



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, SEPTEMBER 19, 2023**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

Place: City Hall West
131 North Main Street
Meeting Room 1

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault	X	
STAFF	Roger Rousseau, Purchasing Agent	X	
	Thomas DeNoto, Assessor		X
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works		X
	Robert Flanagan, City Planner		X
	Scott Matney, Assistant Corp. Counsel		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Recording Secretary		X
	Gennesis J. Ojeda, Recording Secretary	X	

The meeting was started with the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 8/15/23

MOTION: To approve the minutes of August 15, 2023.

BY: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.
Against: None.
Abstained: None.

PUBLIC PARTICIPATION:

None.

NEW BUSINESS

1. Candlewood Drive Properties – Encroachment Issues

Attorney Steeg stated that letters were sent to the owners of 242, 258, and 272 Candlewood Drive. The owner of 242 Candlewood Drive, Mr. Drechsler, called Attorney Steeg for discussion and an inspection was set up for September 20th with Susan Tyler, chairwoman, City surveyor, and Richard Brown, Chief Building Official to determine whether or not he is encroaching.

No action taken.

OLD BUSINESS

1. Proposed purchase of Lot #10, Map 65 Marsh Road

Attorney Steeg stated that this matter was referred to Planning for 8-24 to review at the last meeting. Planning responded with a positive referral that City should obtain this property. ECD has no interest in this lot whereas Bristol Water and Sewer Department did express interest in obtaining it. See attached letters read by Attorney Steeg.

Councilwoman Susan Tyler contacted the owner's real estate agent. They do not have the property listed for sale yet but they are looking to sale it for about \$25,000.00. Attorney Steeg will inform Superintendent of Water and Sewer, Rob Longo of the same.

Councilwoman Cheryl Thibeault asked if \$25,000.00 is a fair value for that piece of property and if there is an independent appraisal on it. Councilwoman Susan Tyler commented that in the real estate market and/or based on today's market, \$25,000.00 is a fair asking price but does not mean the City will have to settle on it. She further stated that the property has its challenges since its land lock and has other unique issues. However, if it's beneficial for Bristol Water and Sewer to obtain it, \$25,000.00 is not an outrageous asking price. Attorney Steeg asserted that the City's tax assessor's card has the property value at \$27,700.00. A property map was shown to the members attached hereto.

MOTION: To approve the Water Board to purchase this property not to exceed \$25,000.00

BY: Thibeault

Second: Panioto

For: Panioto, Thibeault and Tyler.
Against: None.

Abstained: None

2. Lot 129-2 Violet Drive

Attorney Steeg stated that he spoke with Attorney Galske who is working on getting a Quit Claim of the Family Reservation of Rights, they are going to waive the reversionary clause. The office of Attorney Galske was shut down because of Covid-19 and was not able to finish the Quit Claim on time. Attorney Steeg asked that the committee continued this matter to next month.

No action taken.

3. Propose sale of .56 acre of land at Stafford School

Attorney Steeg stated that this matter was referred to Planning Committee for a 8-24 review and it was reported favorable to allow the sale of this property. He asked Purchasing Agent, Roger Rousseau to be present for further discussion on RFP as it would be of great benefit for the 3 surroundings neighbors and would give them an opportunity to respond or raise any objection they may have.

Purchasing Agent, Roger Rousseau stated that he is concern that there is no defined parcel or legal definition for this piece of land. He commented that he is not able to go out and solicit for proposals because this is a portion from another lot. Councilwoman Susan Tyler suggested to mark it with caution tape so that once the RFP is out people are able to clearly see the boundaries. She also suggested that a stipulation of sale is placed asking the buyer to provide the City with a map. Purchasing Agent Roger Rousseau noted that marking the lot presents its challenges and might not give a clear definition to the people.

Councilwoman Thibeault asked *"How do people know what they're buying?"* She is also expressed concern because there is no specific limitations of the property. She further agreed that it is a good idea to have the buyer get a surveyor and turn in it into the City but even that could leave room for debate.

Purchasing Agent, Roger Rousseau expressed some concern on whether BOE will need this parcel in the future for any school expansions. Attorney Steeg read a letter sent by the Board of Education Operations attached hereto where it stated "Peter Fusco walked the property in question, and found there to be nothing on the property that would impact any future goals for the school".

Councilwoman Thibeault found that this matter was passed by the Board of Education Committee on June 7th, 2023 Minutes, Page 9 attached hereto.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:30 P.M.

By: Panioto

Seconded: Thibeault

For: Tyler, Panioto and Thibeault.

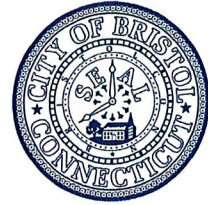
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Gennesis Ojeda
Recording Secretary

Susan Tyler, Chairwoman



Economic & Community Development Department | 860.584.6185

Date: September 12, 2023

Attorney Jeffrey Steeg
Office of Corporation Counsel
City of Bristol
Bristol, CT 06010

Greetings Atty. Steeg,

At the regular meeting of the Economic and Community Development Board on September 7, 2023, the Board unanimously voted to approve the following motion and notification to Corporation Counsel:

To recommend that ECD staff notify the City Council Real Estate Committee and/or Corporation Counsel that the ECD does not have interest in the approximately two-acre property known as Lot #10, Map #65 Marsh Road.

Respectfully submitted,

A handwritten signature in purple ink that reads 'Sharon Arsego'.

Sharon Arsego
A.A./Recording Secretary
Economic and Community Development
CC: File



August 16, 2023

Erica Cabiya
Town and City Clerk
City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Re: Lot 10, Map 65 Marsh Road

Dear Ms. Cabiya,

On Tuesday, August 15, 2023, the Board of Water Commissioners reviewed a referral regarding the possible acquisition of Lot 10, Map 65 Marsh Road. The Board of Water Commissioners is interested in Lot 10 to further protect the watershed area and they support the negotiation of its purchase by the Real Estate Committee.

Please let me know if there is anything else you need and have a wonderful day.

Sincerely,

Dawn M. LaBella
Office Manager

cc: Robert Longo, Superintendent of the Water and Sewer Department

RECEIVED
2023 AUG 17 AM 10:49
TOWN AND CITY CLERK
BRISTOL, CT

Jennifer Dube, Chair
Kristen Giantonio, Vice-Chair
Dante Tagariello, Secretary
Russell Anderson
Eric Carlson
Jill Fitzsimons-Bula
Shelby Pons
Maria Simmons
Todd Sturgeon



BRISTOL BOARD OF EDUCATION
P.O. Box 450 • 129 Church Street
BRISTOL, CT 06011-0450
860-584-7000 • Fax (860) 584-7611

Catherine M. Carbone, Ed.D.
Superintendent of Schools

Michael Dietter, Ed.D.
Deputy Superintendent of Schools

June 22, 2023

Erica Cabiya
Town and City Clerk
City of Bristol
111 North Main Street
Bristol, CT 06010

Dear Ms. Cabiya,

At the Board of Education Operations meeting that was held on May 10, 2023, Edward D'Amato approached the committee requesting the possibility of purchasing approximately ½ acre of land on the Stafford School property.

Peter Fusco walked the property in question, (map enclosed) and found there to be nothing on the property that would impact any future goals of the school.

The committee voted to approve the possible sale of the approximately ½ acre property located on the Stafford School site and to forward to City Council for appropriate action.

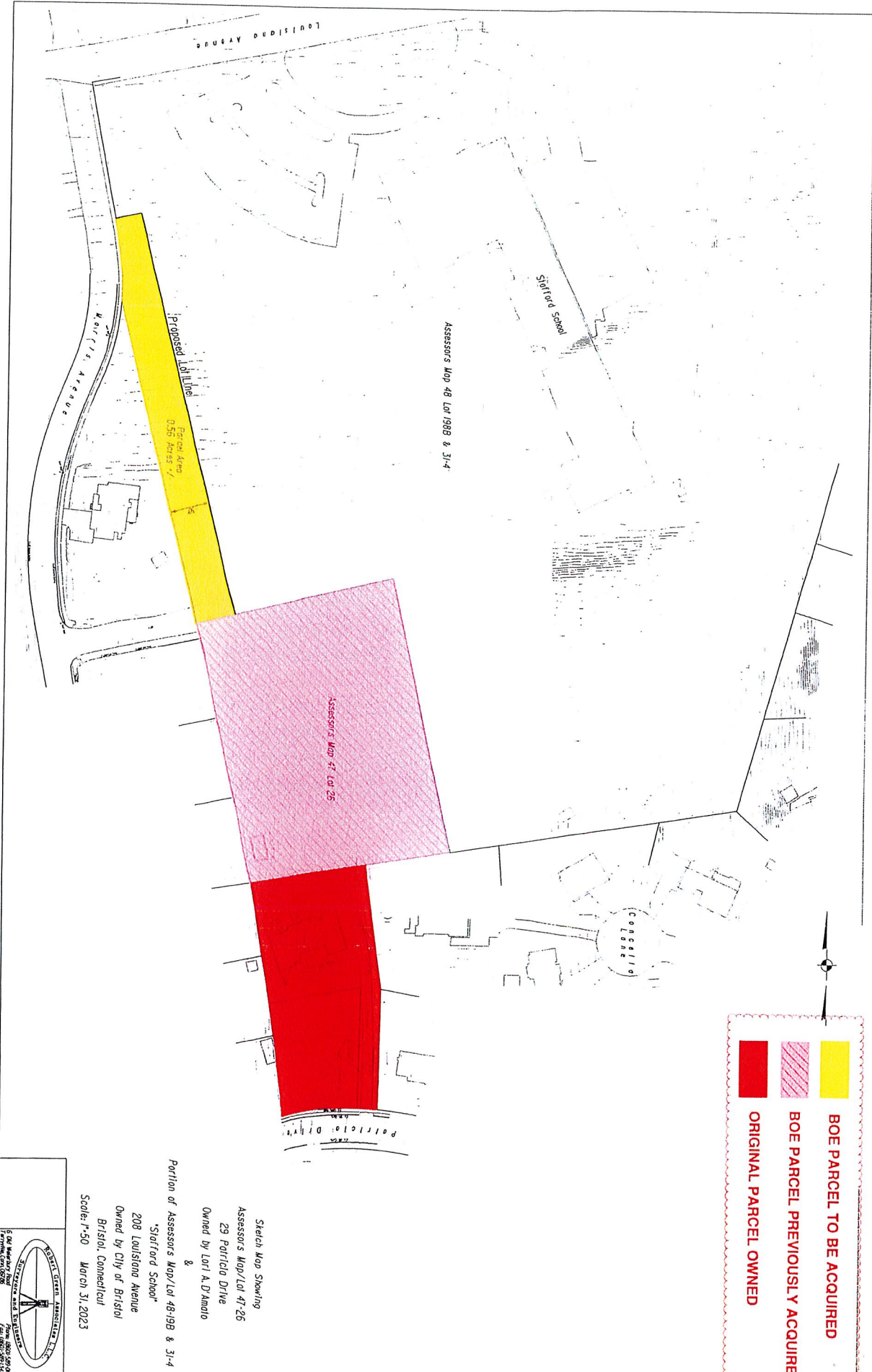
Please consider this topic on the July 11, 2023 agenda.

Sincerely,

Tara Landon
Operations and Facilities Manager

Cc: Edward Jr., and Lori D'Amato

RECEIVED
2023 JUN 26 PM 12:43
TOWN AND CITY CLERK
BRISTOL, CT



BOE PARCEL TO BE ACQUIRED

BOE PARCEL PREVIOUSLY ACQUIRED

ORIGINAL PARCEL OWNED

Sketch Map Showing
Assessor's Map/Lot 47-26
29 Patricia Drive
Owned by Lori A.D. Amadio
&
Portion of Assessor's Map/Lot 48-19B & 31-4
"Storford School"
208 Louisiana Avenue
Owned by City of Bristol
Bristol, Connecticut
Scale: 1"=50' March 31, 2023





City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: August 29, 2023

TO: City Council (c/o Erica Cabiya, Town and City Clerk)

FROM: Bristol Planning Commission

RE: C.G.S. 8-24 Review:
Marsh Road – Assessor's Map 65, Lot 10

Pursuant to the Connecticut General Statutes Section 8-24, the Bristol Planning Commission, at its meeting of August 28, 2023, approved the following motion with respect to the above captioned item:

"To send a positive referral to the City Council for: Assessor's Map 65, Lot 10; IP-25 (Industrial Park) zone because the Planning Commission finds that the acquisition would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

- 1. Section 6.3.2.1. – Undeveloped Land: Encourage the preservation of undeveloped land."*

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

cc: Attorney J. Steeg (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: August 29, 2023

TO: City Council (c/o Erica Cabiya, Town and City Clerk)

FROM: Bristol Planning Commission

RE: C.G.S. 8-24 Review:
208 Louisiana Avenue – Assessor's Map 48, Lot 190B

Pursuant to the Connecticut General Statutes Section 8-24, the Bristol Planning Commission, at its meeting of August 28, 2023, approved the following motion with respect to the above captioned item:

"To send a positive referral to the City Council for: 208 Louisiana Avenue, Assessor's Map 48, Lot 190B; R-15 (Single-Family Residential) zone."

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

cc: Attorney J. Steeg (via email)

Discussion followed regarding how the policy will affect gate fees for certain events such as the Battle of the Bell and other ways to have addressed the omission of gate fees. Commissioner Pons stated that the policy would be for school-sponsored events held on Bristol Public Schools property.

On a motion by Shelby Pons and a second by Dante Tagariello and

Following a Roll Call Vote, *the motion to amend BoE Policy 3453 - School Activity Funds as read into the record PASSED with six (6) Commissioners (Carlson, Fitzsimons-Bula, Pons, Simmons, Tagariello, and Dube) IN FAVOR of the motion and two (2) Commissioners, (Anderson and Sturgeon) OPPOSED.*

Commissioner Carlson asked that an item from the Operations Committee be added under New Business, the item would be the proposed sale of approximately .56 acre of land at Stafford School, adjacent to existing property owned by Mr. Ed D'Amato.

On a motion by Eric Carlson and a second by Dante Tagariello, *the Board of Education (Commissioners Anderson, Carlson, Fitzsimons-Bula, Pons, Simmons, Sturgeon, Tagariello, and Dube) voted to add the proposed sale of approximately .56 acres of land at Stafford School, adjacent to existing property owned by Mr. Ed D'Amato to New Business for a vote.*

Commissioner Carlson read the full motion:

To approve the proposed sale of approximately .56 acre of land at Stafford School, connecting a rear lot owned by Ed D'Amato of Patricia Lane, to Morris Avenue, and to move to the City Council for approval. Commissioner Tagariello seconded the motion.

Questions and discussion followed regarding Morris Avenue parking and the walking path being affected by the proposed sale.

On a motion by Eric Carlson and a second by Dante Tagariello and

Following a Roll Call Vote, *the proposed purchase of approximately .56 acres of land located at Stafford School connecting the rear lot owned by Ed D'Amato of Patricia Lane to Morris Avenue and to forward to the City Council for approval PASSED with eight (8) Commissioners (Anderson, Carlson, Fitzsimons-Bula, Pons, Simmons, Sturgeon, Tagariello, and Dube) IN FAVOR of the motion.*

BUILDING REPORTS

Dr. Dietter, Deputy Superintendent provided the monthly building reports.

Northeast Middle School

OSCGR, Shortlisted the project for the State Legislature; QA&M has been approved as the architect; RFQ is out for Construction Manager at Risk; We are awaiting final written approval from the State to begin the project; Construction Manager at Risk was selected by the committee as D'Amato Downes and that will be forwarded to the City for approval.

Chippens Hill, ESSER/ARP

Construction Documents and Estimates have been finalized; The job is out to bid, anticipate bids coming in late June; Construction completion in August 2024.

Edgewood Renovation

Construction Documents and Estimates have been finalized; Paperwork submitted to OSCGR for Priority Grant Funding; The draft application has been filed at the State, looking at a January decision on funding approval.

BUILDING REPORTS – cont'd

Bristol Central & Bristol Eastern Culinary Arts