



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, March 04, 2026
City Hall Council Chambers at 9am
111 North Main Street, Bristol CT 06010

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Richard J Brown, Chief Building Official (C.B.O.)
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.)
Ellen Zoppo-Sassu, Mayor
Michael Yacovino, FMO
Erica Mikulak, BBHD
Lt. Eric Hanson, BPD
Raymond Rogozinski, Public Works (P.W.)
Rob Longo, Water Department (W.D.)

Also in Attendance:

Jeffrey Steeg, Corp. Counsel (B.C.C.)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Jonathan Donovan, Corp. Counsel
Kristopher Lambert, Fire Marshal (F.M.O.) - Zoom
Ann Bednaz, Tax Office
Marco Palmeri, BBHD
Stephen Bynum, BPRYCS
John Aniolowski, BHA
Thomas DeNoto, Assessors Office
Emmanuel Lorenzo, Assessors Office
Sue Tyler, City Council
Josh Corey, Public Works (P.W.)

A) Call to Order and Introductions:

Ellen Zoppo-Sassu, Mayor - Called to order the Wednesday, March 04, 2026, Code Enforcement Committee Meeting at 9:00AM in the Bristol Council Chambers.

B) Approval of February 11, 2026 Meeting Minutes:

Ellen Zoppo-Sassu, Mayor – Motion to approve February 11, 2026 Meeting Minutes
Rob Longo, Water Department (W.D.)- Motion to approve
Raymond Rogozinski, Public Works (P.W.) - 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:

- **40 West Street:** Richard J Brown, Chief Building Official (C.B.O.) – Abatement done, moving into the demolition phase, the building should be down this month, pending weather.
- **111 Stewart St:** Ellen Zoppo-Sassu, Mayor – Has seen quite a few of emails the last few weeks.
Richard J Brown, Chief Building Official (C.B.O.) – The front of the building is falling into deterioration, the front porch is a concern, along with other violations that need to be addressed.
- **45 North Main St:** Ellen Zoppo-Sassu, Mayor – This plaza is deteriorating at a fast rate.
- **59 North Main St:** Ellen Zoppo-Sassu, Mayor – On water termination list, owes back taxes.
- **81 North Main St:** Ellen Zoppo-Sassu, Mayor – Would like a meeting with all tenants to go over issues and needs. – BBD, BHA, BBHD & FMO Team Inspection - Discussion

E) Old Business:

1. **81 Wolcott St – RJB (CBO) *** - Front Porch/PMC Violations/Blight: Completely gutted. Inspections ongoing with Paul Tramadeo & Michael Yacovino from FMO.
Michael Yacovino, FMO - During inspection last week, other violations were uncovered structural and electrical but those violations will be taken care of.
Richard J Brown, Chief Building Official (C.B.O.) – Motion to Remove
Michael Yacovino, FMO – 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries - **REMOVE**
2. **267 Main St – RJB (CBO) *** - PMC Violations / Board & Secure / Foreclosure Action:
Attorney, Jeffrey Steeg, Corp. Counsel (B.C.C) - Outside lawyer ordered a motion to default. Granted for one defendant, denied for the other two. Will order an appraisal, possible judgement in March.
Ellen Zoppo-Sassu, Mayor – Taxes owed and no one has heard from Moses.
Lt. Eric Hanson, BPD – Possible intrusion call received, was unsubstantiated, but possible issues next door. Walked around building, no steps in the snow. Adjacent property also has an alley way.
3. **8 Summer St - RJB (CBO) *** - PMC Violations:
Ellen Zoppo-Sassu, Mayor – Ongoing issues, units are to be unoccupied.
Michael Yacovino, FMO – Did a partial inspection on the stairs with Paul Tramadeo, units are unoccupied. Was in contact with the Fire Alarm contractor, upgrade to fire alarm will be completed this week. Spoke to the structural contractor, work is being completed as requested and will fix anything that is not corrected at final Inspection.
4. **73 Burlington Ave - Rob Longo, Water Department (W.D.)** - Pipes frozen underground:
This property is a private home, was brought up last month, everyone now has water.
Richard J Brown, Chief Building Official (C.B.O.) – Correction on address is 7 Pardee St.
Rob Longo, Water Department (W.D.)- Motion to Remove
Erica Mikulak, BBHD – 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries - **REMOVE**

5. **5 Oakland Street – RJB (CBO) & Rob Longo (W.D.)** - Flooded basement: Vacant property, had a leak, flooded the basement, water has been shut off. Contractors may be there working.
Richard J Brown, Chief Building Official (C.B.O.) – Went to this address yesterday, this place is vacant, 2 doors have been shoveled to. Ceilings are falling down, no furniture inside, CBO will be monitoring, looks like door on 2nd fl. has been a jarred.
Richard J Brown, Chief Building Official (C.B.O.) – Motion to Remove
Rob Longo, Water Department (W.D.) - 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries - **REMOVE**
6. **550 Broad St - RJB (CBO)** – Services Disabled: Would like to address the 2 addresses together. 550 Broad Street & 575 Broad Street. These two are doing wonderful. Fire Marshall and Commercial Inspector has a meeting with the tenant for tenant fit out today.
7. **575 Broad St - RJB (CBO)** – Services Disabled: In process of doing the work. There is an architect on board, doing everything fire rating that needs to be done.
Richard J Brown, Chief Building Official (C.B.O.) – Motion to move both 550 & 575 Broad St to Long term Watch List.
Rob Longo, Water Department (W.D.) – Would agree to put on LTWL, water is on.
Michael Yacovino, FMO – Agrees, put onto LTWL.
Rob Longo, Water Department (W.D.) – Motion to remove 550 & 575 Broad St from Old Business and put onto Long Term Watchlist.
Richard J Brown, Chief Building Official (C.B.O.) – 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries – **Move to LTWL**
8. **209 Riverside Ave - RJB (CBO)** – Homeless / Foreclosed: This is a vacant building, the homeless have broken into, it has been boarded up. Permits revoked, no activity.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Issued a notice to the property owner for debris in the front. The property owner reached out and cleaned up the property. Zoning is satisfied.
Richard J Brown, Chief Building Official (C.B.O.) – Motion to Remove
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries - **REMOVE**
9. **61 East Main St - BTP (Z), RJB (CBO) & FMO** - Blight / New Owner:
Ellen Zoppo-Sassu, Mayor – Same owners as 550 & 575 Broad Street. Issues with water and fire sprinklers within the last month. What are the updates?
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Is looking at a Zone change, will have to go through the process. Issued a warning, gave a 90-day deadline to remove debris and to initiate removal of dilapidated structures. If Wetland permit is needed, they will need to reach out to Wetlands.
Michael Yacovino, FMO – Spoke to FM Kris, they are working at getting their systems up and ready, they are doing a good job.
Richard J Brown, Chief Building Official (C.B.O.) – Would like to keep on list.

F) Clean & Lien / Fix & Lien:

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

Jeffrey Steeg, Corp. Counsel (B.C.C.) – An email was sent to Leo's attorney addressing Clean and Lien that Zoning Officer, Brandon Peate would like to schedule next week.
Attorney Cohen was invited to come to Code Enforcement Committee Meeting this

morning at 9am to discuss. Would like to get a time and date from Ray (PW) so official notice can be sent.

Raymond Rogozinski, Public Works (P.W.) – Will work with Attorney Steeg and Brandon Peate to get a date and time. There is an issue with cars parked on the right away, this needs to be addressed, lot 67-19. Not sure what rights PD has on right away.

Lt. Eric Hanson, BPD – Since last meeting, BPD has driven by several times, seems to be quite a bit of activity. With the snow, it's hard to see property lines due to the snow. BPD will continue to monitor. Once snow clears, unregistered vehicles that are parked on the roadway will be towed.

Ellen Zoppo-Sassu, Mayor – Requested a courtesy notice to Attorney Cohen concerning vehicles.

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

- 138 West St – MD (CE) – Exterior:

Ellen Zoppo-Sassu, Mayor – This owner also owns 48 Park St, 92 Harrison St & 148 School St. – Lots of complaints for lack of snow removal, and general maintenance.

Richard J Brown, Chief Building Official (C.B.O.) – Condemnation of side porch that was falling off from the building, not completed yet. Porch has been removed. Citations to be issued.

- 45 Williams St – BTP (Z) * - Blighted Backyard: Clean and Lien will be scheduled Saturday March 28, 2026, BPD confirmed their availability, waiting to hear back from PW on their availability. Will need to give a 10-day notice.

Raymond Rogozinski, Public Works (P.W.) – Confirmed available for March 28th, 2026.

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

Ellen Zoppo-Sassu, Mayor – Condemned and broken sewer lateral, also on foreclosure list.

Jeffrey Steeg, Corp. Counsel (B.C.C) – HUD had mortgage, sold it to Git Sit Solutions. They brought a foreclosure action. Received an email from Attorney, Keith Fuller, notified him that there is a Relocation Lien, will send a payoff to the new owner of the mortgage.

Rob Longo, Water Department (W.D.) – Water was shut off by CBO, water will not be turned back on until sewer lines are fixed.

Richard J Brown, Chief Building Official (C.B.O.) – For Code Enforcement, garages are to be removed/demolished and unregistered abandoned vehicle to be removed.

Erica Mikulak, BBHD – BBHD will be filing active court order to the land records to ensure sewer lateral is fixed.

G) Long-Term Watch List:

- 45 Grassy Rd - BTP (Z) & RJB (CBO) * – Vacant: Ellen Zoppo-Sassu, Mayor –

- Still in Land Use for potential permit, debris still present due to weather; she has spoken to the owner who is also prepared to remove if Mr. Paradis cannot.

- 211 Park St - RJB (CBO /C. E) * - Hole in Culvert: New buyer – Nathan Solinsky

Jeffrey Steeg, Corp. Counsel (B.C.C) – 211 Park St & 215 Park St has meeting scheduled on March 12th, 2026 at 2pm concerning 2 of the properties.

Erica Mikulak, BBHD – Confirmed meeting for March 12th, 2026 at 2pm with Nathan Solinsky. Will reach out to Dennis to see if he wants to join in meeting.

- 213 Park St - RJB (CBO /C. E) *- Hole in Culvert:

Erica Mikulak, BBHD – Confirmed meeting for March 12th, 2026 at 2pm with Nathan Solinsky. Will reach out to Dennis to see if he wants to join in meeting.

- 215 Park St -- RJB (CBO /C. E) * - Hole in Culvert: See comments for 211 Park St.

H) **URAA – Uniform Relocation Assisting Act:** Stephen Bynum (BPRYCS): Has 1 family/tenant from 78 Summer St fire. Has expended 85% of their budget for this program. Still has storage coming out for another 3 months for tenants at 82 Lexington St.

I) **Tax Liens:** Ann Bednaz, Tax Collector (BTC) – 211 Park St behind on taxes.

J) **Next CEC Meeting:** Ellen Zoppo-Sassu, Mayor – April 01, 2026 at 9:00am in the Council Chambers.

K) **To Adjourn:**

Lt. Eric Hanson, BPD – Motion to adjourn

Michael Yacovino, FMO – 2nd Motion

Ellen Zoppo-Sassu, Mayor – All in Favor - I -Any Opposed -Motion Carries -Adjourned at 9:42am

Per Order of the Chairperson

Ellen Zoppo-Sassu, Mayor



Duration: 00:49:19

Shareable link: https://bristolct-gov.zoom.us/rec/share/RWJ6DlsrL11UYZ-xKwnhGw8Larh81uN9Prk-CyHus1--0acdEwzCElwZER7Ik5YD.avKkgTKQXel1_GG Passcode: 5=9!%Kw?