



City of Middletown
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TOWN CLERK
MIDDLETOWN, CONN.

Minutes

Regular Meeting of February 27, 2020
Code Enforcement Committee

Committee Members Present: Dean Lisitano, Chief Building Official; Ron Baia, Zoning Enforcement Officer; Gary Gessaro, Deputy Fire Marshal; Art Higgins, Fire Marshal; Christopher Holden, Deputy Director of Public Works, Jason Hurlbut, Deputy Fire Marshal; Kevin Elak, Public Health Manager, and Christopher J. Forte, Assistant General Counsel.

Members of the Public: None

1. **Call to Order**

Assistant General Counsel Forte called the meeting to order at 9:00 a.m.

2. **Election of Chairman Pro-Tem**

MOTION: Fire Marshal Higgins made a motion to elect Chief Building Officer Lisitano as Chairman Pro-Tem. Deputy Fire Marshal Gessaro seconded the motion. Motion passed unanimously at 9:01 am.

3. **Approval of Minutes**

A. Review and approval of the minutes of the January 30, 2020 regular meeting.

MOTION: Fire Marshal Higgins made a motion to approve January 30, 2020 minutes. Deputy Fire Marshal Gessaro seconded the motion. Motion passed unanimously at 9:02 am.

4. **Public Session-** None

5. **New Business**

A. **Public Works**

1. **5 Russell Court:** There are abandoned cars and potentially hazardous chemicals being stored on the Property. The Zoning Enforcement officer as sent out a Notice of Violation to remediate the violations on the property by

next month. This property will continue to be monitored for compliance.

B. Office of the General Counsel:

- 1) Review of Code Enforcement Liens: Assistant General Counsel Forte reviewed the code enforcement procedures of the City with the Committee, and the status of prior liens.

6. Old Business

A. Health Department:

- 1) 212 Burgundy Hill (Hoarding): The Health Department has been dealing with a hoarding situation at 212 Burgundy Hill. The owner has cleaned up the property. No further action needed.
- 2) 400 Washington Street: The Health Department has been working with the owner on a sewer backup on the second floor of the property. The sewer lateral has been replaced, no further action needed.

B. Police Department: Absent, no updates.

C. Building Department:

- 1) 31 Rapallo: The Building Department has been working with other City offices on the removal of a house located on the property. Since last month, the house has been removed, no further action required.
- 2) Middlesex Pool and Tennis Club, 432 Laurel Grove: In 2019, the clubhouse located on the property burned down. The Building Department, in conjunction with Fire, Planning, Conservation and Development, and the Office of the General Counsel have been working with the owner to have the structure removed. The structure has now been taken down, and the owner is working on the removal of the pool. The property will continue to be monitored.

B. Office of the General Counsel:

- 1) 399 DeKoven: There are two outstanding health orders on the property, and one outstanding Fire Department order. The first floor has been condemned for unsanitary conditions, and there are plumbing issues on the second floor. City Fire is moving forward with enforcement. One of the outstanding Health issues is that there is garbage located on the property.

MOTION: Deputy Director of Public Works made a motion to commence clean and lien procedures regarding the outstanding Health order, pursuant to Ordinance 120-26. Deputy Fire Marshal Gessaro seconded the motion. The motion was approved unanimously at 9:14 am.

- 2) 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.

7. **Adjournment**

The Committee adjourned at 9:18 a.m. on motion of Chief Building Official Lisitano, seconded by Zoning Enforcement Officer Baia, and carried unanimously.

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