



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, April 02, 2025, at 9:00 a.m.
Room 3-1 City Hall 3rd Fl
111 North Main Street, Bristol CT 06010

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Thomas Damon-Smith, Code Enforcement Officer (C.E.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
Rob Longo, Water Department (W.D.)
Lindsey Rivers, Public Works (P.W.)
Lt Jason Warner, Police Dept. (BPD)

Also in Attendance:

Jeff Caggiano, Mayor
Richard J. Brown, Chief Building Official (C.B.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
Ann Bednaz, Tax Collector (BTC)
Josh Corey, Public Works (P.W.)

In Absence:

A) Call to Order and Introductions:

Susan Tyler, Chairperson called to order the Wednesday, April 02, 2025, Code Enforcement Committee Meeting at 9:00 AM in the Bristol Council Chambers
All stand – Pledge of Allegiance
Introductions

B) Approval of March 5th, 2025 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C) - Motion to Approve March 5th, 2025 Meeting Minutes
Rob Longo, W.D. – Motion to approve March 5th, 2025 Meeting Minutes
Lt Jason Warner – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) - All in Favor - the Motion Carries.

C) **Public Participation:**

Frank Stanowski - Discussion of properties - All Addressed by Zoning officer Brandon Peate.

- 242 Mines Rd – Zoning B.P. – Unregistered MV's
- 45 Country Lane – Zoning B.P. – POD – Zoning will continue to monitor & follow up
- 155 Country Lane – Zoning B.P. – Old Lincoln, allowed 1 unregistered MV

D) **New Business:** None

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

- 41 East Rd – Homeless Encampment – State Owned
- 67 Pine St – Homeless Encampment – City Owned – Waiting for Funding program to relocate. Rough terrain.
- 59 Allen St - Unsafe rear porch, messy jobsite
- 69 Lawndale Ave – Messy jobsite, building not secure, open to elements
- 95 Lewis St – Previously on Clean & Lien – Actively working on property
- 218 West St – PMC- Electrical issues
- 252 Terryville Rd – Per March CEC Meeting, to discuss and add to Old Business
- Main & High – Blight - Mobile Homeless Encampment

Move All Properties to Old Business

F) **Old Business:**

- 1) 112 Mountain View Ave BTP (Z)* - Exterior/MV's: No Water
- 2) 9 Divinity St TDS (C.E) * - Dilapidated Roof/ Condemned:
This property was condemned Oct 24th, 2019 – Discuss in more detail at April 16th, 2025 CEC Workshop
Lindsey Rivers P.W. - Encroachment permit will be needed
- 3) 585 Wolcott Rd - BTP (Z) * - Blight/Unregistered MV's & Boats ZONING – 3 Boats on property, allowed 2,
Zoning will continue to follow up
- 4) 308 Woodland Street – BTP (Z) - Fence/RV's - ZONING – Fence needs to be removed, owner will have done
in Spring, Zoning to follow up.
- 5) 38 Bingham Street- TDS (C.E) - Rodent infestation/Rear egress porch-
Erica Mikulak, BBHD- Met with owner, active extermination plan in place
- 6) 51 Ferraro Dr – BTP (Z) - Unregistered MV's: ZONING – Property owner will be retiring and will address all
violations at that time, zoning will continue to monitor.
- 7) 580 Broad St – BTP (Z) - MV's/RV's: ZONING – Citations are being appealed
- 8) 188 Terryville Ave - TDS (C.E) - Blight/Boarding House/ WWP- Passed final inspection
Thomas Damon-Smith, Code Enforcement Officer (C.E.O) – Motion to Remove
Michael Yacovino, BFD - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in favor – I – Motion Carries – **REMOVE**
- 9) 37 Union St * BTP (Z) - Unregistered Motor Vehicles –_Met with owners' son, the visit went well, all vehicles
will be removed within the week. Will follow up in 2 weeks.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) - Motion to Remove

Thomas Damon-Smith, Code Enforcement Officer (C.E.O) – 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in favor – I – Motion Carries – **REMOVE**

- 10) **81 Wolcott St** * TDS (C.E) - Front Porch/PMC Violations/Blight – Building is vacant – Meeting w/property manager on Friday
- 11) **32 Williams St** – * BTP (Z) – Blighted Backyard – Clean & Lien scheduled for May 3rd, would like a pre-visit 1 week prior. Have translator for pre-visit and Clean & Lien. **Remove from Old Business**
- 12) **237 East Main St** – BTP (Z) - MV's- Car Dealer – Discuss at CEC Workshop to file for injunction -Discussion
- 13) **7 Upson St** – TDS (C.E) – Rear Stairwell –Violations remain unresolved, citation tickets issued.
- 14) **38 Upson St** – TDS (C.E) – PMC Violations –Building Permit has been applied for, under review for front stairs- follow ups and citations continue.
- 15) **780 Farmington Ave** – TDS (C.E) –Unlawful apartment – Eviction process has started with 1st fl tenant in unlawful apartment. Owner locked in with an electrician to bring electrical service into compliance and up to code.
- 16) **480 West St** – TDS (C.E) – PMC violations/Front porch – Interior is ready to paint, front porch is complete and waiting for final inspections.
- 17) **18 Willoughby St** – TDS (C.E) – PMC Violations/Rodents/unlawful apartment – All violations have been unresolved, owner no longer responding. Citation tickets and follow ups continue.
Erica Mikulak, BBHD – Violations have remained unresolved, citation tickets issued
Rob Longo, Water Department (W.D.)- Water & Sewer to be shut off in 60 days. Tenant can pay 20% to keep water and sewer on, if they chose to. They can call BWD to discuss. Tenants will need to be rehomed.
- 18) **185 Frederick St** – TDS (C.E) – Rear Egress Stairs – Building permit applied for, contractor is working with Commercial Building Inspector on finalizing details as well as waiting for Wetland's review.
- 19) **42 Hepworth St** – TDS (C.E) – PMC Violations/Possibly Board and Secure in the future – Building was boarded up by the city on call contractor, building remains secure. Bi-wkly follow ups are scheduled.
Jeffrey Steeg, Corp. Counsel (B.C.C) – Probate Court continued 5-6 weeks, there is a reverse mortgage. Home is boarded up; son is interested in property. Jan taxes are due.
- 20) **44 Rockwell Ave** – TDS (C.E) – Retaining Wall/PMC –All violations remain unresolved; citation tickets have been issued. Code Enforcement Officer will continue to follow up and issue citation tickets until compliant.

A) Clean & Lien / Fix & Lien:

- 21) **32 Williams St** – * BTP (Z) – Blighted Backyard - Clean & Lien scheduled for May 3rd, would like a pre-visit 1 week prior. Remove from Old Business – Have translator for pre-visit and Clean & Lien.

B) Long-Term Watch List:

- **45 Grassy Rd** * BTP (Z) – Vacant – Very Messy – To discuss at CEC Workshop
- **107 Gridley Street** * TDS (C.E) Condemned/ Broken sewer lateral – Jan taxes not paid

- 213 Park St * - TDS (C.E.) - Hole in Culvert
- 575 Broad St * - F.M. & BTP (Z) – Blight
- 20 Burlington Ave – TDS (C.E.) – Vacant / Awaiting Demolition

C) URAA – Uniform Relocation Assisting Act:
Aubrey Minkler, BPRYCS - None

D) TAX LIENS:
Ann Bednaz, Tax Collector (BTC) - None

E) Additional Public Participation:
Jane Murdock – 400 Shrub Rd looks the same
Rob Paradise – Junk Bear – if City needs help with any cleaning, he is available

F) To Adjourn:
Susan Tyler, City Council Chair (C.C.C) – Motion to adjourn
Rob Longo, Water Department (W.D.) – Motion to adjourn
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion
Motion Carries – Adjourn at 10:15am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, the next CE Workshop on Wednesday, April 16th, 2025 located at the Mayor's Office at 3:00 pm. (No Votes - No Zoom- No Minutes)

Zoom Link for CEC Meeting: Sorry for inconvenience, there was a technology issue, video is not available this month.

APPROVED