

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, March 06, 2024
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Steeg, Corp. Counsel
Raymond Rogozinski, Public Works
John Aniolowski, BHA
Robert Longo, Water Department
Lt. Robert Osborne, 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: Maria Theam, Corp. Counsel
Kristopher Lambert, BFD - Zoom
Thomas DeNoto, Assessors Office
Ann Bednaz, Tax Collector
Josh Corey, Public Works
Lindsey Rivers, DPW- Zoom
Aubrey Minkler, BPRYCS
Stephen Bynum, BPRYCS
Ray Zagurski, Animal Control
Kirsten Girouard, Mayor's Office
Cheryl Thibeault, City Council Zoom

In Absence: Marco Palmeri, BBHD Director

1. Call to Order and Introductions

Susan Tyler, Chairperson called to order the Wednesday, March 06, 2024, Code Enforcement Committee Meeting at 9:00 AM in the Bristol City Council Chambers

2. Approval of February 07, 2024 Meeting Minutes

It was **MOVED** by Commissioner Richard J. Brown and **SECONDED** by Commissioner Michael Yacovino to approve the meeting minutes from February 07, 2024
All in favor, the **Motion carries**.

3. Public Participation.

None

Commissioner Ray Rogozinski made a motion to move up item #7 on the Agenda and was seconded by Commissioner Robert Longo. Motion carries.

7. - Clean & Lien.

45 Grassy Rd. Ray Rogozinski. The clean and lien went as scheduled for March 2nd, with a few disagreement incidents with the owner in regards to removing items from the property. The owner still has two trailers full of scrap metal. He has suggested another clean & lien visit.

Attorney Jeffrey Steeg shared he received an email from the property owner's attorney requesting a meeting with the City. Also suggested is to have a pre-cleaning meeting to specify what kind of item can be removed from the property.

Chairperson Susan Tyler also requested to pre-meet before the second clean & lien.

Attorney Steeg also requested for a Community Service member to be present.

Erica Mikulak suggested having a mental health crisis professional at the time of the clean & lien as well as BPD should be present.

4. New Business

318 South St. Thomas Damon-Smith. A permit to work on a roof was pulled back in 2016, but it was never completed, and recently after a site visit, an N.O.V. (Notice of Violation) was sent giving 60 days to follow up.

44 Coventry Rd. Thomas Damon-Smith. A complaint came in on 02/24 regarding possible unregistered motor vehicles in the driveway, blight, and debris all over the yard. An N.O.V. was sent on 02/26 given 30 days to follow up

501 West St. Richard J. Brown, Blight, unregistered vehicles came in from Public Works.

429 Woodland St. Richard J. Brown, 02/15 Possible repair shop, multiple cars on the driveway. Site visit on 2/28 reveals no cards monitor 4 cars on the driveway. Move to old business for next month.

114 Greene St. Another complaint came in on 02/26, unregistered vehicles, fence is falling, blight. Will send a letter.

35 Castle Rd. 02/27 Richard J. Brown. A rooster was creating noise, it was referred to Animal Control Officer Ray Zagurski,

198 Sherwood St. Richard J. Brown, Kevin called on 03/01/24 regarding abandoned vehicles in the yard, a file started in 2023, closed by Ed, needs to start a new file.

Dolphin St. and Butternut Richard J. Brown, Several calls from citizens about a whirring sound noise coming in the middle of the night. Move to old business.

Robert Longo, Shared knowledge that the Bristol Water and Sewage Department is experiencing heavy floods in the city sanitary sewage system, some sources revealed those floods are coming from some rooftops gutters attached to the city sanitary sewage, one property has already been identified, it's a violation of ordinance, the water department is working with a company to do smoke testing in late June-July. Requesting assistance from the Bristol Fire Department as well as working with the Bristol Building Department/ Code Enforcement to enforce the disconnection of the gutters.

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

None

6. - Old Business

60 Gayle St. Thomas Damon-Smith. It has been monitored and the site visit is scheduled for 04/07/2024.

13 Landry St. Thomas Damon-Smith. Working with the owner who cleaned up the back of the property and will be working on one violation every other week. Follow up on all PMC violations on 03/28. Michael Yacovino will be sending a letter to request for inspection.

295 Park St. Thomas Damon-Smith. No progress, permits will be revoked in 30 days if no work is done by then, a site visit was performed last week where multiple Property Maintenance Codes violations were identified, A N.O.V was sent on 03/04/2024 given 21 days to comply. Richard J. Brown. The owner took out permits regarding the previous violations identified. Erica Mikulak was also a the site visit, a N.O.V. was sent back in the fall and a Citation ticket has been issued as well and has not been appealed or paid yet. Corp. Counsel will look into it. John Aniolowski was part of the site visit on 02/29, the property has been put on abatement, and the landlord is not receiving rent from the Bristol Housing Authority at this time. Michael Yacovino was also part of the site visit, as of now, the property is considered "Two Family which meets the Fire Codes but "Three-Family" is still a way to go.

304 Terryville Ave. Thomas Damon-Smith. The contractor pulled permits, the property is in compliance. A motion to close this complaint was seconded by Commissioner Rob Longo, all in favor. Motion carries. **CLOSED.**

126 High St. Thomas Damon-Smith. The new property owner has been working on the exterior violations which should be completed by the end of the month. Michael Yacovino, BFD is been in contact with the owner which is in agreement to correct all the fire code violations. Erica Mikulak. The owner has been in contact with the BBHD and has corrected all the health violations.

16 Bishop St. Richard J. Brown, this property has been working with a contractor to work on the porch maintenance. It's not posing a life safety issue. Made a motion to close this complaint and seconded by Commissioner Ray Rogozinski, all in favor. Motion Carries. **CLOSED**

575 Broad St. Kristopher Lambert, BFD. No further information on this property, there are back taxes and income and expenses.

218 West ST. Unit B-2. Thomas Demon-Smith. The new contractor pulled permits for the entire building. Erica Mikulak, the tenant of unit B-2, the bathroom still not running properly, A N.O.V was sent 02/26, Michael Yacovino. Met with the new contractor, working to get the violation fixed.

41 Divinity St. Thomas Damon-Smith, A Site visit with the Health Department. The owner of the property agreed to rent an apartment to the homeless people living in the yard. Homeless will start picking all the metal by the fence. Follow-up 03/14. Multiple Citation Tickets had been issued. Only one ticket was appealed. Erica Mikulak, the Health Department has provide the resources to the homeless to get assistance.

74 Locust St. Thomas Damon-Smith, A site visit with the owner last month. 02/08 A walked through the property as well as 81 Wolcott. His contractors have been working on exterior carpentry. As well as 81 Wolcott St. Next site visit is scheduled for 03/11

5 Arlington. Richard J. Brown. A Blight Zoning complaint came in on 12/23, A N.O.V. was sent on 12/28 not compliance. A Citation ticket was sent in January, they appealed the ticket, the judgment was upheld and they paid the ticket. Follow-up in 60 days

541 Pine St. Richard J. Brown. Blight Zoning complaint. Hoarding, blights, unregistering cars, three site visits, the owner gave him a time frame with regular site visits every Friday.

324 Park St. Thomas Damon-Smith. The contractors address everything. Made a motion to close this complaint. Seconded by Erica Mikulak. All in favor. Motion carries.

81 North Main. Thomas Damon-Smith. The property maintenance individual addressed the leaking issue on the roof. Michael Yacovino received a call regarding the fire alarm on this property, which has not been tested in over a year. The process to test a Fire Alarm system on a 5-unit property is to hire a Licensed Fire Alarm Contractor to test the Fire Alarm system, detection devices work, the fire alarm panel is functioning properly, the contractor then uploads the results on the Fire Department system. A letter will be sent. Erica Mikulak issued an N.O.V. regarding unit 7 and the leak. Another follow-up visit will be scheduled.

37 Union St. Richard J. Brown. A Clean & lien was performed last year by BPW, currently, it has minor blight and unregistered vehicles. On 12/28 another ticket was sent. Aubrey Minkler was asked to assist Diana and her husband with talking to the owner and help remove the vehicles.

112 Mountain View. Richard J. Brown. A ticket was written on 12/27, not a complaint since the clean and lien. Tickets will be issued weekly after follow up visits.

929 Hill St. Richard J. Brown. A complaint about blight and unregistered vehicles came in, a drive-by revealed minor blight. A letter will be sent.

1074 Burlington Ave. Richard J. Brown. Unregistered vehicles, blight conditions. A letter will be sent about too many trailers and minor blight.

8-10 Summer St. Thomas Damon-Smith. Back in November was flagged by the fire department for boilers, the property was condemned and tenants relocated. In February the owner pulled a permit for new boiler pads, working now with direct vent boilers. Robert Longo, this is the property for the gutters being found connected to the City Sewage. Michael Yacovino. Regular inspection has been happening, everything has been brought up to code.

18-24 Summer St. Thomas Damon Smith. There was a roof leak in units 18-24, construction is going on. The Owner pulled permits.

24-30 Summer St. Richard J. Brown. An existing roof leak in units 30-7, the owner took out a permit and the violation has been addressed. Also in Unit 30-3, there is PMC to complete.

912 Terryville Ave. Thomas Damon-Smith. Water was getting into the back of the building from the roof causing flooding, the violation has been addressed. Erica Mikulak, the owner was issued a Citation ticket for several items the owner refused to fix.

50 Hillside Place. Thomas Damon-Smith. The owner complied with the Building, Fire, and Housing codes. Thomas made a motion to close this property seconded by Commissioner Michael Yacovino. All in favor, motion carries.

95 Lewis St. Richard J. Brown. The new owner has been complying. Commissioner Richard J. Brown made a motion to close this property seconded by Erica Mikulak. All in favor, motion carries.

8. - Long-Term Watch List.

916 Stafford Ave. No updates

81 North Main St. No Updates

40 West St. No Updates

30 Turtle St. No Updates.

Chairperson Susan Tyler suggested creating a new item on the Agenda for Tax Liens

9. - URAA-

Chairperson Susan Tyler, the Uniform Relocation Act. The city of Bristol has had a policy in place with a procedure on how to deal with relocation specifically to the displacement of persons, from units when Code Enforcement Activity is involved and people have to be relocated.

The Community Service/Park & Rec Department has worked hard trying to implement the amendment policy, and a motion is to be made at the city council next week. See attached doc.

Currently, two families are relocated.

ITEM 10. To Adjourn

It was MOVED by Commissioner Michael Yacovino and seconded by Commissioner LT. Osborne to adjourn the Code Enforcement Meeting at 10:49 a.m. Motion carried unanimously

Respectfully submitted,

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