 Atkins Street. The Health Department condemned the building and relocated the owners of the building pursuant to the Uniform Relocation Assistance Act. The conservator has worked to remediate the violations on the property. The owners are no longer living at the property, the property has been cleaned out and the power has been turned back on. No further action needed.

C. Building Department.

- 1) 399 deKoven Drive. The Building Department condemned the property due to a water leak that affected the building's electrical panels. Tenants were living in four apartments in the building that were relocated by the Health Department. The building code violations have been remediated and tenants have moved back into the property. The Health Department has issued legal orders against the property owner and tenants for violations in the property. Will continue to monitor.

D. City Fire.

- 1) 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 potentially people living in the building. The Fire Department and Planning, Conservation and Development have issued orders on the property. The Health, Building and Planning, Conservation and Development departments inspected the premises and will be working to obtain compliance. Will continue to monitor

E. Westfield Fire District.

- 1) 218 Smith Street (Westfield Pizza). The owner has worked with the Building Department, Fire Department and continues to work with the

Health Department during the design and construction phases. No further action needed.

F. South Fire District.

- 1) Open Burning Ordinance. The fire marshals are reviewing the City's open burn ordinance and will contact the Office of the General Counsel when they are ready to propose changes. Will continue to monitor.

G. Office of the General Counsel.

- 1) 311 Main Street Extension. Auto parts store located on property on East Main Street burned down. The South Fire Marshals have completed their investigation, and the Chief Building Official is working with the owners and their insurance company to remove the structure on the property. The Building Department was made aware that the owner of the property passed away recently, which has slowed down the process for obtaining a demolition permit. ZEO Baia issued a blight order on December 11, 2020 against the owners of the property for blight violations as a result of the building burning down. The owners have pulled a building permit and the structure should be removed within two weeks.
- 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 pool still remains. The Building Official and Health Department issued orders to fix the fence and to drain the pool. The property owners failed to comply, and the Office of the General Counsel issued a notice of abatement to the property owner. A closing is tentatively scheduled for next week. Will continue to monitor.

6. Adjournment

MOTION: Chief Building Official Lisitano made a motion to adjourn. Officer Puorro seconded the motion. Motion passed unanimously at 9:18 am.

The Committee adjourned at 9:18 a.m.

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