



City of Middletown
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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of January 31, 2019
Code Enforcement Committee

Committee Members Present: Joe Bibisi, Chairman; Dean Lisitano, Chief Building Official; Ron Baia, Zoning Enforcement Officer; Lou Carta, Community Health Educator; Christopher Holden, Deputy Director of Public Works; Gary Gessarò, Deputy Fire Marshal; Art Higgins, Fire Marshal; Nick Purro, Police Officer; and Christopher J. Smedick, Assistant General Counsel.

Members of the Public: None

1. Call to Order

Chairman Bibisi called the meeting to order at 9:10 a.m.

2. Approval of Minutes

A. Review and approval of the minutes of the September 27, 2018 regular meeting.

MOTION: Deputy Fire Marshal Gessarò made a motion to approve the September 27, 2018 minutes. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:10 am. Mr. Carta was absent for the vote.

3. Public Session- None

4. New Business

A. **Police Department.**

- 1) 218 Smith Street (Westfield Pizza): The Police Department received reports about individuals living above Westfield Pizza. The PD inspected and observed bicycles in the rear of the property. The Fire Marshal will inspect and report back next month.

B. **Office of the General Counsel**

- 1) Review of Code Enforcement Liens: No update.

5. Old Business

A. **Planning, Conservation and Development Office**

- 1) 223 Barbara Road: The property has become overgrown after the lawn was cut on August 3, 2018. Further inspection by the Office of Planning, Conservation and Development is warranted and will continue to be monitored. No update.
- 2) 139 Spencer Drive: Code violations still exist on the property, but the property is in a tax foreclosure. The property will continue to be monitored. No update.
- 3) 84 High Street: This property was suspected of being a potential rooming house or sober house based on complaints received by the Planning, Conservation and Development Department. The Health Department stated that no health code violations exist on the property, and the Fire Department will look into this property. Property will continue to be monitored. No update.

B. **Office of the General Counsel**

- 1) 74 Country Club Road: The property owner appealed a decision of the Connecticut Department of Public Health affirming the Middletown Health Department's order to cure various violations of the Public Health Code and Middletown Code of Ordinances on the property. The appeal was denied by the Department of Public Health and the City's legal order was modified, and affirmed. The owner has appealed to the Superior Court. The owner has now declared bankruptcy, so the Office of the General Counsel will continue to defend the action and will continue to monitor the property.
- 2) 81 Newtown Street: Vacant property where grass has become tall and overgrown in violation of the City's Blight Ordinance. Notice of Blight was issued to the property owner. Notice of Abatement was issued to the property owner by the Office of the General Counsel. The City completed clean-and-lien procedures to rectify the violations. No further action needed.

C. **Westfield Fire District-**

- 1) FedEx Ground – 1000 Middle Street (New Building): The property has received all approvals required. No further action required.

6. Adjournment

The Committee adjourned at 9:19 a.m. on motion of Deputy Director Holden, seconded by Officer Purro, and carried unanimously.

cc: Hon. Daniel T. Drew, Mayor
Code Enforcement Committee Members
OGC Personnel