

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, May 1, 2024
City Hall 3rd Floor Room 310**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Steeg, Corp. Counsel
Raymond Rogozinski, Public Works
Robert Longo, Water Department Zoom
Lt. Robert Osborne, BPD
Erica Mikulak, BBHD
Susan Tyler, City Council (Chairperson)
Richard J. Brown, Chief Building Official
Thomas Damon-Smith, Code Enforcement Officer

Also in Attendance: Marco Palmeri, BBHD Director
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Thomas DeNoto, Assessors Office
John Aniolowski, BHA
Ann Bednaz, Tax Collector
Bryan A. Brown, Fair Rent Commission
Josh Corey, Public Works
Lindsey Rivers, DPW- Zoom
Aubrey Minkler, BPRYCS
Kirsten Girouard, Mayor's Office
Emmanuel Lorenzo, Assessor's Office Zoom
Carried Tedd, Bristol Senior Center

In Absence: Michael Yacovino, BFD
Kristopher Lambert, BFD -

1. Call to Order and Introductions

Susan Tyler, Chairperson called to order the Wednesday, May 1, 2024, Code Enforcement Committee Meeting at 9:03 AM in the Bristol City Hall 3rd Floor, Room 310

2. Approval of April 03, 2024 Meeting Minutes

It was **MOVED** by Commissioner Raymond Rogozinski and **SECONDED** by Commissioner Lt. Robert Osborne to approve the meeting minutes from April 03, 2024
All in favor, the **Motion carries.**

3. Public Participation.

None

4. New Business

- Chairperson Sue Tyler, kindly requests that the Bristol Building Department website be updated with the current information regarding the Zoning Enforcement Officer.

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

- **451 Divinity St. C.E. Thomas,** Apartment Building/garbage, debris. Site visit to confirm violations and contact the Health Dept. Sent N.O.V. given 10 days to respond. A Citation ticket #251523 for \$324.00 was sent on 04.04.2024, after non-compliance, Property Manager contacted BBD. Trash was removed. Waiting for the dumpster to move to the backyard.
- **50 Emmett St., C.E. Thomas,** Commercial Building Roof Leaks, A group inspection with the Health department was done and contacted the Property Manager. He submitted certification and warranty paperwork. Waiting on the next rainfall to locate the leak. Follow up 05.15.2024. This property owner has been sued per Atty Steeg.
- **48 Park St. C.E. Thomas,** Second floor apt. not heat, homeless sleeping in the basement, sent an N.O.V. On 01/30, no response, Citation ticket # 251508 sent 03.12.2024 for \$1188.00. The front property was cleaned up. The 2-floor tenant moved out, and Fountain Mechanical Fixed the heat. Homeless are gone, follow up 03.30.2024
- **425 N. Main St. Apt. 11 & 15. Thomas,** Tenants in apt 11 are being evicted, Erica did a site visit to get in the apt, but tenants canceled several times. PM is cooperative and the barber shop has not seen any leaks lately. C.E. The Property Manager is waiting for the unit to be empty to address violations.

6.- Old Business

- **60 Gayle St. CE. Thomas,** the owner complied, Thomas made a motion to CLOSED seconded by Rick, All in favor, motion carries.
- **13 Landry St. C.E. Thomas,** The owner started siding repairs on 05.06.2024, the owner made aware that structural repairs to rear porch require a building permit.
- **295 Park S.t C.E. Thomas,** The owner started the roof, which will be done this month and the window install starts on 05.16.2024 a new N.O.V was sent. Neighbors at 299 Park began work drainage issues that was flooding rear lot.
- **41 Divinity St. C.E. Thomas,** Site visit shows improvements, the homeless are gone, the owner is cooperative and new N.O.V will be sent. Commissioner Richard Brown made a motion to close this property and seconded by Erica. All in favor, Motion Carries. CLOSED

- **74 Locust St. Thomas**, more complaints came in, the owner did not comply in getting an exterminator plan, site visit on 04.08. Still found death rats, but still active leak, raw sewage, three tenants complained about several violations. A Citation was sent on 04.15.2024 Ticket # 251522 for \$524.00, the rats were removed. Revise N.O.V was sent, 10 days to comply.
- Erica, visited the property along with Thomas, the severe of vermin and sent tickets twice, contacted the exterminator company, they indicated the property owner asked them to only remove the death rats. Contacted Property owner and gave 5 days to submit a complete exterminator plan and treatments done inside the building, if not comply, another ticket will be sent and also an order letter will be issued and go through court.
- **81 Wolcott St. C.E. Thomas**, A site visit was done on 04.01.2024, some violations were taken care of, but trash and trees are still an issue. Trash was removed and place inside a blue barrel from the City. A Citation ticket was given \$108.00. A plan to replace the front porch needs to be submitted. Follow up 05.15.24. Erica also did the site visit, confirmed the existing trash, and sent three Citation tickets asking to remove the trash from the bins.
- **5 Arlington St. Zoning, Rick**, Moved trailers, cleaned up some of the blight, still wood piles and extra vehicles. 60-day follow-up is due soon.
- **541 Pine St. Zoning Rick**. Blight Conditions. Tickets were sent and appealed. Since two months ago, owner has been cleaning up the property.
- **81 North Main St. Unit 7. Thomas**. Leaking roof issue, a Citation ticket # 251521 was sent 04.09.2024, for \$324.00, as of 04.30.24, the ceilings are still open, Try to contact PM, No response. Follow-up 05.06.24
- **37 Union St. Zoning Rick**, Blight Complaint, unregistered vehicles, site visit in April, confirmed with neighbors regarding the vehicles, in the process of sending an N.O.V letter.
- **112 Mount View Ave. Zoning, Rick**, Recurring violations in this property, grass start to grow, two vehicles still there. In the process of sending an N.O.V letter. Taxes are up to date.
- **929 Hill St. Zoning, Rick**, Blight Complaint, An N.O.V letter was sent, only one more code violation needs to be addressed, and permits were taken out to fix drainage issues.
- **1074 Burlington Ave. Zoning, Rick**, Blight Complaint, Unregistered vehicles, An N.O.V letter was sent mid-March, follow-up end of March, Owner complied with some violations.
- **8-10 Summer St. C.E. Thomas**, Boilers still condemned- tenants, heating permit H-24-122 for 6 boilers is active, making progress. Roof leaks still needs to be repaired, Building Storm drain permit P-24-66 active.
- **14-24 Summer St. C.E. Thomas**, Roof leak, owner pulled permits, having difficulties working with tenants, both units need to be taping and paint. Thomas made a motion to CLOSED this property seconded by Rick, all in favor. Motion carries.

- **318 South St. C.E. Thomas,** Pulled roof permit in 2016, work has not been completed, gave 60 days to be complete, site visit on 04.30 revealed nothing has been done, this week permit will be revoked , an N.O.V will be sent.
- **44 Coventry Rd. C.E. Thomas,** Blight complaint, unregistered vehicles in driveway, site visit to confirmed code violations on 04.02.2024, issued a Citation ticket #251525 for \$540.00, follow up visit 04.24.2024 shows still missing siding, gutter falling off house, two inoperable vehicles, issue another Citation Ticket for \$216.00. Will follow up 05.15.2024, Back taxes.
- **501 West St. C.E. Thomas,** Trash complaint, sent an N.O.V for 10 days, with a follow up of 04.08.2024, the owner asked for more time, went back 04.17.2024, still trash at that point. The owner cleaned up by the following Monday. Thomas made a motion to CLOSED this property, seconded by Commissioner Ray Rogozinski, All in favor, motion passed.
- **34 Cawley St. Zoning Rick,** illegal occupancy. No update, Thomas, received a complaint regarding four different families there.
- **61 East Main St. C.E. Thomas,** A big Factory with a roof leak, broken windows, and messy bathrooms, a group visit with BBHD, Fire Dept. and Police Dept. Revealed, trash scattered around the property, sent an N.O.V. gave 60 days to comply.
- **86 Stafford Ave. C.E. Thomas,** A permit was taken out back in 2016 for exterior renovations, the front porch, and demolition of the shed, the permit is still active. The entire roof is deteriorating, and 15 motor vehicles including RV's, sent an N.O.V. gave 30 days to comply, the owner stated she has a court order to keep unregistered cars on the property. Follow-up will be 05.06.2024.
- **28 Merriman St. C.E. Thomas,** Building is deteriorating, wires exposed, five Citation tickets have been sent since January 2024, and two tickets were sent in April. The property has a lien for \$7500.
- **70 Jefferson St. H.D. Erica.** A complaint was received from the Fair Rent Commission regarding the Jefferson properties. 70 Jefferson St., 62 Jefferson St. and 72 Jefferson St.
- A site visit with CE, to acknowledge all the code violations including Windows, basement, water coming in, on-site septic system. An N.O.V. was issued, met with Property owner twice to explain the violations and what needs to be fixed, The Owner will submit plans to Water Dept. to connect to the existing line.
- **76 Jefferson St. C.E.Thomas,** A WWP (Working without permits) complaint was received, sent a Cease and Desist letter/ gave 10 days to apply for a Building Permit. Building permit was taken out and paid the fee.

7. - Clean & Lien

- **45 Grassy Rd. Rick,** A Group inspection (Public Works, Corp. Counsel) was done along with owner representatives and his lawyers to discuss the progress. Property owner is cooperative, Follow-up 05.14.2024. 45 Grassy is clean, working on 51 Grassy. Taxes are owe. Property is for sale.

8. - Long Term Watch List

- **916 Stafford Ave. H.D Erica**, No complaints received in the past 6 months, Thomas made a motion to closed 916 Stafford Ave, seconded by Commissioner Richard Brown, all in favor, motion carries. CLOSED
- **81 North Main St. Rick**, The six-month review in North Main St. is coming up.
- **40 West St.** Update by Mayor Caggiano, The property was approved for the Brown field, 5 year clean-up program. Commissioner Richard Brown made a motion to remove 40 West St. from this list seconded by Commissioner Ray Rogozinski, All in favor, the motion carries.
- **575 Broad St. F.M. no updates**, Ann; There is an Active lawsuit for Real Estate and Income and Expenses penalty with a total of \$42,508 also an old outstanding Personal Property tax bill from the 2016 grand list for Moro Costume cabinets is in the lawsuit.

9. - URAA - Uniform Relocation Assistance Act.

- Cero Clients at this time.

10. Tax Liens

- Paid in full 234 Garden St Ext. for \$ 575.00, also 78 Park St. \$49.12, removed per PW and \$188 Glendale Dr. for \$49.12, removed per PW

Commissioner Ray Rogozinski apologized for not bringing up a brief discussion in **Item 4. “New Business”** regarding water issues for some complaints he has received in his department.

11. To Adjourn

It was MOVED by Commissioner Lt Robert Osborne and seconded by Commissioner Ray Rogozinski to adjourn the Code Enforcement Meeting at 10:39 a.m. Motion carried unanimously

Respectfully submitted,

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