



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, October 01, 2025
City Hall Council Chambers at 9am
111 North Main Street, Bristol CT 06010

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Michael Doherty, Code Enforcement Officer (C.E.O.)
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.)
Susan Tyler, City Council Chair, Mayor's Office (C.C.C.)
Erica Mikulak, BBHD
Michael Yacovino, BFD
Josh Corey, Public Works (P.W.)
Rob Longo, Water Department (W.D.)

Also in Attendance:

Jeff Caggiano, Mayor
Richard J Brown, Chief Building Official (C.B.O.)
Jeffrey Steeg, Corp. Counsel (B.C.C.)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Kristopher Lambert, Fire Marshal (Zoom)
Marco Palmeri, BBHD
Ann Bednaz, Tax Collector
Thomas DeNoto, Assessors Office
Aubrey Minkler, BPRYCS (Zoom)
John Aniolowski, Housing Authority (B.H.A.)

In Absence:

Lt. Eric Hanson, BPD – Nicholas Travisano, BPD

A) Call to Order and Introductions:

Susan Tyler, Chairperson - Called to order the Wednesday, October 01, 2025, Code Enforcement Committee Meeting at 9:02AM 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 September 03, 2025 Meeting Minutes
Rob Longo, Water Department (W.D.) - Motion to approve September 03, 2025 Meeting Minute
Michael Yacovino, BFD – 2nd Motion
Susan Tyler, City Council Chair (C.C.C.) – All in Favor - I - Any Opposed - Motion Carries

C) **Public Participation:** None

D) **New Business:**

Josh Corey, Public Works (P.W.) – Motion to add financial balance to Code Enforcement account to monthly agenda

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

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

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

- **48 Lardner St** - Sue Tyler – Vacant, broken windows, tall grass, in foreclosure

E) **Old Business:**

1. **112 Mountain View Ave - BTP (Z)** * - Exterior/MV's: No updates, this property is being monitored, citation ticket sent 09/25, there has been contact made with home owner. Outstanding violations that remain are 2 unregistered motor vehicles & debris- non compliant
2. **9 Divinity St - RJB (CBO /C. E)** * - Dilapidated Roof/ Condemned: No change, slowly moving, a letter to go out, will have 2 weeks and a reminder of calendar events that have been agreed upon. Home inspector was submitted, denied by City and State due to compliance. They need to maintain calendar events. They were moving items out into a trailer without proper protection. Discussion...
3. **51 Ferraro Dr – BTP (Z)** * - Unregistered MV's: Citation issued 09/09 & 09/25. Not able to speak to the home owner- voice mail box is full, not able to lvm. Discussion....
4. **580 Broad St – BTP (Z)** * - MV's/RV's: Citation sent 09/30 Reached out to home owner, no response.
- Request by Zoning Officer, Brandon T. Peate to switch MV's & RV's to debris on agenda – **To Do**
5. **81 Wolcott St – MD (CEO)** * - Front Porch/PMC Violations/Blight: Not much progress, still have violations that are still unresolved. Citation sent 09/09. Citations to increase to get compliance.
Michael Yacovino, BFD- Received quite a few calls and went over violations with prospective buyers, but no progress. A lot of violations to be corrected.
6. **237 East Main St – BTP (Z)** * - MV's - Car Dealer: Special permit has been submitted. Disappointed with the number of cars that have been removed. Citation sent 09/25 – In appeals. Discussion....
7. **7 Upson St - MD (CEO)** * – Rear Stairwell: Approval has been made to go forward with repairing rear deck. Should be near or at completion within the week.
Michael Yacovino, BFD – Paul Tramadeo assisted in a site visit with contractor. Went over specifications, should be done shortly.

8. 38 Upson St - MD (CEO) * – PMC Violations: same owner as 81 Wolcott, site visit on 09/05. Remediations have stalled. Citations to continue.
9. 18 Willoughby St- MD (CEO) * – PMC Violations/Rodents/unlawful apartment: Very little to no response from the owners, Request to Inspect has been sent. Phone calls, letters and site visits continue, along with citation tickets to continue.
10. 32 Williams St –BTP (Z) * – Blighted Backyard: Property is under contract. 45 Williams St is now becoming worse with debris from 32 Williams St. Discussion...
11. 45 Williams St – BTP (Z) * - Blighted Backyard: Citation sent 09/25. May be putting a motion to Clean and Lien next month's meeting, pending on compliance from home owner. Discussion....
12. 67 Pine St – (P.W.) * – Homeless Encampment – City Owned: Josh Corey, Public Works (P.W.) - 3rd party vendor has been hired for Homeless Encampment Clean ups. Received quote for Church St – Per Ray, hold off on 67 Pine St. Discussion....
13. 225 East Main St – MD (CEO) * - Owners are currently being compliant, property is cleaned up. Owner has submitted plans for development. Jeffrey Steeg, Corp. Counsel (B.C.C) – July taxes are due Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Upcoming meeting on Thursday with Land Use & Anthony Lorenzetti, PWD to discuss development plans Michael Doherty, Code Enforcement Officer (C.E.O) - Motion to remove from agenda 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 **REMOVE**
14. 48 Wolcott St – BTP (Z) – Blight/ Debris: Property owner is compliant. Will be on list for a while, making progress.
15. 13 Landry St - MD (CEO) – Retaining Wall: 2nd of 2 retaining walls, backs up to Divinity St. Time to move on a solution. Will request repair gets completed soon. Discussion....
16. 19 Landry St – MD (CEO) – Drainage w/ Catch Basin: Contractor to be hired and maintain pipe to ensure no other blockages. Discussion....
17. 44 Coventry St - MD (CEO) – Rodent Infestation/ Blight – Owners are now getting property into compliance. No longer in auction. Progress is being made. Will continue to monitor. Discussion....
18. 42 Andrews St – BTP (Z) – Blight – Citation issued 09/30 for boat and debris in back yard.
19. 107 Gridley Street - BTP (Z) – * - Condemned/ Broken sewer lateral: Citation sent 09/09 & 09/25. Have received mail back. Garage, cars and debris need to be removed. Richard J Brown, Chief Building Official (C.B.O.) - Will be given a 2-week notice. Garage is unsafe, debris blowing all over. Discussion...

20. 157 South St Ext – BTP (Z) – In process of being cleaned. Tenant is being evicted, expected date 10/06.
21. 37 Main St – BTP (Z) – Site has been cleaned
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 - Any Opposed - Motion Carries
REMOVE
22. 45 Clark Ave – BTP (Z) – Possible illegal business, 2 RV's – No kennel on the property.
Waiting for water to investigate.
Rob Longo, Water Department (W.D.) – Investigating with Health District to investigate sewer line
23. 300 Riverside Ave BTP (Z) – WWP – In citation appeals, applied for main Building permit.
Walked property with FMO, PT and property owner. Disputing the taxes.
Discussion....

F) Clean & Lien / Fix & Lien:

- 252 Terryville Rd - BTP (Z) - Blight: Currently in citation appeals, was extended 1 month - Discussion
- 252 ½ Terryville Rd - BTP (Z) - Blight: Currently in citation appeals, was extended 1 month - Discussion
- 275 Terryville Rd - BTP (Z) - Blight: Property owner wants to avoid clean & lien, owners cleaned property significantly. Discussion....
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to move back to Old Business
Rob Longo, Water Department (W.D.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries
MOVE to OLD BUSINESS

G) Long-Term Watch List:

- 45 Grassy Rd - BTP (Z) & RJB (CBO)* – Vacant: Building demolished - Discussion
- 211 Park St - RJB (CBO /C. E) * - Hole in Culvert: Contractor has been hired to remediate violations and permits pilled. - Discussion
- 213 Park St - RJB (CBO /C. E) * - Hole in Culvert: Contractor has been hired to remediate violations and permits pilled. - Discussion
- 215 Park St -- RJB (CBO /C. E) * - Hole in Culvert: Contractor has been hired to remediate violations and permits pilled. - Discussion
- 20 Burlington Ave - RJB (CBO /C. E) * – Vacant / Awaiting Demolition: Would like to remove this from the list. Discussion...
Rob Longo, Water Department (W.D.) – Motion to remove from LTWL
Richard J Brown, Chief Building Official (C.B.O.)
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. **REMOVE**

- **69 Lawndale Ave- MD (CEO) & RBB (CBO) *** – WWP: Permits have been applied for, no longer WWP. Doesn't need to be on Long Term Watchlist anymore.
Discussion....

H) **URAA – Uniform Relocation Assisting Act:** **BPRYCS** – 1 family, 1 payment for storage remaining.

I) **TAX LIENS:** - Ann Bednaz, Tax Collector (T.C.) – None

J) **Additional Public Participation:**

K) **To Adjourn:**

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

Rob Longo, W.D – Motion to adjourn

Michael Yacovino, BFD – 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – Adjourn at 9:57am

Per Order of the Chairperson

*Susan Tyler
Chairperson*



Please Note, the next CE Workshop on Wednesday, October 15, 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/WtIhseDrI1ZgVFCCSSJfTm3uAPVhcbquDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzeYdI3](https://bristolct-)

Passcode: ZhW1e?.r

Zoom Recording Link for CEC September Meeting:

Duration: 01:09:15

Share link: <https://bristolct->

[gov.zoom.us/rec/share/0rC1USIkXdhyYPLPsBaN5KmgG1yDpAzV82EVCSSDgWYSxrxQ5qss7jnM17_S004.PqaF2XDzUvfCfqXx](https://bristolct-) Passcode:

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