



City of Middletown
OFFICE OF THE GENERAL COUNSEL
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Minutes

Regular Meeting of August 30, 2018
Code Enforcement Committee

Committee Members Present: Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Joe Samolis, Director of Planning, Conservation and Development; Gary Gessaro, Deputy Fire Marshal; Art Higgins, Fire Marshal; Steve Kroll, Fire Marshal; Nick Purro, Police Officer; and Christopher J. Smedick, Assistant General Counsel.

Members of the Public: None

1. **Call to Order**

Assistant General Counsel Smedick called the meeting to order at 9:03 a.m.

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

MOTION: Fire Marshal Samolis made a motion to elect Chief Building Official Lisitano as Chairman Pro-Tem. Director Samolis seconded the motion. Motion passed unanimously at 9:03 a.m. Deputy Director Holden was absent for the vote.

3. **Approval of Minutes**

A. Review and approval of the minutes of the July 26, 2018 regular meeting.

MOTION: Director Samolis made a motion to approve the minutes of the July 26, 2018 regularly scheduled meeting. Fire Marshal Higgins seconded the motion. Motion passed unanimously at 9:03 am.

4. **Public Session-** None

5. **New Business**

A. **Planning, Conservation and Development**

- 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

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monitored.

- 2) 10 Country Club: The property has become overgrown. Further inspection by the Office of Planning, Conservation and Development is warranted and will continue to be monitored.
- 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 determined that the property was brought into compliance. No further actions required.

B. Public Works

- 1) 2 Longworth Avenue: Public Works received reports of improperly stored vehicles on and about the property, and regarding the operation of a vehicle repair shop. The Police Department and the Office of Planning, Conservation and Development will inspect and monitor.

C. Office of the General Counsel

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

6. 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) 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.
- 3) 95 Westmont Drive: See above.
- 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) 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.

- 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.

7. Adjournment

The Committee adjourned at 9:13 a.m. on motion of Assistant General Counsel Smedick, seconded by Fire Marshal Gessaro, and carried unanimously.

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