

Code Enforcement Committee

Minutes

June 25, 2015 @ 9:15 AM

Room 208 - Municipal Building

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TOWN CLERK  
MIDDLETOWN, CONN

Committee Members Present: Bruce Driska, Christopher Smedick, Nick Purro, Art Higgins, Sal Nesci, Matt Scarrozzo, Dean Lisitano and Joseph Bibisi.

Members of the Public: Deloreas Dasconio, Jo Dasconio, Kristine Kulmacz.

Discussion regarding: Issues on 515 E. Main Street.

Health Dept.

1. 60 Church Street: Compliance has been attained by the owner. No further action is needed.

2. New Matters:

- a. 500, 505 and 515 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.
- b. La Boca: The Planning and Zoning Department is working with the owner regarding a patio deck.
- c. Ramirez Spanish Grocery Store: Owners are cooking food on the premises without the proper equipment. Health Department is taking action to correct.
- d. 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.

- e. 74 Country Club Road: Health Department sent out their final order for the owner to bring the property in compliance by removing the junk stored on the property. The order will expire at the end of June 2015.
  - f. 37 Dennison Road: The property is overgrown. The Health Department sent orders by mail requiring the order to bring the property into compliance. Compliance has not been attained.
    - i. MOTION: A MOTION was made by Sal Nesci to refer this issue to the Office of the General Counsel for Code Enforcement. The MOTION was SECONDED by Bruce Driska and was approved unanimously at 9:36 am.
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SFD.

No New Issues.

City Fire.

No issues of concern

WFD.

No Issues of Concern.

MPD.

1. 515 E. Main Street: The Police will alert the appropriate division pursuant to a neighbor compliant.

Bld. Insp.

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.

- a. MOTION: A MOTION was made by Sal Nesci to refer this issue to the Office of the General Counsel for Code Enforcement. The MOTION was SECONDED by Bruce Driska and was approved unanimously at 9:29 am.

#### 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. It appears that the State is moving on this issue.
2. 515 E. Main Street: Staff inspected the property, will re-inspect at a later date for debris on the property. Property is on the watch list.
3. 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.

#### Legal

1. 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.
  - a. MOTION: A MOTION was made by Bruce Driska to refer this issue to the Office of the General Counsel and Planning and Zoning Office for Code Enforcement. The MOTION was SECONDED by Art Higgins and was approved unanimously at 9:51 am.

2. 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.

i. MOTION: A MOTION was made by Sal Nesci to recommend that the Tax Collector initiate tax foreclosure proceedings to collect delinquent taxes on the property. The MOTION was SECONDED by Bruce Driska and was approved unanimously at 10:31 am.

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3. 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 by removing the garage on the property.

4. 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.

Neat No Issues of Concern.

Old Business: None.

New Business:None.

Motion to Adjourn: MOVED by Bruce Driska; SECONDED Sal Nesci and carried UNANIMOUSLY at 10:01 am.