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Minutes

Regular Meeting of July 26, 2018
Code Enforcement Committee

Committee Members Present: Chairman Joseph Bibisi; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Michelle Ford, Zoning and Wetlands Enforcement Officer; Gary Gessaro, Deputy Fire Marshal; Sal Nesci, Public Health Manager; Art Higgins, Fire Marshal; Steve Kroll, Fire Marshal; and Christopher J. Smedick, Assistant General Counsel.

Members of the Public: None

1. Call to Order

Chairman Bibisi called the meeting to order at 9:03 a.m. Committee Members Higgins and Kroll were absent at this time.

2. Approval of Minutes

A. Review and approval of the minutes of the June 28, 2018 regular meeting.

MOTION: Deputy Fire Marshal Gessaro made a motion to approve the minutes of the June 28, 2018 regularly scheduled meeting. Zoning and Wetlands Enforcement Officer Ford seconded the motion. Motion passed unanimously at 9:04 am. Committee Members Higgins and Kroll were absent at this time.

3. Public Session- None

4. New Business

A. Planning, Conservation and Development

- 1) 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.

- 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. The property owner failed to comply with the Notice of Blight by the deadline stated therein.

MOTION: Zoning and Wetlands Enforcement Officer Ford made a motion to request the assistance of the Office of the General Counsel to commence code enforcement activities authorized by C.G.S. §§ 7-148(c)(7)(H)(xv) and 49-73b, and Middletown Code of Ordinances § 120-26. Public Health Manager Nesci seconded the motion. Motion passed unanimously at 9:11 am. Fire Marshals Kroll and Higgins were present at this time.

- 3) 95 Westmont Drive: Vacant property where grass has become tall and overgrown in violation of the City's Blight Ordinance. The Planning, Conservation and Development Department will continue to monitor and will bring back to the Committee if needed.

MOTION: Zoning and Wetlands Enforcement Officer Ford made a motion to add the real property located at the corner of Ballfall Road, Country Club Road, and Westfield Drive to the agenda. Public Health Manager Nesci seconded the motion. Motion passed unanimously at 9:14 am.

- 4) Ballfall, Country Club, Westfield and East Street: Property has become overgrown, with tall grass and downed trees from the storm. Planning, Conservation and Development Office will continue to monitor as needed.

B. Office of the General Counsel

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

5. Old Business

A. Planning, Conservation and Development Office

- 1) 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.
- 2) 6 Alsop Avenue: Health Department and Planning Conservation and Development have been investigating code violations on the property, including the fact that the property had no power and the tenants were displaced. There have also been reports of suspicious activity at night. There are several foreclosures pending on the property, but after conversations with the owner, the windows and doors will be boarded up. No recent signs of activity on the property. No further action needed.

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 Office of the General Counsel will continue to defend the action and will continue to monitor the property.

C. South Fire District

- 1) 50 Walnut Street: No activity on the property. No further action needed.
- 2) Jackson Corrugated Property: No activity on the property. No further action needed.

D. Westfield Fire District-

- 1) FedEx Ground – 1000 Middle Street (New Building): Certificates of Occupancy are being issued by the Building Department as sections of the building are being completed. Inspections by all relevant officials continue as needed.

6. Adjournment

The Committee adjourned at 9:25 a.m. on motion of Public Health Manager Nesci, seconded by Building Official Lisitano, and carried unanimously.

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