

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, February 07, 2024
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Noelle Bates, Corp. Counsel
Jeffrey Steeg, Corp. Counsel
John Aniolowski, BHA
DC Matthew Moskowitz, BPD
Erica Mikulak, BBHD
Susan Tyler, City Council (Chairperson)
Richard J. Brown, Chief Building Official
Thomas Damon-Smith, Code Enforcement Officer
Michael Yacovino, BFD

Also in Attendance: Kristopher Lambert, BFD - Zoom
Thomas DeNoto, Assessors Office
Marco Palmeri, BBHD Director
Ann Bednaz, Tax Collector
Josh Corey, Public Works
Lindsey Rivers, DPW- Zoom
Aubrey Minkler, BPRYCS
Ray Zagurski, Animal Control
Kirsten Girouard, Mayor's Office
David Haberfeld, Public
Stanley Pitrowski, Public

In Absence: Raymond Rogozinski, Public Works
Robert Longo, Water Department

1. Call to Order and Introductions

Susan Tyler, Chairperson called to order the Wednesday, February 07, 2024, Code Enforcement Committee Meeting at 9:03 AM in the Bristol City Council Chambers

2. Approval of January 03, 2024 Meeting Minutes

It was **MOVED** by Commissioner Richard J. Brown and **SECONDED** by Commissioner Michael Yacovino to approve the meeting minutes from January 03, 2024
All in favor, the **Motion carries**.

3. Public Participation.

Stanley Piotrowski, Address: 1062 Burlington Ave, expressed dissatisfaction regarding the blight conditions in the neighbor's yard. Address 1074 Burlington Ave. Blight conditions include numerous unregistered cars, junk, trash, tires, etc. The owner is requesting action from the city. Lindsey Rivers, BPW, asked to clarify if the vehicles were in front of the property or the street, no curb trash either. Mr. Piotrowski confirmed the vehicles are on the property.

Also, DC Moskowitz, BPD asked if the police department was ever contacted which Mr. Piotrowski stated only the Zoning Enforcement Officer has been contacted in the past.

4. New Business

- **929 Hill Street. Blighted Property, Thomas Damon-Smith,** Drove by yesterday to acknowledge the violations and will address it.
- **1074 Burlington Ave. Blighted, possible Unregistered MVs. Thomas Damon Smith,** Drove by yesterday to acknowledge the violations and will address the blight and zoning issues, Erica Mikulak, BBHD. Will also address any health issues.
- **8-10 Summer St. Erica Mikulak, BBHD. BBD, BFD,** A group inspection was done in early January. All three departments sent N.O.V. (Notice of Violation) letters. Health department N.O.V. went out on 01/12/2024, the owner has received all three letters, and he is working on the issues, especially in the basement. Leaks, mold, and rodents were some of the issues addressed. Thomas Damon-Smith,
- **14-24 Summer St.** There are three existing building permits, the commercial inspector Paul Tramadeo is working with Tiana, the owner to rectify the violations, permits were taken out within the past 6 weeks.
- **24-30 Summer St. Michael Yacovino, BFD.** Several existing violations go along with the Building Violations. Two fire new fire panels have been installed, additional upgrade to the fire alarm. Where there were water leaks, the ceiling was damaged, and those panels have been replaced along with fire-rated sheetrock, fire-rated fans, fire fire-rated stop/blocking. Twice a weekly visit to check on work. Richard J. Brown, BBD. The three buildings have 4 four units still shut down until they have heat, the other units still have water leaks coming through the ceiling and have been quarantined.
- **218 West St. Erica Mikulak, BBHD. BBD, BFD,** A group inspection was done on 02/01/2024. Met with the new Property management individual, and went over every single item that has to be corrected. He is aware of all the violations that need to be fixed. Mike Yacovino, BFD. They corrected the majority of the fire code violations. They are still working on the new fire alarm control panel, and making progress. From the BBD they are working and making progress too. There are existing Bad taxes, but no new permits will be issued until taxes are paid.
- **81 North Main St. Erica Mikulak, BBHD.** Will be addressed in the old building item of the agenda. A severe new roof leak.
- **912 Terryville Ave. Erica Mikulak, BBHD.** The Route 6 mini market, has roof leaks, and poor drainage issues in the back which cause flooding the entire space, this is not allowed in a food establishment, the owner was notified several times, and a citation ticket was issued on 01.05.2024. The owner now has contacted the Health and Building department and also will be correcting the flooring issues. Thomas Damon-Smith. Contacted the owner, and he is in the process of excavating the back to remediate the drainage issue, He is also getting a contractor to fix and waterproof the doors.
- **183 West St. Apt- 5. Erica Mikulak, BBHD.** A group inspection will be set with all three departments once the owner contacts us, there are heat issues inside the unit, electrical, and other issues to be confirmed.

A Motion was requested by Susan Tyler, Chairperson regarding two Citation Hearing officers to be compensated on a fixed stipend of \$2500 per year. Jeffrey Steeg, Corp. Counsel explained right now, A hearing office gets a fee for hearing the matter, every time we stamp his name in a court

pleading and continue the matter gets a little fee so his salary is up and down, not consistence. A flat fee per year will be fair.

- See Motion under attached documents.

A seconded motion was moved by Commissioner Richard J. Brown to compensate the two Citation Hearing officers on a fixed stipend of \$2500 per year. All in favor, motion carries.

5. - Discussion of Properties of Interest And/or Concern To Members.

NONE

Thomas DeNoto, Assessor had to leave the meeting early and needed to give an update on 45 Grassy Rd, so a motion was made by Erica Mikulak, to move Item No. 7 of the Agenda up. Seconded by Commissioner Michael Yacovino, All in favor, the Motion carries.

7. - Clean and Lien.

- **45 Grassy Rd. Corey. Josh Corey, BPW.** On 51 Grassy Rd, (same owner, there are four or five vehicles currently in the long driveway, with 45 Grassy Rd, Public works is ready to clean most likely the first weekend in March. Jeffrey Steeg, Corp. Counsel, There is a pending foreclosure on back taxes for all the properties owned by the two individuals, an offer was made through their counsel to waive all the taxes and Code Enforcement liens in exchange for getting ownership of these properties. They probably won't accept it. They are talking to Thomaston Savings Banks to try to get a mortgage to bring all the tax liens up to date and Code Enforcement judgments, they have a dateline by the end of February. Saturday, March 2nd, 2024 Scheduled Clean & Lien.

Thomas DeNoto. Assessors. Multiple photos were taken and sent to Susan Tyler, Chairperson, the account is now in compliance with unregistered vehicles carrying an assessment. Personal Property Declaration

8. - Old Business

- **60 Gayle St. Thomas Damon-Smith.** On 12.27.2023 a site visit revealed overgrowth poison ivy on the side and rear of the property, 01.05.2024, an N.O.V. (Notice of Violation) was mailed out. On 01.17.2024, the owner contacted us and said she was working on it, but we received some snow, a follow-up is scheduled for 03.04.2024.

- **13 Landry St. Thomas Damon-Smith.** On 12.27.2023, a site visit, an observation was made that, the rear porch needs structure repair, retaining wall, and trash, a citation ticket was sent on 12.28.2023 for \$864.00, and on 01.18.2024 another Citation ticket was sent for another \$864.00, the owner finally contacted us, met a location on 01.26.2024, went over all the violations, working with him weekly, a follow-up is scheduled 02.13.2024.

- **295 Park St. Thomas Damon-Smith.** The owner Andy Morse has five open permits and is not getting any inspections. Not progress. A follow-up schedule is set for every three weeks, if he continues with no progress the permits will be revoked.

- **304 Terryville Ave. Thomas Damon-Smith.** A site visit was scheduled for 12.29.23, the owner is actively working on the violations, also he is giving a weekly report, the house has been power

washed, and the peeling paint has been removed. The gutter and the roof are clean, he is in the process of getting a loan to fix the rest of the violations.

- **52 Manross Rd. Thomas Damon-Smith.** Second story egress deck, permits were pulled and in compliance. Thomas Damon-Smith made a motion to close 52 Manross Rd seconded by Commissioner Richard J. Brown. All in favor, Motion carries. CLOSED

- **126 High St. Thomas Damon-Smith.** There is a new owner, met with him and went over all the property maintenance code violations, and he scheduled another site visit with the Fire Department and Health on 02.01.2024. He is giving weekly updates, has currently a dumpster on site, cleaning up the property, and actively working on all three units inside, The estimated date to finish is 04.03.2024. The citation sent on 01.25.2024 was issued to the previous owner. Jeffrey Steeg, Corp Counsel, The new owner called the office, a judgment for code enforcement was put previously for the previous owner. He was looking for information regarding the ticket, he will be advised to appeal the ticket. The property taxes are current. The ticket can be tripled and put a lien against the previous owner.

- **16 Bishop St. Thomas Damon-Smith.** Being in contact with the new property owner for the last couple of months, she is looking for contractors to fix the front porch. Richard J. Brown, The property owner was cited in the past for the front porch's lack of maintenance, this is not a safety concern.

- **231 Washington St. Richard J. Brown,** All the work has been done, in compliance. Commissioner Richard J. Brown made a motion to close 231 Washington St. seconded by Erica Mikulak, BBHD. All in favor. Motion carries. CLOSED

- **575 Broad St. Kristopher Lambert, BFD,** As of today, payment has stopped to the Sprinkler system company, there are several systems up and running, additional work has to be done on the sprinkler system but payment from the owner has stopped. The sprinkler system is operational but in the dry system, there are additional air leaks. Richard J. Brown, BBD. This property will be addressed with another letter.

- **218 West ST. Unit B-2. Erica Mikulak, BHD** A complaint came in on 01.11.2024, the bathroom was attempted to be remodeled and left unfinished, another existing issue included, kitchen cabinet doors falling off, the blinds not working, etc. A group inspection was done last week, there is a new Property management who is aware of the violations, and they are actively working on them. Unfortunately, the tenant wasn't home at the time of the inspections. Thomas Damon-Smith, Code Enforcement Officer, after receiving the complaint from BBHD, an N.O.V (Notice of Violation) was sent on 01.29.2024, A follow-up is set for 02.12.2024, Michael Yacovino, BFD, A-4 still down and vacant after the fire a year ago. The property is in Foreclosure.

- **41 Divinity St. Thomas Damon-Smith,** On 12.29.2023 a Citation Ticket was sent for \$848.00, given 10 days to follow up, 01.17.2024, no compliance, homeless still living in the backyard, Another Citation ticket was sent 01.18.2024 \$848.00, 02.06.2024 did a site visit, the Homeless couple still there, they have some arrangement with the property owner where they will be scrapping metal and have dumpsters to remove everything and clean the yard. Richard J. Brown, if the property is continuously getting cleaned and worked on, the tickets will stop. DC Matthew Moskowitz, BPD, shared his concern regarding the safety of his officers answering calls, and dealing with the homeless. Erica Mikulak, BBHD. She will be coordinating a meeting with the property owner as well as the other departments, health members, and the homeless.

- **243 Fern Hill Rd. Thomas Damon-Smith.** The bank took possession, the original tenants have been vacated, everything is repaired, and pool barrier is closed, the gutters repaired, and the deck has been cleaned and power washed. The house is on the Market.
A motion to close this property was made by Thomas Damon Smith- and seconded by Erica Mikulak, BBHD, all in favor, Motion carries. CLOSED.

- **74 Locust St. Thomas Damon-Smith,** In November a Citation Ticket was issued, and the owner appealed it, on 01.22.2024, a site visit revealed all the violations were still unaddressed. Another Citation Ticket was issued the same day for \$756.00, recently made contact with the owner Mr. Kali and he is working with a new PM to address all the PMC Violations in both properties. 74 Locust ST. and 81 Wolcott St. Mike Yacovino, BFD. Inspector Robotham tried to reach the owner but had no luck. He will contact Thomas to do a group inspection.

- **81 Wolcott St. Thomas Damon-Smith,** In November a Citation Ticket was issued, and the owner appealed it, on 01.22.2024, a site visit revealed all the violations were still unaddressed. Another Citation Ticket was issued the same day for \$972.00

- **30 Turtle St. Thomas Damon-Smith,** 01.02.2024, the owner is currently meeting with contractors to get estimates, 01.09.2024. The owner also called in saying her surveyor was out, the prices for the work are high between \$50,000 and \$100,000 and she can't afford it right now. She is willing to work with the City. She is getting a surveyor. A retaining wall issue. Kirsten Girouard, Mayor's Office. Numerous calls are received often from the neighbors of 30 Tuttle St. because of flooding. Susan Tyler, the Chairperson, asked to move 30 Tuttle St. from **Old Business** to the **Long Term Watch List**.

- **425 North Main St. Thomas Damon-Smith,** There are no more active leaks, spoke to the Property Management person and confirmed no more complaints regarding the leak, Erica Mikulak, BBHD. Made a motion to close this property seconded by Thomas Damon-Smith, Code Enforcement Officer. All in favor. Motion carries. CLOSED

- **5 Arlington St. Richard J. Brown, Chief Building Official.** Zoning Enforcement Blight complaint received on 01.11.2024, trailer, junk, and various miscellaneous, A Citation Ticket was sent 01.11.2024, and the ticket was appealed per Noelle Bates, Corp. Counsel. Follow-up on 02.11.2024

- **280 Pine St. Thomas Damon-Smith,** On 01.07.2024 a call was received, and a site group visited confirmed the front door had been breached, homeless people secured it from the inside. Contact the property owner to ask them to Board and Secure the dwelling, but they did not take responsibility, on 01.09.2024 N.O.V. (Notice of Violation) was sent giving 10 days to comply, on 01.15.2024, a dumpster was observed at the site, on 01.19.2024 the property was Board and Secured. Two more follow-ups on 01.26.2024 and 02.01.2024. The property is still clean. Erica Mikulak, BBHD has not been in the property but made a motion to move this property to the Long Time Watch List. / Susan Tyler, Chairperson suggested closing this property. Erica Mikulak, BBHD, made a new motion to close this property seconded by Thomas Damon-Smith. All in favor, Motion carries. CLOSED

- **541 Pine St. Richard J. Brown,** Zoning Enforcement Complaint received 12.18.2023, blight junk on property, multiple unregistered vehicles, trash, etc. on 01.04.2024 a site visit confirmed the violations. A ticket was sent for noncompliance. Will follow up, the ticket has been appealed per Noelle Bates, Corp. Counsel

- **324 Park St. Richard J. Brown**, Zoning Enforcement Complaint. A fabric tent on the property was utilized as a garage, a site visit confirmed a violation, and a Citation Ticket was sent on 1.16.2024. Will be reviewed on 02.16.2024. Thomas Damon-Smith. Received a complaint and sent an N.O.V. (Notice of Violation) 12.29.2023. On 01.10.2024 a new complaint was received regarding the Garage, the roof was caving in, and the owner contacted us with the Property Maintenance person. 01.31.2024 the PM called and said his contractors were on site, work was in progress, and a site visit on 02.01.2024. All the PMC violations were addressed but the fabric tent is still on site.

- **81 North Main St. Erica Mikulak**, BBHD/BBD did a group inspection at the end of January and one of the units had a roof leak. Contacted the Property manager and are working on issues. Lindsey Rivers, BPW, there is a dumpster in the middle of the parking and has trash, pillows, furniture, and mattresses dumped.

Per I.T. Audio difficulties, the meeting had to adjourn earlier than scheduled.

ITEM 10. To Adjourn

It was MOVED by Commissioner Michael Yacovino and seconded by Erica Mikulak, BBHD to adjourn the Code Enforcement Meeting at 10:42 a.m. Motion carried unanimously

Respectfully submitted,

Martha I. Bravo
Recording Secretary
Building Department
Senior Administrative Assistant/Code Enforcement