



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL

AGENDA

Code Enforcement Committee Meeting
Wednesday, September 4th, 2024, at 9:00 a.m.
City Hall Council Chambers
111 North Main Street, Bristol CT 06010

Join Zoom Meeting: <https://bristolct-gov.zoom.us/j/88229996652?pwd=94nna3sKiSREGa1Exhvu0OOqdD7Ozm.1>

Meeting ID: 882 2999 6652 / Passcode: 559182

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Richard J. Brown, Chief Building Official (C.B.O.)
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.)
Jeffrey Steeg, Corp. Counsel
Susan Tyler, City Council Chair (C.C.C.)
Erica Mikulak, BBHD
Lindsey Rivers, Public Works (P.W.)
Robert Longo, Water Department (W.D.)
Michael Yacovino, BFD
Lt. Robert Osborne, BPD
John Aniolowski, BHA

Also in Attendance:

Jeff Caggiano, Mayor
Kirsten Girouard, Mayor's Office
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Aubrey Minkler, BPRYCS
Stephen Bynum, BPRYCS
Kristopher Lambert, BFD (Zoom)

In Absence:

Raymond Rogozinski, Public Works (P.W.)
Marco Palmeri, BBHD
Emmanuel Lorenzo, Assessors Office
Thomas DeNoto, Assessors Office
Carrie Tedd, SBC
David Sgro, HPD

A) Call to Order and Introductions:

Susan Tyler, Chairperson called to order the Wednesday, October 2, 2024, Code Enforcement Committee Meeting at 9:01 AM in the Bristol City Hall Council Chambers.
All stand – Pledge of Allegiance

B) Approval of September 4th, 2024 Meeting Minutes:

Richard J. Brown, Chief Building Official (C.B.O.) – Motion
Michael Yacovino, BFD – 2nd Motion
All in Favor - the **Motion carries.**

C) Public Participation:

- Jerry Rafinello -
- Maryann Sirois – 362 Shrub Rd
- Jamie Murdock – 362 Shrub Rd

D) New Business:

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

- **458 Broad St- PMC – Condemned- TDS - Homeless living inside/Blight/Unregistered MV's-Sent a - Cease and Desist on September 20th- Assigning to new Zoning Enforcement Officer**
- **148 School St- Blight- TDS - Blighted side and rear-rodents visible-trash and rubbish in rear egress for other building-Possibly homeless getting in- Many tickets-Possibly clean and lien next month.**
- **30 Cottage St- Rear Porch- TDS - Structurally compromised rear porch-rodents-2nd floor PMC and Health Code violations-Site visit today-Sending NOV today**
- **28 Landry St- Front Porch- TDS - Structurally Compromised front porch-Misc other PMC violations- NOV sent 26th -follow-up Oct 28th**
- **162 East Main St – TDS - Raw sewage in basement-Condemnation Warning Letter sent on September 26th-Follow up next Monday October 7th**
- **153 Gridley St – TDS - Squatters/Blight/Tall grass/ PMC violations- I called out Animal Control Called for a dead pig in a plastic bag found on the rear patio. Tall grass ticket sent- BARC cut the grass. NOV sent on September 25th.**
- **78 Daniel Rd – Mayor, Jeff Caggiano- Several MV's on Property- given to RJB for Zoning**
All Properties of Interest to be moved to Old Business

F) Old Business:

- 1) **13 Landry St. C.E. *** – Rear porch/Siding/Retaining wall: Met with owner of adjacent properties and he had his storm water catch basins cleaned. Owner has not done anything. Sending a Ticket today.
- 2) **295 Park St. C.E. *** – Basement/Exterior: NEW NOV sent 9-11-2024-Started Working again on property: rough framing, electrical and plumbing started in basement. Windows installed. Deck flashing repaired. Owner has sent plan (See below) and has active permits to complete work that needs to be done to address violations.

The open deck items will be complete by end of business 9/27/2024

The replacement windows (arrived today), siding, and new gutters will be completed by 10/15/2024

Rough inspection scheduled for the renovated basement unit by 10/15/2024

Certificate of Acceptance for the basement unit and all other items complete by 11/30/2024

- 3) **74 Locust St. C.E. *** – Exterior PMC/Vermin: Property Cleaned up- Still waiting for Building permit for windows and Mechanical permit for new water heater Installations. No tickets sent
Investor to buy and fix
- 4) **81 Wolcott St. C.E. *** - Front Porch/Trash/Exterior PMC : Rear porch painted. Repaired siding. Trashed picked up. Still waiting on permit for front porch. Windows still broken. New complaints from all 3 floors about mold in bathrooms and plumbing leaks and clogs. No Tickets sent

- 5) 5 Arlington St. Zoning * - Blight: Zoning – Boats have been moved, hedges cut, wood pile organized, making an effort. New Zoning Officer Brandon Peate will be on top of this and following up.
- 6) 37 Union St. Zoning * – Unregistered Motor Vehicles: Zoning – Semi hoarding issue, vehicles belong to son, parents are elderly, Stephen Bynum, BPRYCS will reach out to assist, will need contact info.
- 7) 112 Mountain View Ave. Zoning * – Exterior – PMC: 2 Unregistered MV's still on property, Blight & Vacant house. Assigning to New Zoning Enforcement Officer.
- 8) 8-10 Summer St. C.E. * – Condemned/Vacant- New furnace installation: New Roof permit application in. Waiting on structural drawings. Gutters still connected to city sewer. Ticket to be sent, drain needs to go. Michael Yacovino, BFD - egress is impacted by gas meters that have been installed and will need to be relocated.
- 9) 318 South St. C.E. * –Deteriorated Roof: Contractors onsite: Step 1 -Started Roof Step 2. Side Porch Step 3. Front porch. Permit application in review.
- 10) 114 Greene St. Zoning * - Parking on the sidewalk- Blight: New NOV Sent September 6th. Assigning to New Zoning Enforcement Officer.
- 11) 86 Stafford Ave. C.E. * –Roof & Porch dilapidated/possible structural deterioration/ MV's: On hold while in Citation Appeals hearing. All Violations unaddressed. Assigning unregistered MV's and RV's to New Zoning Enforcement Officer. And I will send new NOV dealing with PMC violations.
- 12) 9 Divinity St. C.E. * –Dilapidated Roof/ Condemned: Sent ticket on September 12th- Violations remain unaddressed. Sending out a revised NOV with 10 days to comply. Richard J. Brown, Chief Building Official (C.B.O.) – Proposes a Clean & Lien, putting a contractor on the roof can be life threatening, need to move forward with being condemned and torn down, winter is coming.
- 13) 424 Lake Ave Unit 6- C.E. * – Hoarding & Sewage Leak: Front area cleaned out. Rear courtyard blighted. AC on upstairs, still occupied. Leak has not been addressed. Sending a ticket. Erica Mikulak, BBHD- Tenants have vacated property, HOA/ Condo Association should be taking over, will confirm. Leak is coming from sink, not sewage, will follow up to ensure no one is living there. Thomas Damon-Smith, Code Enforcement Officer (C.E.O.)- Lights have been on and AC is running. Front yard cleaned up.
- 14) 209 Riverside Ave. C.E. - Blight: New NOV sent out to new owner on Sept 19th, 2024. Dumpster removed from front lot. Vegetation cut down. Rear dumpster remains full with household garbage. Rear door still secure. Follow-up October 15th
TDS - Motion to Remove
RJB – 2nd Motion
All in Favor - **CLOSED**
- 15) 107 Gridley Street C.E. – Condemned/ Broken sewer lateral: Property was secured by the city. Sewer lateral still broken and condemned. Property still blighted. Monitoring. Jeffrey Steeg, Corp. Counsel- New owner, Robert Longo, Water Department (W.D.) Sink hole needs to be repaired by a contractor.
- 16) 213 Park Street C.E. - Sinkhole in driveway: All three property owners are collaborating with their attorney to establish equal financial responsibility for the repair. They still need to hire an engineer and are currently working with D'Amato as their contractor. Erica Mikulak, BBHD – Out of state landlord, tenants are in middle of a court case, 1st & 2nd floor being repaired, No Permits, landlord is trying to sell.
- 17) 215 Perkins St – Tractor trailer parking on front lawn. Zoning – TDS, drove by 3 separate occasions, no tractor trailer present. Susan Tyler, Chairperson – no longer receiving complaints. Susan Tyler, Chairperson – Positive communication amongst teams.
Lindsey Rivers - Motion to Remove
RJB – 2nd Motion

All in Favor - **CLOSED**

- 18) **128 Barlow St** – Chicken coop/rodents BBHD. Owner has been sending in reports from their exterminator. No new Complaints. Erica Mikulak, BBHD- receiving communication and plan.
TDS - Motion to Remove
Lindsey Rivers – 2nd Motion
All in Favor - **CLOSED**
- 19) **31 Balsam St**- Blight/Vegetation Overgrowth/Rodent infestation: Owner making progress. Vegetation has been cleared. Blighted conditions remain in front driveway area. Follow-up Oct 07th, gutters should be cleaned out. Jeffrey Steeg, Corp. Counsel – Property taxes for 2022/2023 are due.
- 20) **585 Wolcott Rd**- Blight/Unregistered MV's/ 3boats/ Junkyard- Removed all roosters and truck with motor in back. Still has 3 boats, 3 unregistered MV's and yard somewhat blighted. Assigning to new Zoning Enforcement Officer.
- 21) **71 Arlington Street** - Blight/Tall Grass- Sent tall grass NOV-owner cut grass. Sent CE NOV on September 6th. Dumpster onsite and cleaning up property. Follow up set for October 7th.
- 22) **81 Carol Drive**- Enclosed Trailer/RV parked on front Yard: Site visit September 26th and was all clear. Assigned to new Zoning Enforcement Officer.
- 23) **735 Farmington Ave** – Tall Grass: Change of owners. Sent out a new NOV to new owners on Oct 1st. Follow up on October 14th.
- 24) **98 Crown St** – Code Enforcement, went in with ACO & BBHD, 6 inches of trash and feces in basement, hoarding, gross, property is for sale. Possible investor to rehab property. NOV sent September 6th- Follow-up set for October 7th, 2024 Susan Tyler, Chairperson – There are still 2 dogs in the home

G) Old Business:

H) Clean & Lien / Fix & Lien:

- **318 South St:** None

I) Long-Term Watch List:

- **45 Grassy Rd:** None
- **575 Broad Street. F.M:** None
- **95 Birch St. C.E.** – Condemned:
Thomas Damon Smith, Walked property with owner/rehabber, will continue to monitor.
Erica Mikulak, BBHD, This property was condemned due to a fire, owners are actively cleaning and working with a restoration company, once property is rehabbed, order will be lifted.

J) New Business: New Category

K) URAA – Uniform Relocation Assisting Act:

- **107 Gridley (One family):** Aubrey Minkler - Tenant has moved out and belongings are in storage

L) TAX LIENS: None

M) Additional Public Participation:

- **Jamie Newberry** - 73 Gridley St – Had plumbing inspector inspect vent, says it is not up to plumbing codes. Will reach out to Code Enforcement/ Building Dept.
- **Jerry Rafinello** – Who will be handling Blight issues? What is the process?
CBO – New Zoning Officer Brandon Peate / Come into or call the office to make complaint, or can email it thru Bristolct.gov website.

N) To Adjourn:

Susan Tyler (CCC), Motion to Adjourn

Lindsey Rivers, Public Works, Motion

Michael Yacovino, BFD, 2nd Motion

Susan Tyler (CCC), Motion Carries – Meeting Adjourned at 10:36am

Per Order of the Chairperson

Susan Tyler

Chairperson



Please Note, all Committee Members are cordially invited to the next CE Workshop on Wednesday, October 16th, 2024 located at the Mayor's Office at 3pm.

Zoom link for recorded CEC Meeting:

[https://bristolct-gov.zoom.us/rec/share/-](https://bristolct-gov.zoom.us/rec/share/-Fqhsf4e44HCnbYIML6E02kxfX4o2LEltAmcs71Vil7RTX7JPDxgui5q5sTbV69G.deLsRM9VCUjkzZTA)

[Fqhsf4e44HCnbYIML6E02kxfX4o2LEltAmcs71Vil7RTX7JPDxgui5q5sTbV69G.deLsRM9VCUjkzZTA](https://bristolct-gov.zoom.us/rec/share/-Fqhsf4e44HCnbYIML6E02kxfX4o2LEltAmcs71Vil7RTX7JPDxgui5q5sTbV69G.deLsRM9VCUjkzZTA)

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