

Code Enforcement Committee

Minutes

September 24, 2015 @ 9:00 AM

Room 208 - Municipal Building

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TOWN OF
MIDDLETON, CONN.

Committee Members Present: Brig Smith, Nick Purro, Sal Nesci, Steve Kroll, Al Santostefano, Christopher Holden, Marilyn Dunkley, Elena Villafana, and Dean Lisitano

Members of the Public: None

Health Dept.

1. 500 East Main Street. The Health Department has tagged the door and sent out orders to bring the properties back into compliance. There is tall grass and bulky waste on the properties. The property has been brought into compliance. No further action needed.
2. 74 Country Club Road. Assistant General Counsel Smedick just won a motion denying the right of a non-attorney to “intervene” on behalf of Mr. McNamara. The appeal itself is under review by the Department of Public Health.

SFD.

1. 436 S. Main Street. South Fire had to intercede, along with MPD, when fence around tank excavation site failed. The inspection date is October 5, 2015. Following the inspection date, if further legal steps requiring Code Enforcement Committee action are required, they will be brought forward.

City Fire.

1. Barbara Road. The City is waiting on clearance from the State to close out the case.

WFD. No Issues of Concern.

MPD.

1. Saybrook/Bow Lane: Property has been cleaned up.
2. Wild Bills: Inquiry raised regarding proper permitting and signage; issues, if any, rest with Zoning.

Bld. Insp.

1. 491 East Main Street: See below.
2. 203 Prospect: See below.
3. 176 Highmeadow Lane: Tall grass.
4. 55 Tyron Street: Dilapidated structures in back yard, two abandoned motor vehicles in back yard, pick-up truck in front loaded with trash.

Zoning Enf.

1. 55 Tyron Street: No update.
2. 6 Alsop Street: No update.
3. 515 East Main Street: No update.

Legal

1. 131 & 155 Wadsworth Street: The Office of General Counsel is working with the State Attorney General's Office and the City's Planning and Conservation Development Office to obtain title to the properties through a pending Cy Pres action in Superior Court. Once title is obtained, the City will be able to remediate the conditions on the properties to bring them back into compliance.
2. Westlake Association: The piece of property owned by Westlake Association is not being adequately maintained and is in violation of the site plan that was

approved by the Planning and Zoning Office. The Zoning/Wetlands Officer has sent an order to the owners of the property requiring that the property be brought into compliance. The appropriate legal orders have been sent out and we are awaiting the compliance date. No change.

3. 491 E. Main Street: MOTION to proceed with tax foreclosure by Sal Nesci, SECONDED by Steve Krol and APPROVED unanimously.
4. Cooley Avenue: MOTION to proceed with tax foreclosure by Sal Nesci, SECONDED by Dean Lisitano and APPROVED unanimously.
5. 37 Dennison Road: The property is overgrown. The Health Department sent orders by mail requiring the order to bring the property into compliance. The property failed its follow-up inspection and public works is proceeding with abatement.
6. 74 Country Club Road: A hearing was held on August 25, 2015. We are awaiting a decision from the hearing officer. The hearing officer denied a motion to intervene (see above).
7. 13 Afton Terrace: The Health Department has sent out orders requiring the owner of the property to remediate the front east exterior window jambs, peeling paint, defective siding, roof shingles and containers of water and debris on the property. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. If compliance is not attained, clean and lien procedures will be initiated.

8. 15 Afton Terrace: The Health Department has sent out orders requiring the owner of the property to remediate the front east exterior window jambs, peeling paint, garage door jambs, and an active rodent entry in the rear foundation wall. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. If compliance is not attained, clean and lien procedures will be initiated.
9. 523 Hunting Hill Avenue: The Health Department has sent out orders requiring the owner of the property to remediate the overgrown grass, weeds and abandoned swimming pool in the rear yard. The homeowners have not brought the property into compliance pursuant to the Health Department's order. The matter has been referred to the Office of the General Counsel who sent out a notice of abatement and is awaiting a second inspection of the property. If compliance is not attained, clean and lien procedures will be initiated.
10. 150 Grand Street: The Health Department has sent out orders requiring the owner of the property to remediate the overgrown grass and weeds on the property. The homeowners have appealed the Health Department's order and we are awaiting a hearing date from the State Department of Public Health. No change.

Neat

1. 203 Prospect: The Building Official has sent three letters to the property owner by both regular and certified mail. The Certified Mail has come back unclaimed. The porch is dilapidated, rotted and torn apart and is in violation of the building code.

The Building Inspector has send out a final notice to remediate the conditions on the property. Homeowner stated that he will bring the property into compliance by September 4, 2015. Building Inspector to follow up with OGC.

2. 199 Prospect: Property is in disrepair, but also appears to be in bank foreclosure, which may limit options.
3. Liberty and Pearl: Crime issues along these corridors. MPD to follow up.

Old Business: None.

New Business:None.

Motion to Adjourn: MOVED by Dean Lisitano, SECONDED by Sal Nesci, and APPROVED unanimously at 9:37 am.