



City of Middletown  
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**Minutes**

Regular Meeting of September 22, 2022  
Code Enforcement Committee

**Committee Members Present:** Jennifer Sparks, Acting Public Health Manager; Dean Lisitano, Chief Building Official; Tom Hazel, Zoning and Wetlands Enforcement Officer; Gary Gessaro, Fire Marshal; Christopher Holden, Director of Public Works; Jason Hurlbut, Deputy Fire Marshal (arrived 9:04 a.m.); and Christopher Forte, Assistant General Counsel.

**Members of the Public:** Brig Smith, General Counsel, 22 Wall Street.

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 September 8, 2022, regular meeting.

**MOTION:** Fire Marshal Gessaro made a motion to approve the September 8, 2022 minutes. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:03 am.

3. **Public Session.**

a. Brig Smith: Spoke regarding violations of the City's blight ordinance at 23 Silver Street and sought an update of the progress made by the City to achieve compliance.

4. **New Business**

A. **Mayor's Office.**

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

B. **Public Works.**

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

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**C. Health Department.**

- 1) Update from the Health Department. Rapallo Ave, Main Street and Route 17: Health Department reported increased nesting and prevalence of rats from city and state property. Will work with Public Works to treat the sites and will follow up with this Committee.

**D. Department of Land Use.**

- 1) Update from the Department of Land Use. 412 Pine Street and 914 Saybrook Road: Tall grass in violation of the City's blight ordinance present on both properties. Will be moving forward with clean-and-lien procedures at our next meeting.

**E. Building Department.**

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

**F. Police Department.**

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

**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. Absent. 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. No further action required.

**B. Department of Land Use.**

- 1) 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 for a building that has burned down greater than 2 months ago, which order

requires compliance by October 6, 2022. After that, the City will move forward with the Citation process. Will continue to monitor.

- 2) 159 Boston Road: Inspections found hole in roof, owner not living in house and refusing help for social workers. Citation issued on September 13, 2022, with a deadline of September 29, 2022 to pay the violations in full. Will continue to monitor.
- 3) 212 Sisk Street: Inspection was performed, found multiple unregistered vehicles, and blight on the property. Citation issued on September 13, 2022, with a deadline of September 29, 2022 to pay the violations in full. Will continue to monitor.

#### **C. Police Department**

- 1) Hookah Lounge. No updates.

#### **D. 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 remediated most of the violations and needs fire sprinklers to be installed. City Fire has the signed contract, but just waiting for contractor to perform the work. Re-inspection of the property set for September 30, 2022.

#### **E. Office of the General Counsel.**

- 1) 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 the City's Public Works department and Land Use Department remediated the violations and the cost of the cleanup was added to the properties real estate taxes pursuant to state law. No further action needed.
- 2) Peppermill Private Fire Hydrant. Private fire hydrant is out of service. Health Department has issued an order requiring the fire hydrant to be repaired by September 30. Will re-inspect after such date, and refer to the Committee for clean and lien procedures if compliance not achieved. Will continue to monitor.

**6. Adjournment**

**MOTION:** Chief Building Official Lisitano made a motion to adjourn. Deputy Fire Marshal Hurlbut seconded the motion. Motion passed unanimously at 9:21 am.

The Committee adjourned at 9:21 a.m.

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