



City of Middletown
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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of May 27, 2021
Code Enforcement Committee

Committee Members Present: Nick Puorro, Police Officer; Jennifer Sparks, Acting Public Health Manager; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Bobbye Knoll Peterson, Chief of Staff; Art Higgins, Fire Marshal; James Mastroianni, Fire Marshal; Al Lespier, 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 9:04 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the May 13, 2021 regular meeting.

MOTION: Chief Building Official Lisitano made a motion to approve the May 13, 2021 minutes. Fire Marshal Mastroianni seconded the motion. Motion passed unanimously at 9:04 am.

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

4. **New Business**

A. **Mayor's Office.**

1) Update from the Mayor's Office. No updates.

B. **Public Works.**

1) Update from the Public Works Department.

2) Greenlawn Road. Pile of debris and junk located on the property. Public Works is working with the owner of the property to have it removed. Will continue to monitor.

C. **Health Department.**

- 1) Update from the Health Department.
- 2) 153 Liberty Street. The Health Department condemned the property, which is bank owned. The property appears to be abandoned, doors have been removed and there is trash located on the property, and the back porch is unstable and unsafe. Health will attempt to obtain compliance with the owner of the property. Will continue to monitor.

D. Planning, Conservation and Development.

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

E. Building Department.

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

F. Police Department.

- 1) Update from the Police Department. No updates.
- 2) Liberty Street (Mortimer Cemetery). The Police Department has received reports of people living in the cemetery and illegally dumping waste. Police Department has stepped up patrols in the area and has made sure the gates are padlocked. Police and Public Works will continue to monitor.

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.
- 2) Fire Hydrant Repair or Replacement –City and Private. Fire Marshal Higgins raised the issue of fire hydrants that may be defective or do not work around the City. AGC Forte informed the Committee that the Office of the General Counsel attempted to work with the Water & Sewer Department in 2018 on this issue. Will continue to monitor.

J. Office of the General Counsel.

- 1) Update from the Office of the General Counsel.
- 2) Mortimer Cemetery. See above.

5. Old Business

A. 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. Police Department and Planning, Conservation and Development Department inspected and has stepped up patrols of the area. City Fire did a safety code inspection and found no major violations. Will continue to monitor.

B. Planning, Conservation and Development. Absent, no updates.

- 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. Orders have been issued against 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 monitor and re-inspect.
- 4) 5 Westmont Drive. Tall grass was reported on the property. PCD will inspect and follow up as necessary. Will continue to monitor for compliance.

C. 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) 399 deKoven Drive. The Health Department has issued legal orders against the property owner and tenants for violations in the property. Will continue to monitor.

D. Police Department

- 1) Preston Avenue (illegal Dumping). No further action needed since the bulky waste was removed from the property.

E. 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. Will continue to monitor

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.

6. Adjournment

MOTION: Deputy Fire Marshal Lespier made a motion to adjourn. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:26 am.

The Committee adjourned at 9:26 a.m.

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