



**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, August 7, 2024
City Hall City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeff Caggiano, Mayor
Jeffrey Steeg, Corp. Counsel
Robert Longo, Water Department
Raymond Rogozinski, Public Works
Lindsey Rivers, Public Works
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
Lt. Robert Osborne, BPD

Also in Attendance: Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Thomas DeNoto, Assessors Office
Aubrey Minkler, BPRYCS
Stephen Bynum, BPRYCS
Kirsten Girouard, Mayor's Office

In Absence: Kristopher Lambert, BFD
Emmanuel Lorenzo, Assessors Office

A) Call to Order and Introductions:

Susan Tyler, Chairperson called to order the Wednesday, August 7, 2024, Code Enforcement Committee Meeting at 9:02 AM in the Bristol City Hall Council Chambers
All stand - Pledge of Allegiance

B) Approval of July 3, 2024 Meeting Minutes:

It was **MOVED** by Commissioner Robert Longo, Water Department and **SECONDED** by Commissioner Michael Yacovino, BFD, to approve the meeting minutes from July 3, 2024
All in favor, the **Motion carries**.

C) Public Participation:

Jaimie Newberry

D) New Business:

Chairperson Sue Tyler called to motion to get on floor - Tax Freeze Application for 122 High St.

CBO – Richard Brown set forth motion for 122 High St Tax Freeze Application, Property rehabilitation for Blighted property, 10 family structure restoration. Code Ordinances 5-5 7

SECONDED by Thomas Damon-Smith, Code Enforcement Officer

Chairperson Sue Tyler opens for discussion

Thomas DeNoto, Assessors Office – Property purchased 03/24/2024 by T Real Estate LLC for \$235,000. April 29th, 2022 Primary member Tyler Michael Lasik requested inspection. Inspection was completed accompanied w/photos, application to move forward w/new owners; n122 High St LLC was updated 07/19/2024. Property was sold for 1.8 million dollars. Meets criteria for assessment freeze program. Property is transferrable to another owner. New applicant is outside construction period of 12 months.

Chairperson Sue Tyler asks what the negative impact would be if outside 12 month period? What would the increase be for taxes after 5 yrs.

Thomas DeNoto, Assessors Office - This will be an independent decision of the committee to consider, it has been extended in the past for others, very extensive project, recommends application moves forward as long as Blight issues are rectified.

Jeff Caggiano, Mayor - Owner is out of state investor that is building up solid properties in Bristol, also owns parcel 10. Tremendous efforts for cleanup, apartments are fully rented.

Chairperson Sue Tyler All in favor, the **Motion carries**.

E) Discussion of Properties of Interest and/or Concern to Committee Members:

Susan Tyler, City Council (Chairperson) – 122 Park St – Could not open photos, being sent to Rick for CE, Shannon to add to bottom of list.

F) Old Business:

- 1) **13 Landry St. C.E.** - Thomas Damon-Smith, Code Enforcement Officer, Rear porch/Siding/retaining wall: Permit application in progress. Working with BO & BFD on finalizing details. 19 Landry is running off onto Southside Meat Market, Retaining wall is the issue, will be further investigated.
- 2) **295 Park St C.E.** - Thomas Damon-Smith, Code Enforcement Officer - Basement / Exterior: Site visit with owner July 15th, was to begin on windows & siding, there has been no movement, tickets to be issued in Sept, currently has roughly 5 active permits to date.
- 3) **74 Locust St. C.E.** - Thomas Damon-Smith, Code Enforcement Officer - Exterior PMC/Vermin. Exterior trash picked up. Basement cleaned out. Dead vermin removed. Toilet repaired on 2nd floor, Grass cut. Awaiting permit for water heaters installed w/o permits & building permit for new windows. Ticket issued August 7th.
Erica Mikulak, BBHD- working w/ first floor tenant, bathroom is the main concern, bathtub is sinking. Owner and property owner are keeping up with extermination problems. Permits have not been pulled to complete work on 1st floor bathroom, Erica will follow up.
Michael Yacovino, BFD – Inspector Jeremy did inspection, letters were sent, requested a follow up, response. Also sent for 81 Wolcott St and no response. BFD will continue to send letters and reach out to property owner.
Jeffrey Steeg, Corp. Counsel – Owners are ignoring judgements, currently \$39,648 in junctions, over \$40,000w/additional charges, will give to outside council to start foreclosure process.
Lots of discussion on what can be done for tenants, possible criminal charges for owner.
Susan Tyler, City Council (Chairperson)- want to make sure we are doing what's right for tenants and not force people out on the street, all tenants are working with Rick, Thomas & Erica.
- 4) **81 Wolcott St. C.E.** - Front porch / Trash/Exterior PMC; Thomas Damon-Smith, Code Enforcement Officer - siding repair and painting rear porch are in progress. Unaddressed PMC Violations, such as broken windows, scattered house hold items at rear of property, front porch still not repaired- Awaiting for Building Permit. Bottom front steps have become detached along with along with handrail the owner was notified and failed to respond. Our on call contractor has been notified and will be repairing the bottom steps and handrail, under the emergency measures taken by BBD. Citation Tickets will continue.
Lindsey Rivers, Public Works – This property should go onto the Clean & Lien list.
Susan Tyler, City Council (Chairperson) – After much discussion, Sue agrees, this property will be placed on the Clean & Lien/Fix & Lien list.
- 5) **5 Arlington St. Zoning** - Richard J. Brown, Chief Building Official, Blight conditions. The owner still has wood scattered around the property/ boat in the front yard, and tall grass. N.O.V was issued, Follow up to be done, if not rectified, a Citation ticket will go out this week.

- 6) **37 Union St. Zoning** - Richard J. Brown, Chief Building Official, Unregistered vehicles left to comply, extending to Blight, site visit on June 28th, still 7 vehicles on the property, Ticket to be issued.
- 7) **112 Mount View Ave.** - Thomas Damon-Smith, Code Enforcement Officer - Exterior PMC, Tall Grass NOV went out, owner requested a 3 day extension, on follow up visit, this was completed. There are a few PMC Violations currently under investigation that consist of the porch and some MV's. Susan Tyler, Chair Person- Stated that this property has been on list the last 2 months. Requested Lt. Robert Osborne, BPD & Thomas Damon-Smith, Code Enforcement Officer, work together to get this resolved. Lt. Robert Osborne- will verify if vehicles are registered Thomas Damon-Smith, Code Enforcement Officer – will continue to follow up & monitor. Taxes are not paid on this property.
- 8) **8-10 Summer St. C.E.**- Thomas Damon-Smith, Code Enforcement Officer, Condemned/ Vacant. Roofer to pull new permit to repair roof, over bldg. 10. Electrician to pull permit for electrical, new boiler installation. Plumbers are finishing up with boiler install, looking to get final inspection by end of Aug. Owner is aware that inspection/walk thru is mandatory w/ all depts. Before tenants are allowed back onto the premises. Tenants were relocated to other apartments. Gutters were installed, permit was taken out.
- 9) **318 South St. C.E.** - Thomas Damon-Smith, Code Enforcement Officer, Deteriorated Roof – Notice of Abatement was issued on July 15th, 2024. On August 1, 2024 a scope of work was submitted to purchasing. On August 6, 2024 had a meeting with purchasing to finalize the scope of work. Subsequently the project was put out to bid on the same day. A contractor site visit is schedule August 12, 2024at 11:30am. All bids must be submitted by August 15, 2024. The scope of work includes removing scaffolding, completing the roof, rebuilding the side porch, and repairing the 1st level front porch. This property should be moved to Clean & Lien category, take off old business list.
- 10) **44 Coventry Rd. C.E.** – Thomas Damon-Smith, Code Enforcement Officer Blight/ Unregistered MV's: 3 tickets have been issued, property has been picked up, and owner is working on siding, Thomas Damon-Smith Motion to close, Richard J. Brown, Chief Building Official Seconded. Susan Tyler, Chair Person – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 11) **114 Greene St. Zoning** - Richard J. Brown, Chief Building Official, Blight /Unregistered vehicles parked on the sidewalk. This property is very low on the radar. Owner got a permit for fence installed. Owner states that the city did work and ruined the sidewalks. Issue with directional on the fences, Rick will reach out to other depts. to see what the scope is, letters and tickets will go out, will continue to follow up on. Blight conditions are subtle, neighbors cannot walk on dead end sidewalk due to vehicles. Rick will continue to follow up
- 12) **34 Cawley St** – Richard J. Brown, Chief Building Official -This property should have been closed 1-2 months ago. Motion to remove, Thomas Damon-Smith, Code Enforcement Officer Seconded - Susan Tyler, Chair Person – All in favor – I- Any opposed? **CLOSED**

- 13) **86 Stafford Ave. C.E.** - Thomas Damon-Smith, Code Enforcement Officer- Roof & Porch dilapidated/possible structural deterioration/ MV's— Froze Citations while in Citation Appeals Hearing review. Next scheduled Citation Appeal is scheduled August 15, 2024.
- 14) **50 Emmett St. C.E.**: Michael Yacovino, BFD – Owners architect reached out to Kristopher Lambert, BFD to go over architect plans, Michael Yacovino, BFD verified that all issues will be corrected and exiting will be proper and up to code.
Susan Tyler, Chair Person- received an email from Kyle Meccariello, he attended the last 2 meetings and was unable to attend today's meeting but would like to state that they are happy with the progress and D'Amato Realty.
Michael Yacovino, BFD made motion to close.
Thomas Damon-Smith, Code Enforcement Officer – Seconded.
Susan Tyler, Chair Person – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 15) **9 Divinity St. C.E.**: – Dilapidated Roof / Condemned: Thomas Damon-Smith, Code Enforcement Officer Sent 2 tickets, gutters still full of pea stone, broken and falling off western side of building over adjacent property parking area. Owner stated that she is having trouble getting a contractor. Thomas gave her some contractors contact information. Owner is requesting more time to fix gutters. Thomas is working with owner to get issues addressed
Susan Tyler, Chair Person- Building is boarded up and safe?
Thomas Damon-Smith, Code Enforcement Officer - Yes
- 16) **424 Lake Ave Unit 6** - Hoarding & Sewage Leak: Thomas Damon-Smith, Code Enforcement Officer- sent out 2 tickets and a Condemnation Warning Letter on July 31, 2024 allowing time to clean up and address violations by Monday Aug 5, 2024 @ 3pm. Site visit is scheduled on Thursday, Aug 1, 2024 with Health Dept. Owner has stated that the movers were on their way, property is still not clean and owners have not moved out. Friday Aug 2, 2024 a Condemnation Warning Letter was hand delivered to owner. Owner called Monday Aug 5, 2024 and requested an extension. They have been given til Wednesday Aug 7, 2024 to clean property and address water leak.
Erica Mikulak, BBHD- Has been in touch with owner, has a site visit with new owner on Thursday.
- 17) **211 Riverside Ave** - Blight: Thomas Damon-Smith, Code Enforcement Officer- Address correction, correct address is **209 Riverside Ave.** Blighted construction site, NOV sent out July 17, 2024. Follow up Monday, August 5, 2024, during this visit it was observed that homeless people are in the back, unsafe area. Ticket issued Aug 7, 2024.
Erica Mikulak, BBHD- Has received applications for new businesses at this address for a Cigar Lounge & a Chicken & Waffle establishment.
- 18) **130 Pine St.** - Blight: Thomas Damon-Smith, Code Enforcement Officer- This is a sight line issue, met with the owners and the insurance company, the owner's property landscaper addressed issues and will maintain the area. Thomas Damon-Smith to close & remove from list.
Erica Mikulak, BBHD – Seconded
Susan Tyler, City Council (Chairperson) – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 19) **50 Terryville Ave**- Blight: Thomas Damon-Smith, Code Enforcement Officer- Blighted Construction site. Sent out NOV June 25, 2024. Follow up site visit on July 30, 2024. Sent a Citation ticket on Aug 2, 2024, Follow up scheduled Aug 14, 2024. New Building Permit has been pulled.

- 20) **67 Park St** – Exterior porches: Thomas Damon-Smith, Code Enforcement Officer – Application for building permit & architect plans have been submitted. Contractors ready to move forward.
Thomas Damon-Smith- motion to close
Richard J. Brown, Chief Building Official – Seconded
Susan Tyler, City Council (Chairperson) – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 21) **156 New St.** – Blight/ Unregistered MV's: Thomas Damon-Smith, Code Enforcement Officer –Sent NOV on May 17, 2024. Sent out Citation Ticket May 31, 2024. Owner appealed ticket June, 2024. Last site visit was Aug 5, 2024all vehicles have been moved, property looks much better, owner will continue to remove vehicles and keep Thomas updated.
Thomas Damon-Smith, Code Enforcement Officer – motion to close
Michael Yacovino, BFD – Seconded
Susan Tyler, City Council (Chairperson) – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 22) **107 Gridley St.-** Condemned/ Broken sewer lateral: Richard J. Brown, Chief Building Official- Requested update from Corporate Council.
Jeffrey Steeg, Corp. Counsel- Property is going thru Probate Court. Owners have passed away in 2018 & 2023. Tenants were relocated. There is a lien on the property by the State of Ct. Property may be going into foreclosure. Condemnation signage has been removed, needs to be posted again.
Aubrey Minkler, BPRYCS- tenant would like to remove property
Richard J. Brown, Chief Building Official – Will repost Condemnation Signage
- 23) **213 Park St.** – Sinkhole in driveway: Thomas Damon-Smith, Code Enforcement Officer – Sent out NOV July 24, 2024, Group site visit is scheduled. Erica can speak on that.
Erica Mikulak, BBHD- Has been in touch with the owners. They will be having an onsite visit with all 3 owners on August 14, 2024 with the Building Dept to ensure that all owners are aware of their roles and what needs to be addressed. The properties to be discussed are 211, 213 & 215 Park St.
- 24) **28 Irving St.** – Porches / Retaining Wall: Thomas Damon-Smith, Code Enforcement Officer – Owner has pulled permit and build Egress porch. Group site visit is scheduled Aug 15 2024 with property Manager & engineer to discuss retaining wall & issues.
Thomas Damon-Smith, Code Enforcement Officer – Motion to close
Michael Yacovino, BFD – Seconded
Susan Tyler, City Council (Chairperson) – All in favor – I- Any opposed? Motion carried- **CLOSED**
- 25) **95 Birch St.** – Condemned/ Fire: Richard J. Brown, Chief Building Official – a fire occurred on June 21st, building was condemned, hoarding situation on this property. The property was occupied. Erica, BBHD – Owners are working on cleaning the property, it's a work in progress.
Richard J. Brown, Chief Building Official- Motion to remove from the list
Thomas Damon-Smith, Code Enforcement Officer - Seconded
Susan Tyler, City Council (Chairperson) - Move to Long term Watch List
- 26) **73 Gridley St** – Smoke/ Sewage Test Results: Robert Longo, Water Department – Tests have been taken, waiting for the report to see what the issue may be. City is taking appropriate steps to try to find a solution. 79 Gridley St has a legal vent that at ground level, also known as a rat trap, this could be a possible reason for the smell of sewage. Further investigation and testing are in process
Jamie Newburry – requested to have water tested to ensure that water is safe for her family.

Susan Tyler, City Council (Chairperson) - It has been noted that there is a problem, we cannot come to a solution without having the report available. Will continue this off line once report is available.

G) Clean & Lien / Fix & Lien

- 81 Wolcott St
- 318 South St

H) Long Term Watch List – No Updates Available

- 95 Birch St
- 45 Grassy Rd
- 575 Broad St

I) URAA - Uniform Relocation Assistance Act:

J) Tax Liens:

K) Additional Public Participation:

- Jamie Newberry- 73 Gridley St

L) To Adjourn:

Susan Tyler, Chairperson- Motion to adjourn

It was MOVED by Commissioner Michael Yacovino seconded by Erica Mikulak, BBHD to adjourn the Code Enforcement Meeting at 10:58 a.m.

Motion carried unanimously

Respectfully Submitted,
Shannon Newburry
Senior Administration Code Enforcement
Building Department