



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, July 02, 2025
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)
Marco Palmeri, BBHD
Michael Yacovino, BFD
Raymond Rogozinski, Public Works (P.W.)
Rob Longo, Water Department (W.D.)

Also in Attendance:

Jeff Caggiano, Mayor
Jeffrey Steeg, Corp. Counsel (B.C.C)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Kristopher Lambert, FM BFD (Zoom)
Lindsey Rivers, Public Works (P.W.) (Zoom)
Thomas DeNoto, Assessors Office
John Aniolowski, BHA
Cheryl Thibeault, Council Member (Zoom)
Aubrey Minkler, BPRYCS (Zoom)
Stephen Bynum, BPRYCS

In Absence:

Bristol Police Department

A) Call to Order and Introductions:

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

B) Approval of June 04, 2025 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C) - Motion to Approve June 04, 2025 Meeting Minutes
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to approve June 04, 2025 Meeting Minutes
No 2nd for motion
Susan Tyler, City Council Chair (C.C.C) – will vote next month (August 06, 2025)

C) **Public Participation:** None

D) **New Business:** None

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

- 47 Atkins Ave – Zoning, Brandon Peate – Spoke to home owner, property will be cleaned soon, will follow up for updates.
- 1251 Farmington Ave – CBO/ CE - RJB- Blight is caused by homeless encampment, some what out of sight, referred to BBHD for homeless, will be addressing blight.
- 160 Ivy Drive – CBO/ CE - RJB- goes with 1251 Farmington Ave – 1 is city Property & the other is private owners.
Marco Palmeri, BBHD – Will follow up and check out conditions
Jeff Caggiano, Mayor – Community Resource Officers have been there several times, Parks and Rec will be cleaning this up. Homeless was told they needed to leave within 24 hrs. Discussion....
- 735 Farmington Ave – Tall Grass & Weeds – Blight – Previously on list
- 13/19 Landry St - CBO/ CE - RJB- Spoke to South Side Meat Market owner, will be reaching out to discuss remediation with other owner of Landry for updates.
- 44 Coventry St – Rodent Infestation – Previously on list – Death of home owner- Blight, wild life
- 51 Jerome Ave – Complete renovation going on, no Building Permits
- 42 Andrews St - Zoning, Brandon Peate – Home owner is being compliant, clothes are in black bags. Wi continue to monitor.
Rob Longo, Water Department (W.D.)- Water was going to be shut off, bill was paid in full, no longer an issue

F) **Old Business:**

- 1) **112 Mountain View Ave BTP (Z) *** - Exterior/MV's: Tall Grass Officer is monitoring property, working with BARC to address tall grass.
- 2) **9 Divinity St - RJB (C.B.O.) *** - Dilapidated Roof/ Condemned: Was a demolition, negotiating with present owner to get property in a safe condition.
Jeffrey Steeg, Corp. Counsel (B.C.C) – has been in touch with the possible new owner, will be a very tight time line to adhere to – Discussion...
- 3) **51 Ferraro Dr – BTP (Z) ***- Unregistered MV's: Citation issued 06/25/2025, owner is still non-responsive. Citations will continue.
- 4) **580 Broad St – BTP (Z) *** - MV's/RV's: In Citation Appeals.
- 5) **81 Wolcott St - RJB (C.B.O.) *** - Front Porch/PMC Violations/Blight: Met with 6th Contractor for this property to address violations.
Michael Yacovino, BFD- Went out with Asst BO / Commercial Inspector, Paul Tramadeo, went through the building one more time Point pointed out all the building and fire code violations that needed to be fixed.
- 6) **237 East Main St – BTP (Z)** - MV's- Car Dealer: Owner is in citation appeal hearing; site plan being worked on and hopefully being submitted within the month.
Attorney Jeffrey Steeg, Corp. Counsel (B.C.C)- Discussion....
- 7) **7 Upson St – RJB (C.B.O.)** – Rear Stairwell: No progress has been made, home owner non responsive, citation has been issued and will continue.
John Aniolowski, BHA- applied for tenancy, denied until violations are remediated

- 8) 38 Upson St – TDS (C.E) – PMC Violations: No change to property, Same owner as 81 Wolcott St – Citation to be issued.
- 9) 780 Farmington Ave – BTP (Z) – Unlawful apartment: Eviction is in process; owner does not want tenant there. There are vacant apartments available in this building.
- 10) 18 Willoughby St – RJB (C.B.O.) – PMC Violations/Rodents/unlawful apartment: Status quo, citation to be issued.
- 11) 44 Rockwell Ave – RJB (C.B.O.) – Retaining Wall/PMC: Fixed the retaining wall, nothing structural, would like to make a motion to remove.
Richard J Brown, Chief Building Official (C.B.O.)- Motion to remove
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)- All in favor – I – Motion Carries – **REMOVE**
- 12) 32 Williams St –BTP (Z) * – Blighted Backyard: Most recent citation sent June 23rd, 2025 – Discussion....
- 13) 41 East Rd – (P.W) – Homeless Encampment – State Owned: Raymond Rogozinski, Public Works (P.W.) - Property has been cleaned up by PW.
Raymond Rogozinski, Public Works (P.W.)- Motion to remove
Rob Longo, Water Department (W.D.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)- All in favor – I – Motion Carries – **REMOVE**
- 14) 67 Pine St – (P.W.) – Homeless Encampment – City Owned: Raymond Rogozinski, Public Works (P.W.) - Working with the state to clean up.
- 15) 69 Lawndale Ave - RJB (C.B.O.) – WWP: Seems to be making some progress. Garbage blowing around in back of property, will address.
Michael Yacovino, BFD – Progress is very slow, building is unoccupied.
- 16) 252 Terryville Rd – BTP (Z) – Blight: Last month, will wait until 1st of the month, has not been remediated, citation sent June 25th, will continue to follow up with citations.
Discussion....
- 17) 30 Bat Place - BTP (Z) - Blight / Excess Boats: Property is all set, would like to make a motion to remove from the list.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to remove
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)- All in favor – I – Motion Carries – **REMOVE**
- 18) 225 East Main St – RJB (CBO) - Unauthorized Demo of Property & Garage: Heard from civil engineer, would like to set up a meeting within all departments to move forward in an orderly manner.
Rob Longo, W.D – water and sewer has been disconnected.
- 19) 65 Boardman St – BTP (Z)- This property is all set
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to remove
Raymond Rogozinski, Public Works (P.W.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)- All in favor – I – Motion Carries – **REMOVE**
- 20) 48 Wolcott St – BTP (Z) –Blight/ Debris: Bi- weekly follow ups.
Marco Palmeri, BBHD – BBHD will follow up.

21) 32 Upson St – BTP (Z) – Person living in attic/shed: Need to follow up and verify violations have been remediated.

Marco Palmeri, BBHD – BBHD will follow up.

22) 28 Hill St – BTP (Z) – This property is all set

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to remove

Rob Longo, Water Department (W.D.) – 2nd Motion

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

G) Clean & Lien / Fix & Lien: None

H) Long-Term Watch List:

- 45 Grassy Rd * BTP (Z) – Vacant – No Comment
- 107 Gridley Street * RJB (C.B.O.) - Condemned/ Broken sewer lateral –
Rob Longo, Water Department (W.D.) – haven't heard anything about fixing sewer lateral.
Susan Tyler, City Council Chair (C.C.C.)- would like to put back on Old Business, tall grass and garbage throughout property.
Rob Longo, Water Department (W.D.) – Motion to remove from LTWL and put back onto Old Business.
Marco Palmeri, BBHD- 2nd Motion
Susan Tyler, City Council Chair (C.C.C.)- All in favor – I – Motion Carries – Move back to OLD BUSINESS
- 213 Park St * RJB (C.B.O.) - Hole in Culvert – Raymond Rogozinski, Public Works (P.W.) – Discussion.... Culvert
- 20 Burlington Ave –RJB (C.B.O) – Vacant / Awaiting Demolition- No Comment

I) URAA – Uniform Relocation Assisting Act:

Aubrey Minkler, BPRYCS – has 1 family she is working with, going on 3rd month, family is currently homeless

J) TAX LIENS: None

K) Additional Public Participation – None

L) To Adjourn:

Susan Tyler, City Council Chair (C.C.C) – Motion to adjourn

Rob Longo, W.D – Motion to adjourn

Raymond Rogozinski, Public Works (P.W.) – 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – Adjourn at 9:37 am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, the next CE Workshop on Wednesday, July 16, 2025 located on the 3rd floor, Mayors Office at 3:00 pm. (No Votes - No Zoom- No Minutes)

Zoom Link for CEC Meeting:

<https://bristolct->

[gov.zoom.us/rec/share/WtlhseDrl1ZgVFCCSSJfTm3uAPVhcbquDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzcYdl3](https://bristolct-gov.zoom.us/rec/share/WtlhseDrl1ZgVFCCSSJfTm3uAPVhcbquDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzcYdl3)

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Zoom Recording Link for CEC July Meeting:

[https://bristolct-gov.zoom.us/rec/share/FT_-l3iHVrDECo1pdkqaRzpz_mrcRVSAFjaKrSV_fQKkMTk5jFmDJpCmH-](https://bristolct-gov.zoom.us/rec/share/FT_-l3iHVrDECo1pdkqaRzpz_mrcRVSAFjaKrSV_fQKkMTk5jFmDJpCmH-C67yxw.xrPZloYA5OSkXTgA)

[C67yxw.xrPZloYA5OSkXTgA](https://bristolct-gov.zoom.us/rec/share/FT_-l3iHVrDECo1pdkqaRzpz_mrcRVSAFjaKrSV_fQKkMTk5jFmDJpCmH-C67yxw.xrPZloYA5OSkXTgA)

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APPROVED