



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, SEPTEMBER 16, 2025**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00 pm

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, Corporation Counsel's Office	X	
	Raymond Rogozinski	X	

The meeting started with the standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 8/19/25 Regular Meeting.

MOTION: To approve the minutes of the Regular Meeting of August 19, 2025.

BY: Councilman Rosengren

Seconded: Chairwoman Tyler

For: Rosengren and Tyler

Against: None

Abstained: Dickau

1. Approval of Minutes – 9/9/25 Special Meeting.

MOTION: To approve the minutes of the Special Meeting of September 9, 2025.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

PUBLIC PARTICIPATION:

Stephanie Roberts, 258 Candlewood Drive addressed the Committee stating that when all the neighbors came to this meeting several months ago, the neighbors had told the Committee that they would be collectively willing to pay for a surveyor to survey the land if they could purchase the property. That didn't happen. Now, Ryan Heller told her he is "doing the City a favor" and surveying the property and putting stakes in the neighbors' property. Stephanie stated that Mr. Heller is not a licensed surveyor and the stakes he put in are off by several feet, not inches. She has a company ready to move her fence but they will not move it until the land is surveyed by a licensed surveyor as they don't want to take on the liability. Ryan can't give her that. Now she is being told that the City is going to sue her if they have to conduct a survey.

MOTION: To move to Item 4 under Old Business

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

OLD BUSINESS

4. Candlewood Drive Properties

Stephanie continued stating that if someone is encroaching on someone else's property, it would be up to the person who owns the land to conduct a survey to see if that person is, in fact encroaching on their property. The encroacher wouldn't conduct a survey.

Attorney Steeg stated that he agreed with Stephanie in that he would get a survey and start an action against his neighbor. We have been trying to resolve this matter for almost two years. But, because of the issues trying to locate the property heirs, it has taken a lot of time. He stated that it's not as if there was any malfeasance involved in this. The property owners bought the properties with all the structures existing on the property. Attorney Steeg suggested just moving the shed and the City will take down the fence.

Stephanie said that the stakes are wrong by several feet and it is cutting her yard in half. She has two children and a dog and it's cutting into their yard and the area they play in. She is willing to cooperate with the City but would like the land property surveyed.

Ray Rogozinski suggested that he would go out with Ryan Heller and meet with the property owner to review the stakes and answer any questions the property owner may have and try to clear this up.

MOTION: No action taken.

1. City owned property lot 420-1A/420-1 Burlington Avenue

Attorney Steeg stated that he spoke with the Purchasing Agent and the RFP has gone out for this property and the responses are due on October 6, 2025. The Purchasing Agent also sent out letters to all abutters.

MOTION: No action taken

2. List of Encroaching Property Owners

The Committee discussed the list of encroaching property owners and would like Ray to have Ryan conduct a survey of all the properties starting with the Treble and Aldborne area. At one of the meetings, Ryan had stated to the Committee that almost all of the neighbors are encroaching on City owned property in the Open Space. Councilwoman Tyler is more concerned about the Open Space property than any of the other properties.

Ray Rogozinski stated that he and Ryan will take a look at all the properties and create a report to bring back to the Committee at their next meeting and go from there.

MOTION: No action taken.

3. List of Properties for Sale/Not For Sale

Attorney Steeg stated that he has updated the list for the Committee and handed it out for their review.

No action taken.

5. 127 Daisy Circle

It was reported that the sheds have been taken down on this property.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:39 P.M.

BY: Councilman Rosengren

Seconded: Chairman Dickau

For: All in favor

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Noelle Bates

Recording Secretary