

**CODE ENFORCEMENT COMMITTEE
REGULAR MEETING MINUTES
Wednesday, January 5, 2022
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Caggiano, Mayor
Richard J. Brown, Chief Building Official
Raymond Rogozinski, Public Works
Robert Longo, Water Department
Edward Spyros, Zoning Enforcement Officer
Robert C. Osborne, Lieutenant
Michael Yacovino, Fire Department
Marco Palmieri, Bristol-Burlington Health District

Also in Attendance: Jeffrey Steeg, Corporation Counsel
Aubrey Minkler, Community Services
Erica Mikulak, Bristol-Burlington Health District
John Aniolowski, Bristol Housing Authority
Nicole Arrotti, Bristol-Burlington Health District
Lindsey Rivers, Public Works
Jason Gagnon, Public Works
David Sgro, Economic Community Development
Thomas DeNoto, Assessor
Ann Bednaz, Tax Collector

ITEM 1. Call to Order and Introductions

Richard J. Brown called to order the Wednesday, January 5, 2022, Code Enforcement Committee meeting at 9:03 a.m. in the City Council Chambers.

ITEM 2. Approval of October 6, 2021 Minutes

IT was **MOVED** by Robert Longo and **SECONDED** by the Mayor to approve the meeting minutes of October 6, 2021.

Call for discussion – None

Voted: Unanimously Approved

ITEM 3. Public Participation

No Public issues.

ITEM 4. Discussion of team inspections and to take any action as necessary.

108 Pleasant View Avenue owner has been cooperating, grass has been cut, wellness checks – doing well. Interior trash has been brought outside – ongoing.

83 Gridley Street had violation and Health Dept. has gone out; ongoing issue. Housing Authority has done what they need to do for 2nd floor. Letter have been written and Citation will be written. BHA has gone and have stopped paying landlord; BHA will go out on 1.10.22 but doubts anything will be done.

322 Park Street garage issue going on for 3 months; maintenance company hire to take care of 90% of issues. Neighbors still upset and very vocal and not pleased. Landlord has done their part letters will go out to tenants who are the issue.

362 Shrub Road owner who has complied and has done 80% of work but not fast enough for neighbor. Owner is looking for help to trap rats in house. Perhaps Animal Control can assist. Public works suggested exterminator. Rick Brown is looking for assistance. BBHD needs to make sure owner is on site to resolve issues; exterior has been cleaned. Issue is now with interior. BBHD needs written consent to be on property; house can be considered vacant if owner agrees. Private matter at this point which caused issues. Richard Brown has recorded video of the rats inside the home. Water has issued \$1300 bill for 3 month period is excessive; due in Feb/March.

90 Boardman without elevator for 8 months; cannot get parts due to Covid. BBHD had possible unsanitary situation which has been resolved. Elevator should be fixed in 1 to 3 months.

14 East Main Street ongoing issues but owner has been working on correcting issues on property; cleaned out basement and working on plumbing leaks. Nine items have been addressed and a few new items have come up.

467 Farmington Avenue tenants vandalizing different parts of complex. Owner has been addressing and correcting problems. Per FD requests have been complied with.

3 North Street and **122 Park Street** owners are still in the process of recreating the property to resemble the Historic appeal. Ceiling replacement is being done at 3 North.

.

127 Park Street car dealership with illegal apartment has been resolved.

369 Park Street BBHD has not been on property as of yet. Issue is illegal apartments per FD changed from 3 dwellings to 4. Use of basement; converted to living. Owner willing to work with City needs direction. Building has 5 items that need to be addressed. FD and Building joint inspection needed.

27 Summer Street old issue with garbage across the street has been resolved. Water has outstanding bill of \$1444 must comply in 60 days.

218 West Street inspection done 4 weeks ago. BHA wants to occupy tenant spaces but BBHD and FD may need to do inspections and allow occupancy. BBHD

received complaints about roaches and exterminators have been out but some tenants will now allow exterminators in units.

70 Union Street request for tenancy. Many ongoing issues that have not been resolved.

90 Middle Street BHA has reported no water pressure; low pressure; flooded basement. Tenant moved due to electrical shorts. Ongoing issue. (Across from ESPN)

ITEM 5. Discussion of properties of interest and/or concern to Committee Members.

645 Wolcott Street renovations done without any permits. Motion needs to be made with caveat to pull permits for inspections. Motion for Tax freeze. Mayor made the **motion for Tax freeze with caveat** and **Seconded** by Marco. **Voted – all in favor.**

Health and Building Departments updated the committee on the property located at **35 Bonnie Court**. Occupant passed away. Grandchildren of occupant have been ordered to move out.

267 Main Street moving to resolve issues but slowly. FD has issues with installation of fire doors.

3 Laurel Place FD has conducted an inspection and stated that the owner is complying. The fire damaged stairwell is being repaired. Masonry portion has issues that will be addressed by Building Dept.

1221 Stafford Avenue call about mold in basement. Permit pulled for apartment above garage. Sump pump installed... mold not as bad as reported. No heat and furnace broken complaint corrected. Tenants evicted and moved out. Owner warned about having family members living there.

43 Murry Road reports leaks in basement and tenant was installing lockable hardware. Landlord informed that tenant cannot change locks on communal door. BBHD reported that tenant said leaks and heat were not fixed; windows fixed. Issues resolved with heat.

ITEM 6. New Business

25 West Street laundry mat using sump pumps using for cleaning purposes. Multiple system with sump pumps and tanks concerns by Water Dept. Historically this was address and there were no issues legally.

81 North Main Street landlord not fixing railing on the handicapped ramp. Letter to fix this will be sent out by Building Dept. Grounds around dumpster are still an issue that

needs to be addressed. BHA apartment issues with roaches, ceiling leak in hall and nothing has been addressed. On abatement since October. BBHD not aware of infestation or leaks. BHA will check with tenant and will due visual inspection of leak in hallway.

10 Kilmartin Avenue garage door removed and changed to regular door. Letter sent for compliance with no response; citation letter will be sent. Rental or tenant spaces in single family.

10 Haig Ave old item that will need to be reinstated. Follow up needed.

52 Concord old item that will need to be reinstated. Follow up needed.

43 Hillbrandt Street (Bldg 2) BBHD referred by BPD tenant in hospital; owner is daughter (out of state and complicated by Covid) but in disrepair, hording. Not able to enter building. Complicated case that BBHD is working on contacting tenant and owner prior to tenant moving back in.

ITEM 7. Old Business

None

ITEM 8. Updates

2 Members of the Code Enforcement Committee: Nicolette Arrotti moving on to pursue other interests and Jason Gagnon leaving PW - Engineering

ITEM 8. To Adjourn

IT was **MOVED** by Rick Brown and **SECONDED** by the Mayor to adjourn the Code Enforcement Meeting at 10:15 a.m. and it was unanimously approved.

Respectfully submitted,

Barbara Kashuba
Recording Secretary
Building Department