



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

Minutes

Regular Meeting of June 8, 2023
Code Enforcement Committee

Committee Members Present: Thomas Hazel, Zoning Enforcement Officer; Lieutenant Nick Puorro; James Mastroianni, Fire Marshal; Gary Gessaro, Fire Marshal; Kevin Elak, Director of Health; Art Higgins, Fire Marshal; Tanielle Davis, Public Health Manager; and Christopher Forte, Assistant General Counsel.

Members of the Public: Ed McKeon.

1. **Call to Order By Staff.** AGC Forte called the meeting to order at 9:01 a.m.

2. **Approval of Minutes.**

Review and approval of the minutes for the May 25, 2023 regular meeting.

Motion to Approve made by Art Higgins, seconded by Kevin Elak. Motion passed unanimously at 9:02 am.

3. **Public Session.** None.

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. No updates.

C. **Health Department.**

1. Update from the Health Department. No updates.

2. 102 Main Street Ext. Bank owned property, significant trash left on site. Health Department issued order that will expire tomorrow. Move to clean-and lien procedures.

Motion to initiate clean-and-lien procedures and refer to Office of General Counsel to issue Notice of Abatement made by Tom Hazel, seconded by James Mastroianni. Motion passed unanimously at 9:06 am.

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.
2. 237 Spencer Drive. Complaints of outdoor burning. Fire Marshal inspected the property and found blight and unsafe conditions. ZEO Hazel has cited the property for blight. Will continue to monitor.

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. Mayor's Office.

1. Forbidden Llama: Owner is looking to add more restaurant seating. Zoning has a standing Cease and Desist Order. PD will inspect and coordinate a response.

B. Health Department

1. 455 & 465 Middlefield Street:

Health reports that well water testing complete and results sent to owners, and is awaiting a report from DEEP regarding air quality. ZEO Hazel continues to inspect the property and reports that cars are being removed

from the site. Health and Land Use have received email from neighbors and will respond.

Lieutenant Puorro stated that the Police Department has not received any complaints or calls for service since the last meeting and is working with DMV to re-inspect the property.

C. Department of Land Use

1. 695 South Main Street. Site is closed, no activity. Planning and Zoning Commission holding public hearing to revoke special exception to use site as a hookah lounge. PZC has also banned hookah lounges in the City of Middletown. Will continue to monitor.
2. Bob's Building. Owner is working on new layout of the building and is expected to order windows and start construction soon. Will continue to monitor
3. 542-544 Main Street: Property conveyed to new owner. Land Use working with new owner to rectify violations. Will continue to monitor.

D. Building Department

1. 699 Country Club Road: No updates.

E. Office of the General Counsel

1. Forest City Laundry. AGC Forte updated the committee that the owners of the property have consented to the structure being removed by city officials and a lien to be placed on the property. Once funding is confirmed, the City will move forward.

6. **Adjournment.** Motion to adjourn by Gary Gessaro, seconded by Kevin Elak, and passed unanimously. The meeting adjourned at 9:26 a.m.