

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, SEPTEMBER 20, 2022**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:04

Place: City Hall West
131 North Main Street
Meeting Room 1

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Susan Tyler (Chairwoman)	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault	X	
STAFF	Roger Rousseau, Purchasing Agent		X
	Thomas DeNoto, Assessor	X	
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works	X	
	Robert Flanagan, City Planner		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Jason Welch, Asst. Corp. Counsel		X
	Noelle Bates, Recording Secretary	X	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 8/16/2022

MOTION: To approve the minutes of August 16, 2022.

BY: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.

Against: None.

Abstained: None.

PUBLIC PARTICIPATION:

Mike Dudko, 116 Lewis Road stated that the walking tour of the below listed properties wasn't listed on the City's website and he would have liked to participate. (Recording Secretary, Noelle Bates stated it was posting under the Real Estate Agenda on the City's website and posted with the City Clerk on September 9, 2022). He stated he was in favor of the City acquiring this properties and they should grab it.

Craig Minor, 88 Andrews Avenue stated that he was in favor of the City acquiring the properties as well. He also asked if there was something going on with 241 Central Avenue and if it was in foreclosure.

NEW BUSINESS:

1. Tour of Assessor's Map 43, Lot 98-1 Frederick Street
2. Tour of Assessor's Map 40, Lot 3 Broad Street
3. Tour of Assessor's Map 43, Lot 96 Twining Street

Attorney Steeg stated that Donald Palia is offering the above listed properties, which are his brother's to the City as a donation. He has Power of Attorney over his brother. The Committee toured the property and it appears that some of the pieces have railroad tracks running through it. There is a water pump station close by and maybe the Water Department would be interested in acquiring it as a buffer. There are homeless people that have been living there and this will need to be addressed. As an attorney, he feels that acquiring these properties may be exposing the City to liability.

Councilwoman Thibeault stated that these properties are in her neighborhood and she is in favor of the properties being used for open space. She would like to see what could be done with the underground walkway to access the river. She stated that the schools utilized the river for science projects and having access to this resource is beneficial. She suggested inviting Mary Rydingsward to the next meeting as she sits on the Pequabuck River Watershed Association and get her thoughts. She also had some concerns about the homeless camps and that we need to clean it up.

Councilman Panioto agreed with Cheryl but also sees Attorney Steeg's point about liability to the City. He agreed that the Pequabuck River Watershed Association should be brought in to see what they think about the area. It would be a transformative process if we could clean up the area because right now it's not very welcoming. He also agreed that the Water Department could get involved as the area could be used as a buffer.

Chairwoman Tyler stated that she is in favor of acquiring the property for open space. She feels there is value to the property but she also understands Attorney Steeg's point about liability. There are some access issue that will have to be figured out. She also stated that if the railroad goes "non live" then maybe we could look into a rail to trails system. She suggested that the Committee do another walking tour and invite Ray Rogozinski, Mike Dudko and Mary Rydingsward.

MOTION: To conduct a walking tour of Lot 98-1 Frederick Street, Lot 3 Broad Street and Lot 96 Twining Street for Monday October 17, 2022 at 4:30.

By: Thibeault

Seconded: Panioto

For: Tyler, Panioto and Thibeault.

Against: None.

Abstained: None.

OLD BUSINESS:

1. Lots #9, 10, 11 & 12 Marconi Avenue

Attorney Steeg stated he sent a letter to Pam O'Dell to attend tonight's meeting but he did not hear back.

No action taken.

2. Lot #102 and #106 Kilmartin Avenue

Attorney Steeg stated he also sent a letter to Ms. Rabtoy and invited her to the meeting but had not heard back from her either.

No action taken.

3. Lot #12 Waterbury Road

Attorney Steeg stated that the neighbors had offered \$2,000. There has been no update from the Realtor. Chairwoman Tyler stated she pulled the history of the property. It originally listed for \$42,500, then dropped to \$39,900 and for 62 days it has been listed at \$29,900. It is complicated how the property is laid out with the neighbors fence encroaching on the property. If that had been removed she feels that the property would have sold at the higher price.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:364 P.M.

By: Thibeault

Seconded: Panioto

For: Tyler and Thibeault.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Noelle Bates
Recording Secretary

Susan Tyler, Chairwoman

DRAFT