

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JANUARY 17, 2022**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

Place: City Hall West
131 North Main Street
Meeting Room 1

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault	X	
STAFF	Roger Rousseau, Purchasing Agent		X
	Thomas DeNoto, Assessor		X
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works	X	
	Robert Flanagan, City Planner		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Jason Welch, Asst. Corp. Counsel		X
	Noelle Bates, Recording Secretary	X	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 12/20/2022

MOTION: To approve the minutes of December 20, 2022.

BY: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.

Against: None.

Abstained: None.

PUBLIC PARTICIPATION:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

1. Hart Street – 32.4 +/- acre vacant land – 8-24 status

Attorney Steeg stated that this matter has been referred to Planning for an 8-24 review. It will go before their Board at the January 30th meeting. The Water Department, Public Works or Park Department have no interest in acquiring this property.

No action taken.

2. Lot 98-1 Frederick Street – 8-24 status

Attorney Steeg stated that this matter has been referred to Planning for an 8-24 review. It will go before their Board at the January 30th meeting. The Water Department has no interest in this property. Director of Public Works, Ray Rogozinski submitted a memo to the Mayor expressing interest in this property. A copy of which is attached hereto. This lot is located within a FEMA floodway/flood plain and acquiring the property will ensure that the area remains a flood storage along the Pequabuck River.

No action taken.

3. Lot 3 Broad Street – 8-24 status

Attorney Steeg stated that this matter has been referred to Planning for an 8-24 review. It will go before their Board at the January 30th meeting. The Water Department has no interest in this property. Director of Public Works, Ray Rogozinski submitted a memo to the Mayor expressing interest in this property. A copy of which is attached hereto. This property is located along the Pequabuck River and acquisition of the property will facilitate the proposed replacement of the existing stone retaining wall located on the north side of the lot. The replacement of the wall is scheduled to be completed in 2024 as part of the Department's Capital Improvement Program.

No action taken.

4. Lot 96 Twining Street – 8-24 status

Attorney Steeg stated that this matter has been referred to Planning for an 8-24 review. It will go before their Board at the January 30th meeting. The Water Department has no interest in this property. Director of Public Works, Ray Rogozinski submitted a memo to the Mayor expressing interest in this property. A copy of which

is attached hereto. This lot is located within a FEMA floodway/flood plain and acquiring the property will ensure that the area remains a flood storage along the Pequabuck River.

No action taken.

5. Lot #63 Belmont Avenue – 8-24 status

Attorney Steeg stated that this matter has been referred to Planning for an 8-24 review. It will go before their Board at the January 30th meeting. The Water Department has no interest in this property.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:24 P.M.

By: Thibeault

Seconded: Panioto

For: Tyler, Panioto and Thibeault.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Noelle Bates
Recording Secretary

Susan Tyler, Chairwoman



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 13, 2023

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **Real Estate Committee Referral – Lot 3 - Map 40 Broad Street, Lot 96 – Map 43 Twining Street, and Lot 98-1 Map 43 Frederick Street**

The City of Bristol has been contact by a representative of the current property owner of the following lots regarding donating the property to the City:

- Lot 3 – Map 40 Broad Street
- Lot 96 – Map 43 Twining Street
- Lot 98-1 – Map 43 Frederick Street

A map identifying the properties is attached for reference purposes.

Based on a review of the parcels, acquisition by the City of **Lot 3 – Map 40 Broad Street** has beneficial use to the Department of Public Works. The lot is located along the Pequabuck River, and acquisition of the property **will facilitate the proposed replacement of the existing stone retaining wall** located on the north side of the lot. The replacement of the wall is scheduled to be completed in 2024 as part of the Department's Capital Improvement Program.

The **acquisition of Lot 3 – Map 40 Broad St, and Lot 96 – Map 43 Twining Street do not provide a direct benefit/use to the Department of Public Works**. However, the lots are located within a FEMA floodway/flood plain. As such, development of the property will be a challenge, and acquisition of the properties by the City will ensure that the area remains a flood storage along the Pequabuck River.

DPW requests the following BPW action:

Recommend the City acquire the parcels identified as Lot 3 - Map 40 Broad Street, Lot 96 – Map 43 Twining Street, and Lot 98-1 Map 43 Frederick Street. The highest priority for DPW is the acquisition of Lot 3 – Map 40 Broad Street, due to the proposed retaining wall replacement project currently being conducted by the Department.

Please feel free to contact me at 860-584-6113 regarding any questions or concerns.

Jeffrey Steeg

From: Jeffrey Steeg
Sent: Friday, January 13, 2023 2:22 PM
To: Robert Flanagan
Subject: CGS Section 8-24 Reports
Attachments: scan_jeffreysteeg_2023-01-13-14-01-59.pdf

Hi Robert; Hopefully, you are enjoying the day. Below are the 8-24 referrals with printouts and explanations for the Planning Commission.

1. Lot 98-1 Frederick Street
2. Lot 3 Broad Street
3. Lot 96 Twining Street

These properties are currently owned by David Palaia. He is looking to donate them to the city (maybe as a tax write-off). As you can see by Ray's memorandum with map, (Nancy Levesque has the original large map), Public Works is looking to acquire the Broad Street lot. Parks is interested in Frederick lot and for flood zone purposes, it may be useful for the city to acquire the Twining Street lot;

4. Lot 63 Belmont Street – is currently owned by the State of Connecticut. The state is inquiring if the city would like to purchase it for \$20,000. Parks, Public Works and the Water Department all expressed disinterest in this lot;
5. Lot 9 Hart Street – this lot of 32.5 acres came to the Real Estate Committee via a real estate broker who asked if the city would be interested. Again, Parks, Public Works and Water had no interest.

Jeff

From: Jeffrey Steeg [mailto:jeffreysteeg@bristolct.gov]
Sent: Friday, January 13, 2023 2:02 PM
To: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Subject: Your scan (Scan to My Email)