



City of Middletown  
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### Minutes

Regular Meeting of July 27, 2023  
Code Enforcement Committee

**Committee Members Present:** Thomas Hazel, Zoning and Blight Enforcement Officer; Lieutenant Nick Puorro; Al Lespier; Deputy Fire Marshal; Tanielle Davis, Public Health Manager; James Mastroianni, Fire Marshal; Bobbye Knoll Peterson, Chief of Staff; Scott Kotowski, Deputy Fire Marshal; Dean Lisitano, Chief Building Official; 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 July 13, 2023 regular meeting.

Motion to Approve made by Tanielle Davis, seconded by James Mastroianni. Motion passed unanimously at 9:01 am. Bobbye Knoll Peterson was absent for the vote.

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.

**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. Mayor's Office.**

1. Forbidden Llama: The property passed a multi-agency inspection run by the PD and included Zoning and Health. Health is working with the owner to get the upstairs bar approved. Building Department is also working with the owner to finish some items. Will continue to monitor.

**B. Health Department**

1. 455 & 465 Middlefield Street: Councilman McKeon relayed a neighbor complaint regarding painting on the property. Dean Lisitano will check whether a Cease & Desist was issued and will inspect the property today to determine whether they find any evidence of painting.

No calls for service to the PD since April. Health Department has no new complaints from residents since the last meeting. Land Use stated that they have no updates and have not received any new complaints since the last meeting.

**C. Department of Land Use**

1. Bob's Building. Owner is working on new layout of the building and is expected to order windows and start construction soon. Bobby Knoll Peterson informed the Committee that plywood covering up one window in the front was missing, and ZEO will need to inspect. Will continue to monitor.
2. 19 Clinton Avenue. Reports of work done on property without site plan approval or building permits and an illegal apartment. ZEO Working with owner of property to remediate violations and is setting up a meeting. Will continue to monitor.

**D. Building Department**

1. 699 Country Club Road: Dean Lisitano is working with State to figure out next steps and will reach out to State's Attorney to see whether anything can be done to get owner of property to communicate with Building Department.

**E. Fire Department**

1. 139 Church Street. Fire Department went out to the property, issued orders to correct fire doors and wiring which will expire in August. Will continue to monitor.

**F. Office of the General Counsel**

1. Forest City Laundry. AGC Forte stated that a Notice of Abatement was issued with a deadline of July 28, 2023. Once the City receives confirmation from the State of Connecticut that the City will be indemnified against any environmental contamination and for the removal of the structure, the City will remove the structure on the property.
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 and AGC Forte has referred the matter to the City's Citation Hearing Officer. Will continue to monitor

6. **Adjournment.** Motion to adjourn by Dean Lisitano, seconded by James Mastroianni, and passed unanimously. The meeting adjourned at 9:17 a.m.