



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, December 4th, 2024, at 9:00 a.m.
City Hall Council Chambers
111 North Main Street, Bristol CT 06010

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Richard J. Brown, Chief Building Official (C.B.O.)
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.)
Brandon T. Peate, Zoning Enforcement Officer
Jeffrey Steeg, Corp. Counsel
Mayor's Office - Susan Tyler, City Council Chair (C.C.C.)
Erica Mikulak, BBHD
Robert Longo, Water Department (W.D.)
Raymond Rogozinski, Public Works (P.W.)
Chief of Police - Nick Travisano, B.P.D. (Late)

Also in Attendance:

Maria Theam, Corp. Counsel
Aubrey Minkler, BPRYCS (Zoom)
Marco Palmeri, BBHD
Thomas DeNoto, Assessors Office
Lindsey Rivers, Public Works (P.W.) (Zoom)
Ann Bednaz, Tax Collector (BTC)
John Aniolowski, BHA

In Absence:

Michael Yacovino, BFD
Kristopher Lambert, BFD
Stephen Bynum, BPRYCS

A) Call to Order and Introductions:

Susan Tyler, Chairperson called to order the Wednesday, December 4th, 2024, Code Enforcement Committee Meeting at 9:02 AM in the Bristol City Hall Council Chambers.
All stand – Pledge of Allegiance
Introductions

B) Approval of October 2nd, 2024 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C.) - Motion to Approve Nov 6th, 2024 Meeting Minutes
Raymond Rogozinski, Public Works (P.W.) – Motion to Approve
Robert Longo, Water Department (W.D.) – 2nd Motion
All in Favor - the **Motion carries.**

C) Public Participation: None

D) New Business:

- Chief Building Official; RJB would like to make a motion to approve a Tax Assessment Freeze to the Code Enforcement Committee for 170 Farmington Ave, recommended to the City of Bristol Council for the rehabilitation of a Blighted property to a 3-family structure - Sec 5-57

Robert Longo, Water Department (W.D.)- 2nd Motion

Discussion by committee members –

Role Call Vote:

- Richard J. Brown, Chief Building Official (C.B.O.) - Yeh
- Bristol Police Chief – Not Present for Vote
- Susan Tyler, City Council Chair (C.C.C) – Opposed
- Bristol Fire Department – Not Present for Vote
- Brandon T. Peate, Zoning Enforcement Officer – Yeh
- Robert Longo, Water Department (W.D.) – Opposed
- Raymond Rogozinski, Public Works (P.W.) – Opposed
- Erica Mikulak, BBHD – Opposed

Motion Denied –

Raymond Rogozinski, Public Works (P.W.) - made motion to table till next month- please provide more Information - Motion carried to resubmit next month

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

- **59 Cawley St –C.E. TDS:** Dumpster not removed, several complaints, owner not being co-operative, rodents and house hold goods in dumpster.
Sue Tyler – Carry over to Old Business for next month
- **621 Terryville Avenue – C.E. TDS:** Illegal apartment in commercial building – Cease & Desist issued
Carry over to Old Business for next month
- **308 Woodland Street – C.E. TDS & Zoning:** Person living in RV, open pool and jacuzzi – no fence around either.
Brandon Peate- issued Notice of Violation Nov 20th, 2024
Erica BBHD – Will go out to investigate Carry over to Old Business for next month
- **38 Bingham Street- TDS –** Rodents chewed thru walls; Housing involved. NOV sent immediately BBHD, Erica also sent an NOV, working with owner for extermination and will be following up, Housing Dept also involved and sent letter, has 30 days to comply. Carry over to Old Business for next month
- **51 Ferraro Dr –** Submitted by Sue Tyler – Zoning issue Carry over to Old Business for next month
- **580 Broad St –** Several Unregistered MV's, Individual living in semi-trailer in industrial zone.
Robert Longo- water was to be terminated, money was paid. Will notify committee if turned off. Carry over to Old Business for next month

F) Old Business:

- 1) **295 Park St TDS (C.E)*** - Basement/Exterior: Roof Complete, Windows and exterior doors installed, siding about 75% complete-still have do aluminum trim and gutters, deck appears to be completed, Rough electrical and plumbing almost complete. Making Progress. Archived their open Permits.
Thomas Damon-Smith, Code Enforcement Officer - Motion to Remove/Close
Raymond Rogozinski, Public Works (P.W.)- 2nd
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**
- 2) **74 Locust St TDS (C.E)*** - Exterior PMC/Vermin: C.E.O. and Fire met with the new owner and his contractor on site. First floor is vacant doing a turnover-we went over the interior violations of that unit at that time. We discussed the required new windows project. Contractor applied for building permit for general renovations. Currently working with owner's window contractor. Waiting on a Building permit for Windows and Plumbing permit for water heaters. Owner is looking to have all PMC violations addressed by the end of January.
Erica Mikulak, BBHD- property is moving forward, inspections will continue.

Thomas Damon-Smith, Code Enforcement Officer - Motion to Remove/Close
Raymond Rogozinski, Public Works (P.W.)- 2nd
Susan Tyler, City Council Chair - Vote – Approved, **Motion to REMOVE**

- 3) **81 Wolcott St** TDS (C.E)* - Front Porch/Trash/Exterior PMC : Entire building is vacant. C.E.O. and Fire met with new GC to go over all of the violations. Spoke with GC. 3rd floor turnover complete, waiting on OK from owner to start second floor turnover. Once second floor is complete, they will move down to the first floor. Owner reached out for building permit application link for the front porch. Wants to Demo the entire front porch and rebuild a small ground level deck and steps. Trash and recycling bins are all empty. Appealing another ticket.
Susan Tyler, City Council Chair – Judgements/ Liens? Building Completely Empty? TDS - Yes
Thomas Damon-Smith, Code Enforcement Officer – All tenants have been relocated- State involved
- 4) **5 Arlington St** BTP (Z)* - Blight: Zoning – Appeal hearing gave deadline for next months citation hearing on 12/19/2024, if non-compliant, tickets will DBL or Triple.
Brandon T. Peate, Zoning Enforcement Officer- Motion to Remove
Erica Mikulak, BBHD- 2nd Motion
Susan Tyler, City Council Chair - Vote – Approved, **Motion to REMOVE**
- 5) **37 Union St** BTP (Z)* - Unregistered Motor Vehicles: Zoning – NOV sent 10/15, Citation 11/01 & Certified Citation 11/21 – return slip returned, Citations have been paid.
Brandon T. Peate, Zoning Enforcement Officer- Motion to put onto Long Term Watch List
Thomas Damon-Smith, Code Enforcement Officer – 2nd Motion
Susan Tyler, City Council Chair - Vote – Approved move to **Long Term Watch List**
- 6) **112 Mountain View Ave** BTP (Z)* - Exterior/ PMC: Zoning- NOV sent 10/23, 11/05 & certified 11/21, awaiting return slip.
- 7) **114 Greene St** BTP (Z)* - Parking on the sidewalk- Blight: Zoning – Car has been moved off grass.
Brandon T. Peate, Zoning Enforcement Officer- Motion to Remove
Erica Mikulak, BBHD- 2nd Motion
Susan Tyler, City Council Chair - Vote – Approved, **Motion to REMOVE**
- 8) **9 Divinity St** TDS (C.E)*- Dilapidated Roof/ Condemned: Last month we voted on Restoration or Demolish. We reached out to Rob Longo on what is involved for capping the water and sewer lines. No enforcement action has happened. Discuss in more detail at our workshop.
- 9) **424 Lake Ave Unit 6** - TDS (C.E)* - Hoarding & Sewage Leak: All of the Violations have been addressed. Terry is still registered as owner. Closing range is Dec 10th-16.
Susan Tyler, City Council Chair – Request for payoff?
Jeffrey Steeg, Corp. Counsel - No
- 10) **107 Gridley Street** -TDS (C.E)* - Condemned/ Broken sewer lateral: Property still Vacant. Met with owner onsite. Owner called C.E.O. and stated that he had the sewer lateral scoped and he stated that the break was at the street. I suggested he called Rob Longo and gave him contact info for Andrews-Perry Construction for the sewer lateral repair.
Thomas Damon-Smith, Code Enforcement Officer - Motion to Long Term Watch List
Raymond Rogozinski, Public Works (P.W.)- 2nd
Susan Tyler, City Council Chair - Vote – Approved move to **Long Term Watch List**
- 11) **213 Park Street** TDS (C.E) * - Structurally compromised culvert:
Richard J. Brown, Chief Building Official - Ongoing project, multi-faceted, will not be rectified in a month or so, a lot of parties and entities involved, along with negotiations. Its going thru the process, property in back has a sewer lateral, requested assistance from PW for engineering. There is no safety issue at this time with the culvert.

Committee Discussion

Erica Mikulak, BBHD- would like to move forward with dye test and can set it up or take samples

Robert Longo, Water Department- There is a blockage & possible leak. Will assist and work with BBHD

- 12) **585 Wolcott Rd - BTP (Z) *** - Blight/Unregistered MV's/ 3boats/ Junkyard: **ZONING- Progress started, progress stalled, NOV Sent - citation to be sent**
- 13) **98 Crown St – TDS (C.E) *** - Blight / Trash and feces in basement, hoarding. **ZONING**
Thomas Damon-Smith, Code Enforcement Officer –Violations have been remediated
Thomas Damon-Smith, Code Enforcement Officer – Motion to Remove
Brandon T. Peate, Zoning Enforcement Officer- 2nd Motion
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**
- 14) **458 Broad St – BTP (Z)- -BLIGHT-** Vacant-Vegetation has been cut down and removed. Metal ramp and Connex box still onsite. Possibly people are still getting in. Owner stated he will be calling the police to address that issue.
Thomas Damon-Smith, Code Enforcement Officer – Motion to Remove
Brandon T. Peate, Zoning Enforcement Officer- 2nd Motion
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**
- 15) **148 School St-** TDS (C.E) Blight-Vacant- PM stated that the realtors are currently showing the property.
Thomas Damon-Smith, Code Enforcement Officer – Motion to Remove
John Aniolowski, BHA - 2nd Motion
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**
- 16) **30 Cottage St-** TDS (C.E) – Sent out a new NOV on October 8th. Met with the PM and owner onsite to go over violations. 2nd and 3rd floor are vacant. 3rd floor passed rough inspections-ok to close up and do their finish. They addressed violations in basement. Currently have 2 building permits, and electrical permit and plumbing permit. Working with a structural engineer for rear egress porch but no permit yet.
- 17) **162 East Main St - TDS (C.E) – Broken sewer Lateral.** Marshals onsite Monday to remove squatters on first floor. They were still using the bathroom. Raw sewage was still being discharged into the basement. Condemned the property on December 2nd. Property is possibly under contract.
Robert Longo, Water Department- water will be shut off today
Committee Discussion
- 18) **78 Daniel Rd - BTP (Z) – ZONING – Letter sent to owner for proof of registration of out of state vehicle, has not heard back. Not a Zoning issue.**
Brandon T. Peate, Zoning Enforcement Officer- Motion to put onto Long Term Watch List
Thomas Damon-Smith, Code Enforcement Officer – 2nd Motion
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**

G) Clean & Lien / Fix & Lien:

H) Long-Term Watch List:

- **73 Gridley St *** –
Richard J. Brown, Chief Building Official- Motion to REMOVE
Thomas Damon-Smith, Code Enforcement Officer – 2nd Motion
Susan Tyler, City Council Chair - **Vote – Approved, Motion to REMOVE**
- **45 Grassy Rd *** –
Richard J. Brown, Chief Building Official- Clean- For Sale

- **575 Broad Street. F.M*** –

Richard J. Brown, Chief Building Official- making progress, owner trying to make arrangement to pay water bill, they are working with Robert Longo on this matter.

Brandon T. Peate, Zoning Enforcement Officer -Broken glass around property, someone living at business, issuing daily citation, property is for sale, Real estate agent has been notified of violations.

I) URAA – Uniform Relocation Assisting Act:

- 107 Gridley St - MP/AM – BPRYCS- Last month of storage

J) TAX LIENS: None

K) Additional Public Participation:

- Jaime Newberry- Filed a complaint with BBD, still has a complaint with trap, it is a violation
Richard J. Brown, Chief Building Official- BWD stated previously that it is legal. Can not make a home owner change the trap until they update or alter - replace it. Not a life/safety issue.
Robert Longo, Water Department- Trap is legal

L) To Adjourn:

Susan Tyler, City Council Chair- Is there a motion to adjourn?

Raymond Rogozinski, Public Works - Motion to Adjourn

Thomas Damon-Smith, Code Enforcement Officer - 2nd Motion

Susan Tyler (CCC), Motion Carries – Meeting Adjourned at 10:40am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, all Committee Members are cordially invited to the next CE Workshop on Wednesday, December 18^h, 2024 located at the Mayor's Office at 3pm.

Zoom link for recorded CEC Meeting:

https://bristolctgov.zoom.us/rec/share/h3LwBHL6ehCw3_lgDJXqgbrZXJpRFo4LGvxJV8dlDbfJzWt7qjACRTce2_Snm6D5.FwW4hc_L2R3cB8Kc

Passcode: i@Q^i0bG

