



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, SEPTEMBER 17, 2024**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

Place: City Hall
111 North Main Street
Meeting Room 1-1

	NAME	PRESENT	ABSENT
MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Erick Rosengren	X	
	Councilman Mark Dickau	X	
STAFF	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Recording Secretary	X	

The meeting started with standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 8/20/24

MOTION: To approve the minutes of August 20, 2024.

BY: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

PUBLIC PARTICIPATION:

Michael Dudko, 116 Lewis Road addressed the Committee regarding the Public Hearing that was conducted last week on Lot #3 Southeast Bristol Business Park. He wanted to know if you could reopen a Public Hearing as he wanted to add some comments into the record. The Committee wasn't sure that was allowed. He also wanted to know if there was a timeframe that he could submit records after a public hearing. The Committee took the paperwork that he had. He stated that he didn't see the item of Lot #3 Southeast Bristol Business Park on the City Council agenda and wanted the Corporation Counsel's to look into this. Note: After the meeting, Corporation Counsel's office reviewed the City Council agendas and determined that this matter was on the July 22, 2024 Special City Council agenda and voted on. The Committee also referred him to Economic and Community Development as the Business Park is in their purview and can answer any questions he may have.

NEW BUSINESS

None.

OLD BUSINESS

1. Lot R4-1 Prospect Street

Attorney Steeg stated that this matter has been taken care of and it can come off the agenda.

No action taken.

2. Lot 129-2 Violet Drive and Candlewood Drive Properties.

These two matters were taken up together. Some neighbors from Candlewood Drive were in attendance to address the Committee. Attorney Steeg gave a background of the issue of the encroaching neighbor on Violet Drive and stated we could do one of three things: 1) Do a boundary line adjustment 2) sell the property to the corresponding neighbors or 3) no nothing.

Discussion was had between the Candlewood neighbors and the Committee and it was decided that they all agreed on a boundary line adjustment. Attorney Steeg stated that he would have to contact Ryan Heller to see if he could do a survey of each of the properties. He also stated that it would have to go to Tom DeNoto to do a valuation of the new adjustment on each property. Attorney Steeg stated that depending on the valuation we would have to go out for a public hearing. But, if the value of the each individual property was under \$10,000 then we wouldn't need to conduct a public hearing. He also stated that each property would have to go before Planning for an 8-24. If the Planning Commission came back with a negative recommendation, then you would need a supermajority at the City Council to have it approved. (Note: The neighbor from Violet Drive was not in attendance. It was later determined that he couldn't access the Zoom link.)

MOTION: To approve a boundary line adjustment on Lot 129-2 Violet Drive and refer to Planning for an 8-24 review; to Ryan Heller to do a survey; and to Tom DeNoto to do a valuation of the new adjustment.

BY: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

MOTION: To approve a boundary line adjustment on encroaching properties on Candlewood Drive and refer to Planning for an 8-24 review; to Ryan Heller to do a survey; and to Tom DeNoto to do a valuation of the new adjustment.

BY: Dickau

Seconded: Rosengren

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

ADJOURNMENT

MOTION: To adjourn at 6:10 P.M.

By: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Noelle Bates

Recording Secretary