



City of Middletown
OFFICE OF THE GENERAL COUNSEL
245 deKoven Drive
Middletown, CT 06457-1300
TEL: (860) 638-4820 FAX: (860) 638-1920
TDD: (860) 344-3521

RECEIVED
18 SEP 28 PM 2:31
TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of September 27, 2018
Code Enforcement Committee

Committee Members Present: Joe Bibisi, Chairman; Dean Lisitano, Chief Building Official; Sal Nesci, Public Health Manager; Christopher Holden, Deputy Director of Public Works; Gary Gessaro, 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 9:04 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the August 30, 2018 regular meeting.

MOTION: Assistant General Counsel Smedick made a motion to amend the minutes of the August 30, 2018 regularly scheduled meeting to amend Section 2. The amendment was to change "Fire Marshal Samolis" with "Director Samolis". Fire Marshal Higgins seconded the motion. The Motion passed unanimously at 9:04 a.m. Deputy Fire Marshal Gessaro was absent for the vote.

MOTION: Fire Marshal Higgins made a motion to approve the August 30, 2018 minutes, as amended. Chief Building Official Lisitano seconded the motion. Motion passed unanimously at 9:05 am. Deputy Fire Marshal Gessaro was absent for the vote.

3. **Public Session-** None

4. **New Business**

A. **Police Department.**

- 1) **Alsop Avenue:** Officer Purro stated that this agenda item was improperly titled, that it should have been 2 Longworth Avenue. There have been motor vehicle enforcement occurring on the property and both the

Middletown Police Department and Public Works Department have been getting calls. Middletown Police will continue to perform enforcement on the property.

B. Office of the General Counsel

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

5. Old Business

A. Planning, Conservation and Development Office

- 1) 2 Longworth Avenue: See above.
- 2) 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.
- 3) 10 Country Club: The property has become overgrown. Public Health Manager Nesci informed the Committee that the grass has been cut and the property brought into compliance. No further action needed at this time.
- 4) 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.
- 5) 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.
- 6) Ballfall, Country Club, Westfield and East Street: See discussion under 10 Country Club road.

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 property owner failed to comply with the Notice of Abatement by the deadline stated therein and the City will now commence clean-and-lien actions on the property.

C. 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 9:20 a.m. on motion of Chief Building Official Lisitano, seconded by Public Health Manager Nesci, and carried unanimously.

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