



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, January 8th, 2025, 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.)
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.)
Mayor's Office - Susan Tyler, City Council Chair (C.C.C.)
Erica Mikulak, BBHD
Michael Yacovino, BFD
Robert Longo, Water Department (W.D.)
Raymond Rogozinski, Public Works (P.W.)
Deputy Chief Robert Osborne (BPD)

Also in Attendance:

Thomas Damon-Smith, Code Enforcement Officer (C.E.O.)
Jeffrey Steeg, Corp. Counsel (B.C.C.)
Maria Theam, Corp. Counsel
Noelle Bates, Corp. Counsel
Aubrey Minkler, BPRYCS (Zoom)
Marco Palmeri, BBHD
Thomas DeNoto, Assessors Office
Lindsey Rivers, Public Works (P.W.) (Zoom)
Jennifer Cole, Tax Collector (BTC) (Zoom)
John Aniolowski, BHA
Wesley Hoyt, BFD

In Absence:

A) Call to Order and Introductions:

Susan Tyler, Chairperson called to order the Wednesday, January 8th, 2025, Code Enforcement Committee Meeting at 9:02 AM in the Bristol City Hall Council Chambers.
All stand – Pledge of Allegiance
Introductions

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

Susan Tyler, City Council Chair (C.C.C.) - Motion to Approve December 4th, 2024 Meeting Minutes
Raymond Rogozinski, Public Works (P.W.) – Motion to Approve
Deputy Chief Robert Osborne (BPD) – 2nd Motion
All in Favor - the **Motion carries.**

C) Public Participation: *None*

D) New Business: None

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

- **82 Lexington Street- Blight/Rodent Infestation – RJB (C.E.)** – Started as a Blight, BBD has been in touch w/attorneys' office to get access into the dwelling to ensure all violations have been remediated. – **Move to Old Business**
- **188 Terryville Ave- Blight/Boarding House/ WWP- TDS (C.E.)** – Complaint of a boarding house, during investigation with BBHD, it was noticed that there was non- permitted gas piping to all units. A Cease & Desist was issued – **Move to Old Business**

F) Old Business:

- 1) **81 Wolcott St TDS (C.E) *** - Front Porch/PMC Violations/ Vacant – Permits have been pulled; Front porch has been demoed.
Richard J. Brown, Chief Building Official (C.B.O.) - Motion to move to Long term Watch List
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) - All in Favor – I – **Move to Long Term Watch List**
- 2) **112 Mountain View Ave BTP (Z)*** - Exterior/MV's – 2 Unregistered motor vehicles, light debris in rear yard, Citation ticket sent, no contact with property owner- Will continue to monitor
- 3) **9 Divinity St TDS (C.E) *** - Dilapidated Roof/ Condemned – Demolition Warning Order sent out 01/07/2025, 60 day follow up for March 13th, 2025. CEO will post on property.
Richard J. Brown, Chief Building Official (C.B.O.) - Chief Building Official approves order
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.) - Property was condemned in 2019, several citation tickets have been sent, resulting in liens on property.
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.) – has been in touch with the home owner, will reach out again and let her know about Demolition Warning Order, so she is aware of the 60 days to begin restoration by next follow up date of March 13th, 2025.
Erica Mikulak, BBHD - Bristol Burlington Health Department will be there to assist and take pictures of the posting.
- 4) **424 Lake Ave Unit 6 - TDS (C.E) *** - Blight – All violations have been addressed, liens to be paid off
Jeffrey Steeg, Corp. Counsel (B.C.C) – Foreclosure in December
Erica Mikulak, BBHD – Motion to remove from agenda
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) - All in Favor – I – **Remove**
- 5) **213 Park Street TDS (C.E) *** - Hole in culvert/Sewer lateral – CBO is moving forward with contractors and getting prices.
Raymond Rogozinski, Public Works (P.W.) – has received a complaint concerning a motor vehicle, a Truck. Permits need to be pulled from the state and Army Corp, they will need designs for approval.
Erica Mikulak, BBHD – testing has begun, 211 Park St was completed on Monday, 215 Park St will be tested on Friday.
Robert Longo, Water Department (W.D.) – 213 park St is scheduled to be tested today. Results should be in within days.
- 6) **585 Wolcott Rd - BTP (Z) *** - Blight/Unregistered MV's & Boats - Boat is still on property, home owner has until Feb 1st, 2025 to be compliant. Will continue to monitor and move forward if needed.

- 7) **30 Cottage St- TDS (C.E) *** – Rear Porch – 2nd & 3rd floor are currently vacant, permits have been pulled, rough inspections have been completed and passed. Began turnover on 2nd floor, rear porch planned for Spring 2025 – Acquiring engineering.
Richard J. Brown, Chief Building Official (C.B.O.) – Motion to move to Long Term Watchlist
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) - All in Favor – I – **Move to Long Term Watch List**
- 8) **162 East Main St - TDS (C.E) *** – Condemned/Sewer Lateral – Possible broken sewer laterals, new owners are aware of violations, a Condemnation letter will be sent out in new owner's name, CEO will go over all violations with new owner to ensure all violations have been addressed.
Robert Longo, Water Department (W.D.) – No water testing needed, this is an internal, within the home, in the basement.
Erica Mikulak, BBHD – BBHD also has an order for the new owner, will need information. TDS will provide BBHD with info.
- 9) **59 Cawley St – TDS (C.E)** Dumpster in Driveway for 2 years – Working with owner of the dumpster company to get dumpster removed, they will need a bobcat to remove some items, waiting on pricing.
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.) - Yes
- 10) **621 Terryville Avenue – TDS (C.E) & BTP (Z) - Non-Compliant Occupancy**
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.) – would like to have Wesley Hoyt from BFD speak on this; the complaint came from their office.
Wesley Hoyt, BFD - There was an inspection in September 2024, this is a commercial space, there was no approval for an apartment. BFD reached out to State of Ct, BBD & Zoning. Owner has met parameters set by the state to work with local Building dept. This apartment has 2 windowless rooms, which is not allowed. One of the bedrooms is located through a utility closet, which is also not allowed. Considered to be an unsafe egress.
Thomas Damon-Smith, Code Enforcement Officer (C.E.O.) – Received report from Fire Marshalls office, a Cease & Desist was issued for the illegal 2 bedroom, 1 bath apartment.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Zoned residential. Owner will need a special permit and will need to go through Land Use Dept/Board.
Richard J. Brown, Chief Building Official (C.B.O.) – This is a Life Safety issue. The owner will Have 24 hrs. to remove the bedrooms. Is to be an office space only. This is in violation, 2 illegal bedrooms.
- 11) **308 Woodland Street – BTP (Z)** Fence/RV's – Fence permit was approved, fence does not match description or dimensions, fence will need to be moved back or picket fence put in place to remediate the violation. Owner is using RV for an office; this is also a violation. ZEO will continue to monitor.
- 12) **38 Bingham Street- TDS (C.E)** Rodent infestation/Rear egress porch -
John Aniolowski, BHA – has been working with BBD & BBHD to remediate violations, still an issue with rodents. Follow up group visit is scheduled for Jan 13th, 2025.
Erica Mikulak, BBHD – Working with Property manager for rodent control
- 13) **51 Ferraro Dr – BTP (Z)** – Multiple unregistered motor vehicles, citation ticket has been sent, no contact from owner, will continue to monitor.
- 14) **580 Broad St – BTP (Z)** MV's/RV's – People are living in the storage shed- citation ticket has been appealed.
Michael Yacovino, BFD – BFD is working with owner, property is getting cleaned up. Inspector Hoyt & Inspector Robotham are also working with the owner for compliance.
Erica Mikulak, BBHD – Owner is making progress, construction container still needs to be removed.

G) Clean & Lien / Fix & Lien: None

H) Long-Term Watch List:

Susan Tyler, City Council Chair (C.C.C) – Does anyone have any comments or anything to discuss on these 4 properties?

Erica Mikulak, BBHD – None

Michael Yacovino, BFD – None

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) - None

Richard J. Brown, Chief Building Official (C.B.O.) - None

Deputy Chief Robert Osborne (BPD) – None

- 45 Grassy Rd- BTP (Z)
- 575 Broad Street. -F.M & BTP (Z)
- 37 Union St -BTP (Z) - Unregistered Motor Vehicles
- 107 Gridley Street - TDS (C.E) Condemned/ Broken sewer lateral
Raymond Rogozinski, Public Works (P.W.) – Description does not seem to be correct
Robert Longo, Water Department (W.D.) – Description is correct, there is a sewer lateral break at the road. Nothing else to comment on.

I) URAA – Uniform Relocation Assisting Act:

- 107 Gridley St – Aubrey Minkler– BPRYCS – Storage ends February

J) TAX LIENS: None

K) Additional Public Participation: None

L) To Adjourn:

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

Raymond Rogozinski, Public Works - Motion to Adjourn

Michael Yacovino, BFD – 2nd Motion

Susan Tyler (CCC), Motion Carries – Meeting Adjourned at 9:39am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, all Committee Members are cordially invited to the next CE Workshop on Wednesday, January 15th, 2025 located at Room 3-1 from 10am-12pm. Please note, this is for Committee Members ONLY. Please notify C.E. Admin to save your space.

Zoom link for recorded CEC Meeting:

https://bristolct-gov.zoom.us/rec/share/i-su0m_KBbIYTH6UNPPFY479kpGCT7rb2x6FNHivc5dx0V9VBrvbS7dmyHjqdPTE.6SJs8ws3ns-WBLr
Passcode: b#2PmRe^

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