



City of Middletown
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Minutes

Regular Meeting of September 8, 2022
Code Enforcement Committee

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

Members of the Public: Brig Smith, General Counsel; Vivian Bergamotto, 646 Main Street, Middletown, CT.

1. **Call to Order**

Assistant General Counsel Forte called the meeting to order at 9:02 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the August 25, 2022, regular meeting.

MOTION: Fire Marshal Gessaro made a motion to approve the August 25, 2022 minutes. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:02 am.

3. **Public Session.**

- a. Vivian Bergamotto: Spoke regarding wanting the Director of Economic and Community Development to step down from their position, alleged violations of the City's loitering ordinance in front of her store.
- b. Brig Smith: Spoke regarding violations of the City's blight ordinance at 23 Silver Street and would like to see progress on the site.

4. **New Business**

A. **Mayor's Office.**

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

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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.

F. Police Department.

- 1) Update from the Police Department. Discussion regarding a hookah lounge. The Police Department will follow up and let this Committee know if any action is warranted.

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. No updates.

J. Office of the General Counsel.

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

5. Old Business

A. Department of Public Works.

- 1) 5-7 Silver Street: Sewer lateral on the property is damaged causing water and soil to enter the water system. This is causing sinkholes in the road and sidewalk area. Public Works inspected and the owner has fixed the issue. Will follow up to confirm.

B. Department of Land Use.

- 1) 49 Silver Street. Overgrown grass on the property. Owner has remediated violations. No further action needed.
- 2) 23 Silver Street: Fire at the building which is now blighted and falling down. ZEO and Fire Department have reached out to the property owner and the insurance company. ZEO contacted new owners of the property

and has issued a Notice of Violation for Blight on the property. ZEO will follow up with the owner to find out their timetable. Will continue to monitor.

- 3) 159 Boston Road: Inspections found hole in roof, owner not living in house and refusing help for social workers. Land Use indicates this will be a long process to achieve compliance.
- 4) 212 Sisk Street: Inspection was performed, found multiple unregistered vehicles, and blight on the property. Notices of Violations sent to owner and Land Use plans to re-inspect and meet with the owner.

C. City Fire.

- 1) 52 North Main Street. City Fire re-inspected the premises and found that several Fire Code violations have been remediated but some persist. The owner has 30 days to comply with violations found during inspection in August, and an inspection is set for later this month. Will continue to monitor.

D. Office of the General Counsel.

- 1) Peppermill Private Fire Hydrant. Private fire hydrant is out of service. The Office of the General Counsel has been in communication with the Health Department and Water & Sewer Department to have an order issued, and will refer to the Committee for clean and lien procedures if necessary. Will continue to monitor.
- 2) 106-108 Maple Street: Notices of Violation and Citations were sent to the owner to remediate trash and waste accumulating in driveway. On August 25, 2022, the Code Enforcement Committee recommended that clean-and-lien procedures commence and that the Office of the General Counsel issue a Notice of Abatement on the property. The OGC issued a notice of abatement and gave until September 5, 2022 to remediate the violations. Upon inspection, the owner failed to remediate the violations and now the City's Public Works department will send out crews to remediate the violations.

6. Adjournment

MOTION: Chief Building Official Lisitano made a motion to adjourn. Fire Marshal Higgins seconded the motion. Motion passed unanimously at 9:23 am.

The Committee adjourned at 9:23 a.m.

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