

**CODE ENFORCEMENT COMMITTEE
REGULAR MEETING MINUTES
Wednesday, May 4, 2022
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Caggiano, Mayor
Richard J. Brown, Chief Building Official
Edward Spyros, Zoning Enforcement Officer
Robert C. Osborne, Lieutenant
Jeffrey Steeg, Corporation Counsel
Michael Yacovino, Fire Prevention Inspector

Also in Attendance: Aubrey Minkler, Community Services
Erica Mikulak, Bristol-Burlington Health District
Josh Corey, Public Works
Thomas Denoto, Assessors Office
Lauren Scappaticci, Bristol Senior Center
David Sgro, Economic Development
John Aniolowski, Bristol Housing Authority

In absent Raymond Rogozinski, Public Works

ITEM 1. Call to Order and Introductions

Richard J. Brown called to order the Wednesday, May 4, 2022, Code Enforcement Committee meeting at 9:03 AM in the City Council Chambers.

ITEM 2. Approval of April 06, 2022 Minutes

IT was **MOVED** by Mayor Jeffrey Caggiano, and **SECONDED** by Commissioner Ed Spyros to approve the meeting minutes of April 06, 2022
All in favor, **Motion passed.**

Voted: Unanimously Approved

ITEM 3. Public Participation

Attorney Frank Pilley from 235 Main St. Watertown, CT representing South Mount Town Houses Foundation, a community Association on Lake Ave., is requesting an inspection inside the Unit 6 of 424 Lake Ave. Owners are Terry and Jason Parker. Several specific concerns Property manager explained; Water getting into neighbors units from this unit. He did an inspection in the basement with the owner's permission but couldn't determine where the water importation is coming from since there is a

significant amount of materials to actually see the foundation. Also, a rat infestation seems to be present and is asking City officials for assistance in resolving the current issues. Three current residents living in the property including a special needs child.

Also, Jan Bervavino, Owner of 15 Dutton Ave. expressed concern in regards 322 Park St. with Blight in the yard, safety garage caving in, tenants placing canvas over the top. No existing roof on Garage, tent are permanent put in the yard for people to camp.

ITEM 4. Discussion of properties of interest concern to Committee Members

70 Enterprise Drive. – Mayor Jeffrey Caggiano shared 229 Business Park is not allowed to have material storage outside. There is an existing complaint that indeed there is Material storage in the parking lot. (New business)

Emmett St. Robert Longo, Bristol Water Department. Behind Rybezyk plumbing there is a House ready to fall apart.

Vera Drive. – **Richard Brown, Chief Building Inspector** Big infestation Rats in the area. Multiple complaints for the past few years. Inspections have been made. Renovation of the bridge in Louisiana Ave. Susan Tyler, City Council. He also gave a description of a recent visit to Vera Rd. and Mark St. involved

- several sources of rat infestation including, Chicken coups not kept cleaned
- A House that has been Vacant for 5 years and rats have been seen coming in and out of that property; the address is **174 Mark St.**
- Also, an elderly person living in a nearby home is not able to keep his property clean with a big blight issue.
- A secret stream that public works is in the process of repair.

ITEM 5. New Business (updates)

The Building Department is in the process of hiring a new staff member to help in the Code Enforcement Area.

32. - Elm Street. - This house is now Code Compliance House is ready to sell.

38. - Elm Street. – Erica Mikulak. - It's abandoned. No Code Violations Attorney Jeffrey Steeg will look into this property. Ongoing (new business)

74 Locust St. Michael Yacovino, Bristol Fire Dep. – This is an ongoing issue with trash; the house gets cleaned and is back with garbage everywhere in the yard again a few months later. Mayor Caggiano recommended citation tickets to the owner. Erica Mikulak, BBHD received a complaint from one of the tenants but wasn't able to verify the issue per complainer being in the hospital. Ongoing.

70 Union St. Richard Brown, BBD. A complaint was received in regards to a water leak, an inspection to verify the complaint, and in fact a water presence was found. Citation Tickets will be issued. This is a 3 family home, 1ST and 2ND floor has the water issue. The 3rd floor is vacant. Fire Department codes are up to date. Ongoing.

58 Andrews St. Richard Brown, BBD. Front of the building was falling off. The property is vacant. Not complaints currently. City Council will look into property and open an Estate through probate court and have an administrator appointed.

81 N. Main St. Richard Brown, BBD. A scheduled inspection is ongoing to check if this property is indeed a boarding house or an apartment building. Outside it has been cleaned. Tom Denoto, Assessors Office, mentioned the owner had attended the board of assessment appeal and was requesting an abatement. Which was denied due to the fact there was not access to the building when trying to inspect. He wants to be included in future inspections of the property.

25 Edgewood St. A team inspection by BBD and Fire lighting, small detectors railing etc. Erica, BBHD 1ST Floor unit. Owner will be contacting her to replace every single window per lead pesticides. No other tenant can move in until windows are replaced, Gave the owner 14 days to respond.

95 Terryville Ave. Letter sent out to comply with several Code Enforcement and Fire Department Codes.

35 Bonnie Court. A new complaint from neighbors about debris in the yard. The property is set to be cleaned by Friday. May 6th, also a Condemnation order has been placed due to sanitary conditions. Ongoing.

122 High St. Tom Denote, Assessor's office. The property is in the process of getting an assessment freeze. Also Building permits are to open as well as turn the apartment complex into 10 units. Move to old business.

ITEM 5. Old Business (updates)

287 Round Hill Rd. Richard Brown, BBD is in the process of taking the property down following proper procedures. Discussion with Mayor and Corp. Council follow up.

83 Gridley St. . Richard Brown, BBD, a lot of the code enforcement violations have been taken care of.

322 Park St. Richard Brown, BBD. An ongoing problem with cleaning up the property. The three standing walls by the garage won't be removed. A roof replacement is requested. Fire Department inspections were done and fire codes have been fixed. Public Works had sent fines for not removing the garbage cans of the curb. The fire pit

has been used numerous time to burn not just wood but other items. Interiors are up to code. Fabric tents are illegal and the owner has been cited for it.

362 Shrub Rd. Erica Mikulak, BBHD. The property has shown some progress. The exterminator had been on the property and caught multiple rats. The owner has been cleaning it out. Concerns about back yard for overgrown bunches with warming weather approaching. Ongoing.

369 Park St. Richard Brown, BBD. An illegal apartment was reported. The complainer doesn't wish to continue with the complaint. Property is coming off the list.

218 West. Richard Brown, BBD. Owner has opened up permits and is currently working to keep it in compliance. Mayor asked to keep this property on the list for updates.

3 Laurel Pl. Richard Brown, BBD. A light needs to be placed in the hallway and is coming off the list.

10 Kilmartin Ave. Richard Brown, BBD. Not updates

64 Birge Rd. Richard Brown, BBD. All permits were pulled. Property has been cleaned up and complied with all the code violations. Coming off the list.

475 Farmington Ave, Robert Longo, Bristol Water Department. Fire alarm broke a few weeks ago. Mike Yakovino, BFD suggested to fine the owner and order to fix the sprinkler system.

Lauren Scappaticci, Bristol Senior Center. Offered assistance to Owner of Lake Avenue if needs any social services.

ITEM 6. Updates

None.

ITEM 7. To Adjourn

IT was MOVED by Mayor Jeffrey Caggiano, BWD and SECONDED by Ed Spyros, Zone Enforcement to adjourn the Code Enforcement Meeting at 10:15 am and it was unanimously approved.

Respectfully submitted,

Martha I. Bravo
Recording Secretary
Building Department