



CITY OF BRISTOL  
BUILDING DEPARTMENT  
111 NORTH MAIN STREET, BRISTOL, CT 06010  
OFFICE OF CHIEF BUILDING OFFICIAL  
**Code Enforcement Committee Meeting Minutes**  
**Wednesday, May 06, 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 Peate, Zoning Officer  
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  
Ann Bednaz, Tax Office  
Marco Palmeri, BBHD  
Stephen Bynum, BPRYCS  
Jeff Arduini, BPRYCS  
John Aniolowski, BHA  
Tom DeNoto, Assessor  
Susan Tyler, Council Woman  
Josh Corey, Public Works (PW)  
Lindsey Rivers, Public Works (P.W.) - Zoom

**A) Call to Order and Introductions:**

Ellen Zoppo-Sassu, Mayor - Called to order the Wednesday, May 06, 2026, Code Enforcement Committee Meeting at 9:02AM in the Bristol Council Chambers.

**B) Approval of March 04, 2026 Meeting Minutes:**

Ellen Zoppo-Sassu, Mayor – Motion to approve April 01, 2026 Meeting Minutes  
Rob Longo, Water Department (W.D.)- Motion to approve  
Lt. Eric Hanson, BPD - 2<sup>nd</sup> 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:**

Brandon Peate, Zoning Officer – 82 Lexington Street. The property has been condemned and abandoned by the owners. There has been no response by the owners, the property is a mess.

Ann Bednaz, Tax Office – Taxes owed and Lien on property.

Brandon Peate, Zoning Officer – Motion for Clean & Lien due to the failure of the owner of 82 Lexington Street to address the violation under Section 5-52A of the Bristol Code of Ordinances, the City be authorized to clean up the property, including the removal of garbage and other nuisances with the expenses incurred for removal and other related work to be recovered from the property owner, and a lien filed for such costs in accordance with Section 5-55D in Connecticut General Statutes.

Lt. Eric Hanson, BPD – 2<sup>nd</sup> Motion

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

**E) Old Business:**

1. **267 Main St – RJB (CBO)** \* - PMC Violations / Board & Secure / Foreclosure Action: **As of the last week, the building has maintained security.**  
Jeffrey Steeg, Corp. Counsel (B.C.C) - **Taxes have been paid, foreclosure has been withdrawn.**  
Rob Longo, Water Department (W.D.) – **Water has been paid.**
2. **111 Stewart St: - RJB (CBO)** – Front Porch – **CBO is meeting with contractors to go over plans to remediate back and front porches. 3 level deck/porch has been removed, siding is not completed, not water tight.**  
Michael Yacovino, FMO – **Permit is on hold, waiting for drawings/plans of porches. Weekly drive by with Commercial Inspector Paul Tramadeo.**
3. **45 North Main St - RJB (CBO)** – Deteriorating/Exterior - **No new complaints. Under surveillance.**  
Rob Longo, Water Department (W.D.) – **Water paid.**  
Richard J Brown, Chief Building Official (C.B.O.) – **Common areas are in good shape. Not sure about residential units.**  
Erica Mikulak, BBHD – **No new complaints.**
4. **59 North Main St - RJB (CBO)** – Deteriorating/Exterior – **No new complaints.**  
Erica Mikulak, BBHD – **No new complaints, all businesses in good condition.**  
Ellen Zoppo-Sassu, Mayor – **Family Dollar space to be sub-divided – Verified by Justin Malley (ECD)**  
Rob Longo, Water Department (W.D.) – **was told they are putting a pizza place there, they changed the plumbing. Sewer now being billed as of Monday.**  
Richard J Brown, Chief Building Official (C.B.O.) – **No permits have been pulled.**
5. **81 North Main St - RJB (CBO)** – Mayor, BBD, BHA, BBHD & FMO – **See notes for 45 North Main St & 59 North Main St.**  
Ann Bednaz, Tax Office – **There is quite a bit owed for taxes pertaining to these properties.**  
Stephen Bynum, BPRYCS – **Working with Agape house to help homeless, has reached out to some of the people at Brackett Park.**

Lt. Eric Hanson, BPD – BPD did a lengthy investigation, lead to 6 arrest and have been monitoring.

Discussion with Justin Malley concerning properties.

**F) Clean & Lien / Fix & Lien:**

- **252 Terryville Rd – BTP (Z)** \*- Blight:  
Raymond Rogozinski, Public Works (P.W.) – There are quite a few unregistered MV with debris inside them.  
Ellen Zoppo-Sassu, Mayor – Discussed with Nancy on expediting MV removal/bids.
- **252 ½ Terryville Rd - BTP (Z)** \*- Blight - See notes for 252 Terryville Rd  
Pine Street location is now becoming a mess.
- **138 West St – RJB (CBO)** - Exterior: Life safety issues with decks/porches. One has been removed and rebuild by BBD/CE. The 2<sup>nd</sup> to start the week of 05/18/2026. There are a total of 4 porches to be rebuilt, the owner can address the other 2 porches at this time. If not repaired by time the 2<sup>nd</sup> porch/deck is completed, CE/BBD will proceed to have remaining decks/porches rebuilt.  
Michael Yacovino, FMO – Met with owner, was promised to have violations remediated, it was not done. Owner stated there was an issue with obtaining a contractor. Commercial Inspector, Paul Tramadeo and Michael Yacovino gave owner some contractors to use.
- **45 Williams St – BTP (Z)** \*- Clean & Lien – Clean and Lien was successful.  
Brandon Peate, Zoning Officer – Motion to remove.  
Richard J Brown, Chief Building Official (C.B.O.) – 2<sup>nd</sup> motion.  
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - **Motion Carries- REMOVE**
- **107 Gridley Street – RJB (CBO)** \*- Condemned/ Broken Sewer Lateral:  
Erica Mikulak, BBHD – Was at a neighboring property and noticed that garbage has been discarded from 111 Gridley St onto 107 Gridley St. There is an abandoned MV that is also filled with debris/garbage and the garage appears to be unsafe and deteriorating.  
Jeffrey Steeg, Corp. Counsel (B.C.C) – Attorney reached out to compromise liens.  
Possibly being put on the market.  
Ellen Zoppo-Sassu, Mayor – Something needs to be done or another lien will be placed on the property.  
Rob Longo, Water Department (W.D.) – There is still a sewer issue. This needs to be addressed with owners to ensure they are aware and let future property owners know that this is their responsibility, it is not the responsibility of the City to fix.  
Ann Bednaz, Tax Office – There are liens from Code Enforcement, Tall Grass and Sewer.

**A) Long-Term Watch List:**

- **211 Park St - RJB (CBO /C. E)** \*- Hole in Culvert/ New Owner:  
Erica Mikulak, BBHD – New owner is doing renovations and has told tenants that their rent will be increasing.

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

215 Park St -- RJB (CBO /C. E) \* - Hole in Culvert/ New Owner:

Erica Mikulak, BBHD – New owner is doing renovations and has told tenants that their rent will be increasing. There has been nothing done for exterior work. Plans are needed to address sewer lateral and culvert. BBHD to follow up with owners of these 3 properties.

- 550 Broad St - RJB (CBO) – Services Disabled: FMO and Inspectors have a good relationship with the owners, they have been being compliant after WWP's and have done everything that they are being requested to do.  
Ann Bednaz, Tax Office – Taxes are owed.

- 575 Broad St - RJB (CBO) – Services Disabled: See notes for 550 Broad St.  
Ann Bednaz, Tax Office – Taxes are owed.  
Tom DeNoto, Assessor – Business for cabinets has been operating for the last 10-15 years, they are still in business. UCC liens have been filed with the state.

- 61 East Main St - BTP (Z), RJB (CBO) & FMO – Blight/New Owner:  
BBHD, FMO, BBD & BWSO are all good.  
Ann Bednaz, Tax Office – Taxes are owed.

Ellen Zoppo-Sassu, Mayor – These three properties should be with ECD. Would like to schedule a meeting with Justin Malley, Owners, and Ann Bednaz.

Lt. Eric Hanson, BPD – Motion to remove 550 Broad St, 575 Broad St & 61 East Main St from LTWL

Rob Longo, Water Department (W.D.) – 2<sup>nd</sup> motion.

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

- B) URAA – Uniform Relocation Assisting Act:** Stephen Bynum (BPRYCS): Had a tenant from 78 Summer St come forward, not able to wait 18 months for renovations. Her rental insurance will run out soon. Was eligible for help. Lien for \$4000.00 was filed. Both tenants, 1<sup>st</sup> & 2<sup>nd</sup> floor. Owner has been made aware of liens. There may be storage and moving expenses incurred for these tenants.

82 Lexington Street, has one month left of storage. The tenant will be responsible for the storage unit costs effective July 01, 2026.

Erica Mikulak, BBHD – BBHD reached out to owner to address debris, trash and garbage all over driveway for 78 Summer St – owner was compliant and remediated right away.

- C) Tax Liens:** Ann Bednaz, Tax Collector (BTC): None

- D) Next CEC Meeting:** June 03, 2026 at 9:00am in the Council Chambers

**G) To Adjourn:**

Rob Longo, Water Department (W.D.) – Motion to Adjourn

Lt. Eric Hanson, BPD – 2<sup>nd</sup> Motion

Ellen Zoppo-Sassu, Mayor – All in Favor - I -Any Opposed - Motion Carries –  
Adjourned at 10:05 am

*Per Order of the Chairperson*

Ellen Zoppo-Sassu, Mayor

