



**City of Bristol
BRISTOL, CONNECTICUT 06010**

**REAL ESTATE COMMITTEE
MINUTES
MEETING OF MONDAY JULY 6, 2026
5:30 P.M.**

CALL TO ORDER:

By: Chairman Hahn

Time: 5:31 pm

Place: City Hall
111 North Main Street
Meeting Room 1-1

	NAME	PRESENT	ABSENT
MEMBERS	Councilman Greg Hahn, Chairperson	X	
	Councilman Erick Rosengren	X	
	Councilman Mark Dickau	X	

The following were in attendance also: Mayor Ellen Zoppo-Sassu, Brett Benincasa, Nancy Haynes, Jeffrey Steeg, Maria Theam

1. Administrative Matters

MOTION: To approve the minutes of the Regular Meeting of June 1, 2026.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

2. Public Participation

Brett Benincasa, 580 Witches Rock Road in Bristol, CT appeared to talk about the lots on Witches Rock Road.

MOTION: To Bring Item 3b, Lots 6, 7 & 8 Witches Rock Road under New Business up to now.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None
Abstained: None

Discussion ensued about the lots on Witches Rock Road.

b. Lots 678 Witches Rock Road - Discussion ensued. Brett appeared regarding this agenda item. Attorney Steeg reviewed information and outlined the available options for the 0.71-acre parcel. Mr. Benincasa expressed his interest in acquiring title to the parcel to add it to his adjacent property. Chairman Hahn asked whether the parcel is a buildable lot.

MOTION: To Refer for an 8-24 on Lots 6, 7, 8, Witches Rock Road.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None

MOTION: To Bring Item Lot #2, Witches Rock Road under New Business.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor
Against: None

MOTION: To Defer Action on this item until the next meeting.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None

3. New Business

- a. **64 Kilmartin (possible encroachment)** – Attorney Steeg discussed the possible encroachment. Attorney Steeg will send out a letter about encroachment.

MOTION: To Refer for an 8-24 on Lot 88

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None

c. **Parcel 30-3 Centre Square North** – No one appeared for the public hearing at 5:15pm

4. Old Business

- a. **81 Church Avenue (Fire Company No. 3) – Status of RFP** – Discussion ensued about the offers for 81 Church Avenue and discussed the options from there since one of them rescinded.

b. List of Possible encroaching property owners on City owned property

- i. **139 Treble Road** – Owner signed affidavit and it was recorded. This will be removed from the agenda for next month.
- ii. **93 Tuttle Road** - The homeowner has hired Todd Clark to survey the property.
- c. **135 East Main St** – Attorney Steeg spoke to the seller’s paralegal today and they are waiting on a closing date.
- d. **Eversource Easement for 81 Church Avenue (Fire Company No 3)**– favorable recommendation from planning, has to go through council.

MOTION: To Accept the Easement and have it sent to City Council for approval.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None

- e. **Lot37-2 Map 45 Stafford Ave** – This is to be taken off the agenda.
- f. **Lot 15, Map 60 Ambler Road** – We closed on the 6.2-acre piece of property in the Hoppers. Can be taken off agenda.

5. Adjournment

MOTION: To Adjourn.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None