

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, June 5, 2024
City Hall City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Steeg, Corp. Counsel
Robert Longo, Water Department Zoom
Lindsey Rivers, DPW
Erica Mikulak, BBHD
Susan Tyler, City Council (Chairperson)
Richard J. Brown, Chief Building Official
Thomas Damon-Smith, Code Enforcement Officer
Michael Yacovino, BFD
John Aniolowski, BHA

Also in Attendance: Marco Palmeri, BBHD Director (Zoom)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Thomas DeNoto, Assessors Office
Jennifer Cole, Tax Collector
Josh Corey, Public Works
Aubrey Minkler, BPRYCS
Kirsten Girouard, Mayor's Office
Aubrey Minkler, Community Service
Stephen Bynum, BPRYCS
David Sgro, ECD (Zoom)

In Absence: Raymond Rogozinski, Public Works
Kristopher Lambert, BFD –
Lt. Robert Osborne, BPD

1. Call to Order and Introductions

Susan Tyler, Chairperson called to order the Wednesday, June 5, 2024, Code Enforcement Committee Meeting at 9:01 AM in the Bristol City Hall Council Chambers

2. Approval of May 1, 2024 Meeting Minutes

It was **MOVED** by Commissioner Michael Yacovino and **SECONDED** by Lindsey Rivers, BPW to approve the meeting minutes from May 1, 2024
All in favor, the **Motion carries.**

3. Public Participation.

None

4. New Business

- **49 Mitchell St. C.E. Thomas.** Installing Fence without Permit/ Owner took out a permit. Closed.
- **400 Middle St. BBHD Erica.** Complaint about Powerhouse gym restrooms won't work. Code Violations Addressed. Closed
- **90 Gridley St. Thomas.** Fire on the second floor, and exterior porch damage, Owner complied. Closed
- **299 Park St. C.E. Thomas.** Water issues addressed. Closed.
- **156- 160 New St. Zoning Richard.** Blight/unregistered vehicles, inspection done, sent an N.O.V, partial compliance, sent Citation ticket on 05.31.2024 for \$324.00
- **733 Jerome Ave. Zoning Richard.** Illegal Auto shop in a residential area. Verified complaint. Sent N.O.V. With no compliance and a Citation ticket sent on 05.31.2024

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

- **42 Stafford Ave. C.E. Thomas,** Bathroom ceiling leak, sent N.O.V. letter with no compliance, Citation Tickets were sent. Also BBHD, Erica. Did a site visit, sent N.O.V. letter on 04.18.2024 and Citation ticket also 05.14.2024. MOVE TO OLD BUSINESS.
- **502 South ST. C.E. Thomas, Leak** from the ceiling. The owner repaired the ceiling and roof, follow-up final inspection next Monday. CLOSED.
- **11 Wooding St. C.E. Thomas.** Vehicle vs. Porch from Sep 2023, sent N.O.V. on 05.07.2024, applied for permit waiting for Building and Zoning approval.
- **9 Divinity St. C.E. Thomas.** The roof has holes, gutters falling off, and raccoon infestation, sent N.O.V 01.17.2024, but no compliance, and the gutters now have fallen off into the parking lot, sent 2 Citation Tickets, the owner contacted us and a site visit is scheduled for tomorrow with the contractor also to get inside the property.
- **59 Allen St. C.E. Thomas.** The building Burned down in 2021, Construction started but stopped. Sent an N.O.V. on 05.13.2024 followed by a Citation Ticket on 05.29.2024, the owner contacted our office and stated tall grass will be cut and construction will resume.
- **424 Lake Avenue Unit-6.** BBHD Erica received a complaint regarding Hoarding and Unsanitary conditions. Did a site visit along with Thomas in late May to confirm the complaint. Spoke with the owner who did not give access to the inside unit. Possible leak in the basement affecting the neighbor unit. Spoke with Property management, The Unit is in Foreclosure. Thomas spoke to a new buyer who will clean up after the occupants are out.

6.- Old Business

- **13 Landry St. C.E. Thomas,** Rear porch/Siding/retaining wall. No contact with the owner lately, will send a revised N.O.V. of the two items left to address.

- **295 Park St C.E. Thomas,** Basement Exterior - 3 Family, since the last meeting no progress was made, and a Citation Ticket was sent for \$324.00.
- **126 High St. C.E. Thomas.** Made a motion to close this property, seconded by BBHD, Erica. All in favor. Motion carries. CLOSED.
- **74 Locust St. C.E. Thomas,** Exterior PMC/ New Plumbing leaks and clogs/Vermin/Working without permits. Only one violation has been addressed. Had sent Citation Tickets totaling the amount of \$9000.00. BBHD Erica, Sent an N.O.V. on 04.02.2024 per severe infestation. No compliance, a Citation Ticket #252219 was sent on 04.09.2024, Citation Ticket #252214 was sent on 04.24.2024, Citation Ticket # 252215 was sent on 05.06.2024, Citation Ticket #252220 was sent 05.15.2024. The owner sent an Extermination plan on 05.29.2024. Other issues need to be addressed.
- **81 Wolcott St. C.E. Thomas,** Front porch /Trash/Exterior PMC The trash issue has been addressed, 10 Citation Tickets were in May. BBHD Erica issued five different Citation Tickets from April through May 14th. Richard reviewed the front porch which at this point is not creating a safety concern. BBHD Marco, Discussed the violations and Citation Tickets regarding the CT general statute.
- **5 Arlington St. Zoning, Richard,** Blight conditions. Sent N.O.V on 11.2023 and a second one on 01.11.2024 followed by a Citation Ticket. The owner complied with all violations except two.
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- **541 Pine St. Zoning Thomas.** Blight Conditions. The owner is working on cleaning up the property.
- **81 North Main St. Unit 7. Thomas.** Roof repair, ceiling repair. The property owner Complied, Thomas made a motion to close 81 North Main St. seconded by Erica, all in favor. Motion carries. CLOSED.
- **37 Union St. Zoning Richard,** Blight Complaint, unregistered vehicles, site visit in April, confirmed with neighbors regarding the vehicles. No action was taken. Aubrey, Community Service. Spoke to the owner, and he can't afford to register the vehicles. Will be getting a tax bill for unregistered vehicles per Thomas DeNoto.
- **112 Mount View Ave. Zoning, Richard,** Tallgrass, and exterior. Sent N.O.V. no complied, sent a Citation, and have BARC to clean.
- **929 Hill St. Zoning, Richard,** Blight Complaint, an N.O.V. letter was sent and the owner contacted our office, a site visit cooperation in cleaning the property. Thomas DeNoto confirmed is a single family. Lindsey, they removed the extra barrel.
- **1074 Burlington Ave. Zoning, Richard,** Blight Complaint, all vehicles are registered. The trailer was moved to back yard. The carport and tires are removed. Richard made a motion to remove 1074 Burlington Ave seconded by Lindsey. All in favor. Motion carries. CLOSED.

- **8-10 Summer St. C.E. Thomas,** Boilers still condemned- tenants, heating permit H-24-122 for 6 boilers is active, working with the roofer to fix the leak. Building Storm drain permit P-24-66 active. Waiting for finished work in the basement.
- **318 South St. C.E. Thomas,** Deteriorating roof, Pulled roof permit in 2016, work has not been completed, gave 60 days to be complete, N.O.V was sent on 05.09.2024, no complied, A Citation Ticket was sent 05.31.2024. No communication with the owner has been made. A weekly visit is scheduled.
- **44 Coventry Rd. C.E. Thomas,** Blight complaint, unregistered vehicles in the driveway, and Multiple Citation tickets had been sent. No communication with the owner. No compliance. Two tickets had been sent in June for \$216.00 each.
- **114 Greene St. Zoning, Richard,** Parking on the Sidewalk, A N.O.V was sent and vehicles were removed, still blighted conditions/ Fence issue with the neighbor. The meeting is to be set.
- **34 Cawley St. Zoning Richard,** illegal occupancy issue ongoing. A N.OV. was sent on 04.17.2024 followed by a Citation ticket on 05.31.2024 regarding blighted conditions, tall grass, rodent infestation, branches, etc. Lindsey stated owner has an accessory dwelling above the garage that has been discussed with the assessor's office. Also, the owner converted the property into two families, he refused to pay \$155.00 to have an extra barrel. A Tallgrass N.O.V was sent last week.
- **61 East Main St. C.E. Thomas,** Roof Leak- Interior Corridor was filled with trash and debris, sent a letter giving 60 days to clean. After a recent visit, the Corridor looks clean and dry. Michael Y. The Fire Department is currently working with the owner to bring the property to compliance with fire codes.
- **86 Stafford Ave. C.E. Thomas,** Roof & Porch dilapidated/possible structural deterioration/Multiple unregistered vehicles and RV's. A notice of violations followed by a Citation ticket was sent. The owner contacted our office and appealed the ticket. No work has been done.
- **28 Merriman St. C.E. Thomas,** Building is deteriorating, with trash, and blight in front of driveway. Some of the items have been removed. The property attorney requested a payoff of the Citation tickets. The property is going into Foreclosure, meeting with the contractor to discuss watertight the dwelling. Back taxes are due.
- **70 Jefferson St. / 62 Jefferson St. /72 Jefferson ST. /76 Jefferson St. BBHD Erica,** Complaints were received in late March, met with the Property Owner on site, and violations had been addressed except for one. The septic system has to be tight to the sewer line. Erica made a motion to close **70 Jefferson St. / 62 Jefferson St. /72 Jefferson ST. /76 Jefferson St**, seconded by Thomas, all in favor, motion carries. CLOSED.
- **451 Divinity St. C.E. Thomas.** Apartment Building and debris. Issues with the dumpster, it was removed and cleaned up, and additional garbage and furniture were added. Contacted the Property manager given a week to comply. A Citation ticket was sent per non-compliance for \$216.00. Lindsey. Public Works removed the Dumpster from the right away. Also, Public Works removed the furniture from the curb and sent a Citation Ticket.
- **50 Emmett St. C.E. Thomas, Commercial** Building leaks Complied /Fire Code Violations. Michael Y. The Fire Department addressed a code violation complaint but determined there

weren't Fire Code Violations and discussed in detail more about this complaint. Update: Kris from FD. Partitions had been added for some years. Working with the Building and Building Owner on adding emergency lighting.

Properties of interest added for next month's meeting.

- **21 Redwood Drive.** Blight Tall grass
- **190 Riverside Ave.** Blight.
- **Pine St.** Tall Grass.
- **50 Terryville Ave.** Blight / Update: Lindsey, this property is owned by RNR LLC.
- **7. - Clean & Lien**
- **45 Grassy Rd. Richard, C.E. Thomas.** The backhoe was removed from the property. Thomas made a motion to close 45 Grassy Rd. seconded by Michael. After some suggestions. Thomas made an amended motion to move 45 Grassy Rd from Clean & Lien and move to Long Term Watch List. Seconded by Lindsey, All in favor. Motion carries.

8. - Long Term Watch List

- **81 North Main St. F.D. Michael.** This property is in compliance. Commissioner Michael Y. made a motion to remove 81 North Main St. seconded by Commissioner Richard Brown, All in favor. Motion Carries. CLOSED.
- **575 Broad St. Zoning Richard,** Several ongoing violations including several vehicles and Fire code Violations. F.D. Michael Y. Sprinkler's system repair is still ongoing. Discussion.

9. - URAA - Uniform Relocation Assistance Act.

- Cero Clients at this time.

10. Tax Liens

- No updates.

11. Additional Public Participation

- **50 Emmett St. Kyle Meccariello from Damato Realty.** On behalf of D'Amato Realty which rents a space in the Building located at 50 Emmett St. discussed the safety concerns regarding fire codes. Smoke, fire, fumes, and other odors traveling through the building. Open walls. He also accentuated the one egress door is located 300 ft. travel distance to exit the building. Highly concerned about the employee's safety. He asked for correct measurements. Discussion.

11. To Adjourn

It was MOVED by Commissioner Michael Yacovino seconded by Linsey Rivers to adjourn the Code Enforcement Meeting at 10:33 a.m. Motion carried unanimously

Respectfully submitted,

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

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