



City of Bristol
Bristol, Connecticut

BUILDING CODE BOARD OF APPEALS
Special Meeting
Thursday August 16, 2026 at 3:30 PM at
Bristol City Hall
Council Chambers
111 N. Main Street
Bristol, CT 06010

MINUTES

1. Call to Order

Acting Chairman John Lodovico called to order the meeting at 3:30 p.m. followed by the Pledge of Allegiance.

2. Public Comments

None.

3. Discussion of Bristol Building Code Board of Appeals Commissioners and to take any action as necessary.

Chief Building Official Rick Brown was sworn in and provided an overview of the matter involving alleged residential occupancy within a commercially zoned building located at 580 Broad Street.

Erica Mikulak of the Bristol Burlington Health District was sworn in and provided testimony regarding a complaint received by her department from tenants Jon Snow and Amber Doe concerning the conditions of the building in which they reported they were residing at 580 Broad Street. Ms. Mikulak stated that she was able to gain access to the unit and observed items indicating that the space was being used for residential purposes, including a bed, couch, small refrigerator, food, beverages, and other personal items consistent with someone staying or sleeping in the unit. Ms. Mikulak also reviewed the code violations cited in the Health Department's order.

Mr. Cohen, the appellant, appeared and questioned Mr. Brown and Ms. Mikulak regarding their testimony. Mr. Cohen also presented a lease agreement with Mr. Snow, which indicated that the premises were to be used as a music studio. Mr. Cohen stated that he had no knowledge that Mr. Snow and Ms. Doe were residing in the unit.

Mr. Snow was sworn in and testified that he met Mr. Cohen in approximately 2010 or 2011 and considered their relationship to be friendly. He stated that during the COVID-

19 pandemic, he contacted Mr. Cohen to inquire whether he had any available space for rent. Mr. Snow testified that Mr. Cohen had been aware that he was using the commercial space as a residence. He also described several concerns regarding the condition of the building over the years, including a lack of heat, bathroom conditions, black mold, lighting issues, and other concerns.

Mr. Cohen questioned Mr. Snow and noted that Mr. Snow had not paid rent in approximately two years and that eviction proceedings were pending.

Attorney Steeg swore in Jeff Arduini of the Community Services Department. Mr. Cohen questioned Mr. Arduini regarding his interactions with Mr. Snow and whether Mr. Snow had been cooperative when Mr. Arduini attempted to gain access to the unit to assist with relocation. Mr. Arduini stated that Mr. Snow was initially uncooperative but that he was eventually able to gain access to the unit.

Amber Doe, Mr. Snow's fiancée, was sworn in and testified that she had been residing in the unit with Mr. Snow for approximately one and a half years. She further stated that Mr. Snow had emails that she believed supported some of their claims.

Following the testimony and presentation of evidence, the panel discussed the order under appeal. The three voting members present were Ed D'Amato, John Lodovico, and William LaCart. Charlie Talmadge was also present as an alternate.

Mr. D'Amato made a motion to uphold the Condemnation Order issued by Chief Building Official Rick Brown's office. Mr. LaCart seconded the motion.

The motion passed unanimously, with all voting members in favor and none opposed.

4. Adjournment.

Motion to Adjourn at 4:48 p.m. All in favor, none opposed.