

Code Enforcement Committee

Minutes

May 28, 2015 @ 9:00 AM

Room 208 - Municipal Building

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TOWN CLERK
MIDDLETOWN, CONN.

Committee Members Present: Bruce Driska, Christopher Smedick, Al Santostefano, Nick Purro, Art Higgins, Sal Nesci, Steve Kroll and Bobby Knoll Peterson.

Members of the Public: None.

Discussion regarding:

Health Dept.

1. 465 Middlefield Street: (Sweet v. Middletown Health Department). Issue involving numerous health code violations on the property. Hearing was held at the State Health Department and the State found for the City. The owner appealed from that decision and oral argument occurred in the past few weeks. The General Counsel is awaiting a decision. No action taken.
2. 60 Church Street: Property is on the watch list. Health Department sent an order to bring into compliance. No action needed at this time.
3. New Matters:
 - a. Ramirez Spanish Grocery Store: Owners are cooking food on the premises without the proper equipment. Health Department is taking action to correct.
 - b. Corner Pocket (Ferry Street): Owner has failed to dispose of the materials left over on the property after the garage was demolished. The owner has also started construction of a patio without the proper permits and is making food on the premises without a proper license. The Health Department is taking action to correct.

SFD.

No New Issues.

City Fire. No issues of concern

WFD. No Issues of Concern.

MPD. No issues of concern

Bld. Insp. Not present at meeting.

Zoning Enf

1. Wadsworth: Bruce Driska contacted the Attorney General's office on this property, who informed Mr. Driska that the Attorney General's office had some questions on the deed and referred it to Attorney Rachel Wietzel at another state agency. To date, no reply from Attorney Weitzel has been received. No update.
2. New Matters:
 - a. Cooley Avenue: There is a dilapidated garage on the property, that has been the subject of previous Notices of Abatement and actions to correct. The property is still not in compliance. The Office of the General Counsel will initiate clean and lien procedures to bring the property into compliance.
 - b. 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.
 - c. 6 Alsop Avenue: The owner of the property is maintaining a junk yard in the back yard and the building has an illegal apartment in the basement. The Zoning Office has issued orders to the property owner to bring the property into compliance.

- d. 555 Butternut Street: The owner is operating a car sales and repair facility on the property. The Planning and Zoning Office and the Police Department will work together to bring the property into compliance.

Legal

1. 491 E. Main Street: The property was put on the blight list. An order was sent in July 2014 to clean up the property. The owner of the property is behind on taxes. The Health Department issued a new order. The OGC has send a legal order demanding the property be brought into compliance. Since the OGC has not received a response, the OGC has initiated “clean and lien” procedures to bring the property into compliance.
2. New Matters:
 - a. Blight Ordinances: The Office of the General Counsel has reviewed and revised the City’s blight ordinances.
 - i. MOTION: A MOTION was made by Art Higgins to support the revision of the blight ordinances by the Office of the General Counsel. The MOTION was SECONDED by Al Santostefano and was approved unanimously.

Neat

1. New Matters:
 - a. 574 High Street: Bank owned property that is in violation of the health code. There is a trailer located on the property and individuals appear to be living in the property. The Health Department will send an order to bring the property into compliance.
 - b. 203 Prospect Street: The house on the property is not being maintained as there is a hole in the roof and in the porch. The Building Official will send an order to the homeowner to order that the property be brought into compliance with the building code.
 - c. Wild Bill’s: The Code Enforcement Committee has been made aware that the owner of the property intends on having another piano burning party, similar to the one that occurred on the property last year. The Code

Enforcement Committee will take steps to ensure that whatever activity occurs on the premises is done so in accordance with the Fire Code, Building Code, Health Code and Zoning Regulations.

Old Business: None.

New Business:None.

Motion to Adjourn: MOVED by Al Santostefano; SECONDED by Bobbeye Knoll Peterson and carried UNANIMOUSLY.