



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, February 11, 2026
City Hall Council Chambers at 9am
111 North Main Street, Bristol CT 06010

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Michael Doherty, Code Enforcement Officer (C.E.O.)
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.)
Ellen Zoppo-Sassu, Mayor
Erica Mikulak, BBHD
Kristopher Lambert, Fire Marshal (F.M.O.)
Lt. Eric Hanson, BPD
Raymond Rogozinski, Public Works (P.W.)
Rob Longo, Water Department (W.D.)

Also in Attendance:

Richard J Brown, Chief Building Official (C.B.O.)
Jeffrey Steeg, Corp. Counsel (B.C.C.)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Jonathan Donovan, Corp. Counsel
Jennifer Cole, Tax Office
Marco Palmeri, BBHD
Stephen Bynum, BPRYCS
John Aniolowski, BHA
Lindsey Rivers, Public Works (P.W.) - Zoom

A) Call to Order and Introductions:

Ellen Zoppo-Sassu, Mayor - Called to order the Wednesday, February 11, 2026, Code Enforcement Committee Meeting at 9:01AM in the Bristol Council Chambers.

B) Approval of December 03, 2025 Meeting Minutes:

Ellen Zoppo-Sassu, Mayor – Motion to approve January 07, 2026 Meeting Minutes, discussion or clarification needed as presented?

Raymond Rogozinski, Public Works (P.W.) - Motion to approve

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) - 2nd motion

Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries

C) **Public Participation:** None

D) **Discussion of Properties of Interest and/or Concern to Committee Members:**

73 Burlington Ave: Rob Longo, Water Department (W.D.) – Frozen services, no water for 5-6 days. Pipes are frozen underground. Water Dept does not repair/work on private property. It is the home owner's responsibility. The City of Bristol has not had issues with underground pipes freezing since 2016.

Erica Mikulak, BBHD - Spoke to someone that lives there, as of yesterday 02.10.2026, they currently have water.

50 Oakland Street: Flooded basement – Discussion

550 Broad St: Kristopher Lambert, Fire Marshal (F.M.O.) – There has been tampering with the wires, services disabled.

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Appealed citations.

575 Broad St: See notes for 550 Broad St.

Riverside Ave: Ellen Zoppo-Sassu, Mayor – (Kenmore Cleaners Building) – Homeless Jeffrey Steeg, Corp. Counsel (B.C.C) – Attorneys Morrocco & Cohen foreclosed on this property.

61 East Main St: Ellen Zoppo-Sassu, Mayor – New owners, everything failed.

Rob Longo, Water Department (W.D.) - Water has been on and off the last few days.

Kristopher Lambert, Fire Marshal (F.M.O.) – Joe from S&W has been keeping FM informed.

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 90 days to clean blight.

Erica Mikulak, BBHD – Has received complaints of people living there. Animal control called, removed a few cats. There was a medical call near Christmas.

E) **Old Business:**

1. **81 Wolcott St – MD (CEO) *** - Front Porch/PMC Violations/Blight: New owner, Code Enforcement is happy with the progress, its moving along.
Kristopher Lambert, Fire Marshal (F.M.O.) – There were a few dangerous conditions discovered by Commercial Inspector, Paul Tramadeo (BBD), violations were corrected. Paul is helping with communication between the owner and contractors.
2. **267 Main St – MD (CEO)** – PMC Violations / Board & Secure:
Jeffrey Steeg, Corp. Counsel (B.C.C) – Outside attorney used by the city of Bristol filed a motion to default, judgement expected in March, pending no appeals, taxes paid, etc.
Jennifer Cole, Tax Office – Taxes are owed, over \$39,000.00.
Michael Doherty, Code Enforcement Officer (C.E.O) - Board & Secured property
Lindsey Rivers, Public Works (P.W.) – Public Works had had to shovel sidewalks, a citation ticket was sent.
3. **8 Summer St - MD (CEO)** - PMC Violations: Building permits issued on this property. Repairs are for interior, egress stairwell and fire abatement corrections. They are taking action as of recently. Discussion with owner, he plans on moving the property. Code Enforcement is happy with progress being made.

Kristopher Lambert, Fire Marshal (F.M.O.) – Last week, Inspector, Michael Yacovino and Paul Tramadeo, Commercial Inspector (BBD) met with owner, a plan of corrective action has been submitted. Things are moving forward.

Ellen Zoppo-Sassu, Mayor – Met with owner last week, he is looking at selling some of his properties in his portfolio and interested in correcting violations as soon as possible.

F) Clean & Lien / Fix & Lien:

-252 Terryville Rd – BTP (Z) *- Blight:

Ellen Zoppo-Sassu, Mayor – This property is unsightly, illegal due to unregistered vehicles and a hazard with the weather conditions.

Jeffrey Steeg, Corp. Counsel (B.C.C) – The road is very narrow and unsafe due to employees from the bus company parking on the side of the road. Clean & Lien was appealed. There is an agreement in place, a new inspection is scheduled for March 01, 2026. Property owner requested this date, it was agreed upon to give adequate time to correct violations. In this agreement, property owner and his lawyer agreed to these terms:

- Will not appeal any new orders
- Tickets will be upheld
- Will not appeal the next Clean & Lien

Ellen Zoppo-Sassu, Mayor – 17 days away. March 02, 2026, tow trucks will proceed forward. Will need 3rd shift to check on overnight vehicles.

Raymond Rogozinski, Public Works (P.W.) – Cars are located on the right away.

Lt. Eric Hanson, BPD – There are things BPD can do, they will check on 3rd shift.

Lindsey Rivers, Public Works (P.W.) – 129 Pine St is a property to keep an eye on, things have been shifted to this address. Red tag vehicle was placed there, along with other items from other locations.

would like to move forward with daily citations for 275 Terryville Rd. – ADD to Agenda for next month.

Ellen Zoppo-Sassu, Mayor – Approved to send daily citations.

- 252 ½ Terryville Rd - BTP (Z) *- Blight: See notes from 252 Terryville Rd,

- 138 West St – MD (CE) – Exterior:

Michael Doherty, Code Enforcement Officer (C.E.O) – Code Enforcement is sending weekly citations, the property owner has been negligent and non-compliant. A fix & Lien is scheduled to begin February 17, 2026, with a private contractor.

- 45 Williams St – BTP (Z) *- Blighted Backyard: This property is scheduled for a Clean & Lien once snow is gone. New notice will be sent out and Clean & Lien will proceed.

- 107 Gridley Street - MD (CEO) *- Condemned/ Broken Sewer Lateral:

Michael Doherty, Code Enforcement Officer (C.E.O) – Waiting for motor vehicle removal process. (Motion to remove MV / Clean & Lien - Approved 11/05/2025)

Jeffrey Steeg, Corp. Counsel (B.C.C) – Received an email from Attorney, Keith Fuller on February 06, 2026, stating that the bank will be moving forward with foreclosure on the reverse mortgage on this property.

G) Long-Term Watch List:

- **45 Grassy Rd - BTP (Z) & RJB (CBO) *** – Vacant:
Ellen Zoppo-Sassu, Mayor – No movement on the permit that has been placed with Zoning. Continued with the earth removal portion at the Hoppers.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Waiting for a decision from the Zoning Commission. Pending approval, site will need to be cleaned up.

Ellen Zoppo-Sassu, Mayor – Pertaining to the properties located on Park Street, there have been some of the properties sold.
- **211 Park St - RJB (CBO /C. E) *** - Hole in Culvert: New buyer – in Wetlands.
Jeffrey Steeg, Corp. Counsel (B.C.C) – 211 Park St & 215 Park St has been purchased by Nathan Solinsky.
Raymond Rogozinski, Public Works (P.W.) – On a PW prospective, the property owner hiring a professional engineer and come up with a solution needs to come up with a solution to repair the culvert. Not looking to fully replace the culvert.
Rob Longo, Water Department (W.D.) – When the culvert failed, the sewer laterals underneath it also failed, resulting in at least 1 leaking sewage going into waterway. There was a temporary solution given to the owner, this cannot continue to go on, they cannot have just a steel plate and leave sewer lines unprotected.
Erica Mikulak, BBHD – All apartments are full, except for 211 Park St, 3rd floor. New owner would like to meet with all departments to address all violations. All three properties owners were to work together to get culvert fixed.
Ellen Zoppo-Sassu, Mayor – What is the timeline to fix? Erica can set this up, meeting does not have to be on site.
- **213 Park St - RJB (CBO /C. E) *** - Hole in Culvert:
Richard J Brown, Chief Building Official (C.B.O.) - Dennis is property owner, he has nothing to do with culvert. He has been impacted by the culvert due to the other tenants Parking, he no longer has his driveway.
- **215 Park St – RJB (CBO /C. E) *** - Hole in Culvert: New owner – Nathan Solinsky.
See comments for 211 Park St.

H) URAA – Uniform Relocation Assisting Act: Stephen Bynum (BPRYCS): 82 Lexington Street. Ct Fair Housing has determined that the tenant that had no lease was eligible for relocation. This person will be issued a check, minus the 3 weeks of hotel that was paid through URAA. Currently expended approximately 60% of this account. Storage still coming out of this account.
Jeffrey Steeg, Corp. Counsel (B.C.C) – Received a credit for \$5000.00

I) Tax Liens: Jennifer Cole, Tax Collector (BTC) – No major changes

J) Next CEC Meeting: Ellen Zoppo-Sassu, Mayor – March 04, 2026 at 9:00am in the Council Chambers.

K) To Adjourn:

Raymond Rogozinski, Public Works (P.W.) – Motion to adjourn
Rob Longo, Water Department (W.D.) – 2nd Motion

Ellen Zoppo-Sassu, Mayor – All in Favor – Opposed? Adjourned at 9:50 am

Ellen Zoppo-Sassu, Mayor – Thank you to Code Enforcement Officer, Michael Doherty for all of your hard work. Mike's last day will be February 23rd, 2026.

Per Order of the Chairperson

Ellen Zoppo-Sassu, Mayor



Link to video 02.11.2026 - Duration: 00:55:38
Shareable link: https://bristolct-gov.zoom.us/rec/share/THyDV7s2-u1lCXSIENCLnwxQil4e2p-_AqSGRQ9CbowxAA4z9FtMQhyCY2qlIdI3N.iLI2MHo-y0Gj44Sb
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