



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, August 06, 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
Lt. Eric Hanson, BPD
Lindsey Rivers, 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
Thomas DeNoto, Assessors Office
Aubrey Minkler, BPRYCS (Zoom)
Stephen Bynum, BPRYCS
Ann Bednaz, Tax Collector (T.C.)
Michael Doherty, Code Enforcement Officer (C.E.O.)

In Absence:

A) Call to Order and Introductions:

Susan Tyler, Chairperson - Called to order the Wednesday, August 06, 2025, Code Enforcement Committee Meeting at 9:00AM in the Bristol Council Chambers.
All stand – Pledge of Allegiance
Introductions

B) Approval of July 02, 2025 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C.) - Motion to Approve July 02, 2025 Meeting Minutes
Rob Longo, Water Department (W.D.) - Motion to approve July 04, 2025 Meeting Minutes
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C.) – All in Favor - I - Any Opposed - Motion Carries

- June 04, 2025 Meeting Minutes – Awaiting Approval

C) **Public Participation:** None

D) **New Business:**

Attorney Steeg – 2 Houses behind Lee Po (No address available at this time)
- 1 has Blight
- Frederick St – Several cars under tarps / Hidden behind trees

Susan Tyler, City Council Chair (C.C.C)- Signs: No Political or Commercial signage can be placed on telephone poles, City Right a ways or City Property.

Discussion –

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

Susan Tyler, City Council Chair (C.C.C)-

- 157 South St Ext – BP – July 28th, 2025 Received NOV for Debris
- 161 South St Ext – BP – Will Follow Up – Possible Tall Grass
- 13 Benjamin St – BP – July 28th, 2025 Received NOV for Debris
- 37 Main St – BP-
Jeff Caggiano, Mayor – Owner is from Monroe, Ct has gotten site plan approval and will be moving forward with building in the next 30 days. Will reach out to owner to get property cleaned up.

Discussion –

- 175 Moody St – BP – Significant lack of compliance. Property is getting worse. Rats and vermin are inhabiting neighbors' properties. Can clean up as a city, should take 1-2 hrs. to clean up.

Discussion –

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion for Clean & Lien

Lindsey Rivers, Public Works (P.W.) - 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries

Add to Clean & Lien

- 275 Terryville Rd – BP – Tires have been removed, but not enough for Zoning or BBHD. Can clean up as a city, should take 1-2 hrs. to clean up.

Discussion -

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion for Clean & Lien

Richard J Brown, Chief Building Official (C.B.O.) - 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries

Add to Clean & Lien

F) **Old Business:**

1) **112 Mountain View Ave BTP (Z)** * - Exterior/MV's: Tall Grass has been remediated - BARC mowed- No compliance or response from owner.

2) **9 Divinity St - RJB (C.B.O.)** * - Dilapidated Roof/ Condemned: In process of sale of property, working with contractor

Jeffrey Steeg, Corp. Counsel (B.C.C) – Property has been sold, new owner will obtain permit, and repair roof.

- 3) 51 Ferraro Dr – BTP (Z) * - Unregistered MV's: Owner is aware of situation; owner needs to come in and see Zoning Officer to discuss remediations.
- 4) 580 Broad St – BTP (Z) * - MV's/RV's: In Citation Appeals. Still in Violation.
Discussion –
- 5) 81 Wolcott St - RJB (C.B.O.) * - Front Porch/PMC Violations/Blight: Still in violation, will be turned over to new CEO. New NOV & violations to be addressed, along with citation tickets.
Richard J Brown, Chief Building Official (C.B.O.)- Building is unoccupied, 2 windows have been a jarred, house is not water tight.
Discussion -
- 6) 237 East Main St – BTP (Z) - MV's- Car Dealer: Email sent to Attorney, waiting for a site plan to be uploaded and cars to be removed.
Discussion -
- 7) 7 Upson St – RJB (C.B.O.) – Rear Stairwell: Still in violation for rear deck, citation tickets continue. BBD & BBHD did site visit – Clean and Lien due to infestation, is in discussion.
- 8) 38 Upson St – RJB – (CBO)– PMC Violations: Property owner is not responsive; violations not being addressed. It has been requested to pull a permit; this has not been done. Citation tickets to continue.
- 9) 780 Farmington Ave – BTP (Z) – Unlawful apartment: Tenant has been evicted; property will go back to approved use. Would like to keep this on the list for another month.
Discussion -
- 10) 18 Willoughby St – RJB (C.B.O.) – PMC Violations/Rodents/unlawful apartment: No status update – handing over to new Code Enforcement Officer.
- 11) 32 Williams St –BTP (Z) * – Blighted Backyard: Is on the market to be sold.
Discussion -
- 12) 45 Williams St –BTP (Z) * – Blighted Backyard – Will continue to monitor.
- 13) 67 Pine St – (P.W.) – Homeless Encampment – City Owned: Lindsey Rivers, Public Works (P.W.) – Matt came to see Lindsey, Matt has received trash bags to clean area up. The people there have not been cooperative.
Jeff Caggiano, Mayor – Need BPD get involved, Community Officers need to go out and let them know that their behavior is not acceptable.
Discussion -
- 14) 69 Lawndale Ave - RJB (C.B.O.) – WWP: Still in violation, citation tickets to continue.
- 15) 252 Terryville Rd – BTP (Z) – Blight: Property owner has retained Attorney Sara Cohen. Both properties 252 Terryville Rd & 252 ½ Terryville Rd are not to standards.
Discussion -
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion for Clean & Lien
Lindsey Rivers, Public Works (P.W.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries
Add to Clean & Lien

- 16) 252 ½ Terryville Rd – BTP (Z) – Blight: Both properties 252 Terryville Rd & 252 ½ Terryville Rd are not to standards.
Discussion -
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion for Clean & Lien
Richard J Brown, Chief Building Official (C.B.O.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries
Add to Clean & Lien
- 17) 225 East Main St – RJB (CBO) - Unauthorized Demo of Property & Garage: This property is still in violation; owners are not cooperative. In discussion with land use to discuss what the property can be used for.
Discussion -
- 18) 48 Wolcott St – BTP (Z) –Blight/ Debris: Site visit on July 31st, significant improvement
- 19) 32 Upson St – BTP (Z) – Person living in attic/shed: BBHD has been working on this. Person in attic is no longer living there.
Marco Palmeri, BBHD – working with home owner to make arrangements for person (s) living in garage.
Discussion –
- 20) 47 Atkins Ave – BTP (Z)- Blight – No more debris
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Remove/ Close
Rob Longo, Water Department (W.D.)- 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries - **CLOSE**
- 21) 1251 Farmington Ave - RJB (CBO /C. E) - Blight – Homeless Encampment- Site visit, stakes were removed, currently the park area.
Lt Eric Hanson, BPD – BPD has cleaned this out several times. No one was there on Wednesday, went back out on Thursday. They were given permission to clear and clean up property.
Discussion –
Lt Eric Hanson, BPD – – Motion to Remove/ Close
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)-All in Favor - I - Any Opposed - Motion Carries - **CLOSE**
- 22) 160 Ivy Dr (Kern Park) -RJB (CBO /C. E) -Blight /Tent – See discussion for 1251 Farmington Ave
Lt Eric Hanson, BPD – – Motion to Remove/ Close
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C)-All in Favor - I - Any Opposed - Motion Carries - **CLOSE**
- 23) 735 Farmington Ave – RJB (CBO /C. E) - Blight – Violations have been remediated
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Remove/ Close
Richard J Brown, Chief Building Official (C.B.O.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries- **CLOSE**
- 24) 13/19 Landry St - RJB (CBO /C. E) – Retaining Wall- Retaining wall is holding itself – neighbor is non-compliant. Catch basin in rear parking lot is a private basin, no proof that it is attached to city. A retaining wall may need to be added to stop water from going into neighbor yard.
Discussion -
- 25) 44 Coventry St - RJB (CBO /C. E) – Rodent Infestation/ Blight – 2 vehicles broken, blight and rodent infestation. 2nd citation sent out. Will update.

Marco Palmeri, BBHD – will be going to property for a site visit on August 11th, 2025.

Discussion -

26) 51 Jerome Ave - RJB (CBO /C. E) – WWP – No permits pulled yet. Will follow up and update.

Discussion -

27) 42 Andrews St – BTP (Z) – Blight – No update by Zoning.

Lindsey Rivers, Public Works (P.W.) – Items were put into garbage bags, PW picked up. Tree was requested to be cut down, it has been inspected and is healthy, tree will not be cut down.

Discussion -

28) 107 Gridley Street - RJB (CBO /C. E) * - Condemned/ Broken sewer lateral: Tall Grass has been cut by BARC. Received mail back. Property is boarded up.

Discussion -

G) Clean & Lien / Fix & Lien: None

H) Long-Term Watch List:

- **45 Grassy Rd - BTP (Z) *** – Vacant: New owner / Zoning to work with owner on site plan
Discussion -
- **211 Park St - RJB (CBO /C. E) *** - Hole in Culvert:
- **213 Park St - RJB (CBO /C. E) *** - Hole in Culvert:
- **215 Park St -- RJB (CBO /C. E) *** - Hole in Culvert:
- **20 Burlington Ave - RJB (CBO /C. E) *** – Vacant / Awaiting Demolition: Owner hired a contractor to demo, should be coming down in near future.

I) URAA – Uniform Relocation Assisting Act:

Stephen Bynum, BPRYCS – has 1 family for relocation, going on 4th month of storage

J) TAX LIENS: Ann Bednaz, Tax Collector (T.C.) - 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

Lt. Eric Hanson, BPD – 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – Adjourn at 10:20 am

Per Order of the Chairperson

Susan Tyler

Chairperson



Please Note, the next CE Workshop on Wednesday, August 20, 2025 located on the 3rd floor, Mayors Conference room at 3:00 pm. (No Votes - No Zoom- No Minutes)

Zoom Link for CEC Meeting:

<https://bristolct-gov.zoom.us/rec/share/WtlhseDrl1ZgVFCCSSJfTm3uAPVhcbquDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzcYdl3>

Passcode: ZhW1e?.r

Zoom Recording Link for CEC August Meeting:

https://bristolct-gov.zoom.us/rec/share/GWc90ofzShLIWrSTUAPcjoEiyH8i9_M1BA7HO7GpIN3pj7FcLpYXX3m-yO_SFwP_.pkL6avWYoUcpUjgB

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