



City of Middletown
OFFICE OF THE GENERAL COUNSEL
245 deKoven Drive
Middletown, CT 06457-1300
TEL: (860) 638-4820 FAX: (860) 638-1920
TDD: (860) 344-3521

Minutes

Regular Meeting of March 12, 2026
Code Enforcement Committee

Committee Members Present: Tanielle Davis, Public Health Manager; James Mastroianni, Fire Marshal; Scott Kotowski, Fire Marshal; Thomas Hazel, Zoning and Blight Enforcement Officer; Steven Kovach, Chief of Staff; Nick Puorro, Middletown Police Department; Dean Lisitano, Chief Building Official; and Christopher Forte, Assistant General Counsel.

Members of the Public: None.

1. **Call to Order By Staff.** AGC Forte called the meeting to order at 9:02 a.m.
2. **Approval of Minutes.** Review and approval of minutes for the December 11, 2025 regular meeting.

MOTION: Motion to approve the minutes was made by James Mastroianni and seconded by Scott Kotowski. Motion passed unanimously.

3. **Public Session.** No public comment.
4. **New Business.**
 - A. **Police Department**
 1. **Forbidden Llama:** Police Department and Fire Marshals met with new owners of property regarding concerns at the facility. There is an open liquor investigation on the property. Will continue to monitor.
5. **Old Business.**
 - A. **Mayor's Office.**
 1. **Stonegate Apartments:** Property is not in violation of any department's orders. No further action needed.

B. Department of Land Use

1. 52 North Main Street: Property is not in violation of any department's orders. No further action needed.

C. Office of the General Counsel

1. 455 & 465 Middlefield Street: The property owners are appealing a denial of their appeal by the Zoning Board of Appeals to the Superior Court. Land Use has followed up with the States Attorney's Office regarding obtaining compliance on 465 Middlefield. Health Department received a complaint regarding noxious fumes from the neighbors. Sent out an inspector and no fumes were detected.
2. 212 Sisk Street and 20 White Street: Citation Hearing Officer issued Notice of Assessment against the property owner that was not paid or appealed timely in accordance with state law. A lien has been placed on the property to secure the blight lien. No further action needed.

6. Adjournment.

Motion to adjourn was made by Tanielle Davis and seconded by Scott Kotowski. Motion passed unanimously and the meeting adjourned.