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Minutes

Regular Meeting of June 30, 2016

Code Enforcement Committee

Present: Chairman Joseph Bibisi; Officer Nick Purro; Sal Nesci, Director of Health; Christopher Holden, Deputy Director of Public Works; Elena Villafana, North End Action Team Representative; Linda Reed, Zoning and Wetlands Enforcement Officer; Art Higgins, Fire Marshal; Steve Kroll, Fire Marshal; and Christopher J. Smedick, Assistant General Counsel.

A. Call to Order

Chairman Bibisi called the meeting to order at 9:06 a.m.

B. Approval of Minutes

MOTION: Art Higgins made a motion to approve the minutes of the May 26, 2016 regularly scheduled meeting. Sal Nesci seconded the motion. Motion passed unanimously at 9:08 am.

C. Public Session

No members of the public were present for the Public Session.

D. New Business

1. **Health Department.**

- a. 140 Fisher Road: See Planning and Zoning.
- b. East Main Street: See Planning and Zoning.

2. **Zoning and Wetlands Enforcement Officer.**

- a. East Main Street: Code Enforcement Officials performed a code-walk on East Main Street and identified numerous code violations. The ZEO is in the process of sending out orders to correct such violations.

- b. Baer Street (Entirety): Various code violations exist on Baer Street, and the ZEO is in the process of sending out letters to correct the violations.
- c. 21 Saybrook Road: Owner submitted a blight appeal and the matter was scheduled to appear before a Citation Hearing Officer on June 28, 2016. The hearing was postponed until July 26, 2016 as the owner attempts to clean up the property.
- d. 796 Prout Hill Road: Barns on the property have fallen into disrepair. The ZEO has issued a blight order and the owner is working to remediate the violations.
- e. Grass Cutting: No news to report.
- f. Guilheen Estates/Mile Lane: The owner installed manholes and sidewalks without proper inspections. The Planning and Zoning Office issued a stop work notice and is working with the owner to bring the property into compliance.
- g. 5 Maple Place: A blight order has been issued on the property, which the owner has appealed to Court.
- h. 20 South Front Street Appeal: The owner has appealed a blight order on the property.

MOTION: Chris Holden made a motion to add the following properties to the agenda: 56 Catherine Street and 878 Saybrook Road. Elena Villafana seconded the motion. Motion passed unanimously at 9:22 am.

- i. 56 Catherine Street: The owners build a large metal garage in 2005 without obtaining the proper permits. Planning and Zoning and Building will work with the owner to ensure that compliance with the appropriate codes are maintained.
- j. 878 Saybrook Road: The property owner is improperly storing trailers and other vehicles on the property in a garage. The ZEO is working with the owner to correct the violations.

MOTION: Linda Reed made a motion to add the following properties to the agenda: Broad Street. Sal Nesci seconded the motion. Motion passed unanimously at 9:46 am.

- k. Broad Street: A building next to the library has fallen into disrepair.

MOTION: Linda Reed made a motion to add the following properties to the agenda: Summer Hill and 45 Arnold Street. Sal Nesci seconded the motion. Motion passed unanimously at 9:37 am.

3. **South Fire District:**

- a. Summer Hill: There was an apartment fire on the property. The property will be monitored by the SFD to see if enforcement action will be necessary.
- b. 45 Arnold Street: An individual lit flower beds on fire causing damage to

the property and deck.

4. Westfield Fire District.

- a. CT Mason Contractors- 75 Bysiewicz Drive: A new building is being erected on the property. The construction will take approximately 1-2 months to obtain a Certificate of Occupancy. This property will be monitored by Code Enforcement during such time.
- b. Armani Restoration – 95 Bysiewicz Drive: A new building is being erected on the property. The construction will take approximately 1-2 months to obtain a Certificate of Occupancy. This property will be monitored by Code Enforcement during such time.
- c. Mack Fire Protection- 15 Industrial Park Place (Addition): The owner is renovating the interior. The renovations will be finished in a month, and this property will be monitored by Code Enforcement for the duration of such construction.
- d. FedEx Ground -1000 Middle Street (New Building): A new building is being erected on the property. The construction will take approximately 27 months to obtain a Certificate of Occupancy. This property will be monitored by Code Enforcement during such time.
- e. Safe Home Security- 1125 Middle Street (New Building): A new building is being erected on the property. The construction will take approximately 2-3 months to obtain a Certificate of Occupancy. This property will be monitored by Code Enforcement during such time.

5. North End Action Team.

- a. 7-9 Rapallo Avenue: Blight concern on the property. Was referred to the ZEO for enforcement.
- b. “Barber’s Ink” red building on Rapallo Avenue: The building appears abandoned and appears to have members of the public congregating behind the building. Referred to the Middletown Police Department and ZEO for necessary enforcement action.
- c. 72 Grand, 188 Pearl, and 203 Pearl Street: Many reports of noise complaints and dangerous activity regarding these properties and was referred to the Middletown Police Department for necessary enforcement action.

MOTION: Elena Villafana made a motion to add the following properties to the agenda: 177 Pearl Street. Linda Reed seconded the motion. Motion passed unanimously at 9:44 am.

- d. 177 Pearl Street: The owner of the property works on cars in his driveway and then improperly disposes of various car liquids down the sewer drain. Matter has been referred to the ZEO and Public Works to determine if enforcement action is necessary.

E. Old Business

1. Health Department.

- a. 13/15 Afton Terrace: No further action needed.
- b. 140 Fisher Road: The property has been cleaned by the City to bring it into compliance and a lien has been placed on the property for the cost of the work. No further action needed.
- c. 37 Wall Street: The property has been cleaned by the City to bring it into compliance and a lien has been placed on the property for the cost of the work. No further action needed.
- d. 479 Briarwood Street: The property has been cleaned by the City to bring it into compliance and a lien has been placed on the property for the cost of the work. No further action needed.
- e. 1 Russell Street: Property has been brought into compliance. No further action needed.

2. Zoning and Wetlands Enforcement Officer.

- a. 203/205 Prospect Street: The property is being monitored for blight and zoning violations.
- b. 226 High Street: The property is under order by the Zoning and Wetlands Enforcement Officer to remediate violations on the property.
- c. 179 Butternut Street: The house is on the market and the Zoning and Wetlands Enforcement Officer will continue to monitor to ensure the new owners remediate the violations on the property.
- d. 193 River Road: The house is on the market and the Zoning and Wetlands Enforcement Officer will continue to monitor to ensure the new owners remediate the violations on the property.

3. Office of the General Counsel.

- a. 491 East Main Street: The property is under foreclosure for the nonpayment of taxes. Property will continue to be monitored.
- b. Westlake Drive: A foreclosure action has been started by the City against the owner of the property. Property will continue to be monitored.
- c. 74 Country Club Road: The property owner has 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.

G. Adjournment

The Committee adjourned at 9:48 a.m. on motion of Sal Nesci, seconded by Christopher J. Smedick, and carried unanimously.

Joseph Bibisi, Chair

cc: Hon. Daniel T. Drew, Mayor
Joe Samolis, Chief of Staff
Code Enforcement Committee Members
OGC Personnel