



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, November 05, 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
Lt. Eric Hanson, BPD
Raymond Rogozinski, 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)
Lindsey Rivers, Public Works (P.W.) (Zoom)
Marco Palmeri, BBHD
Jennifer Cole, Tax Collector
Thomas DeNoto, Assessors Office
Aubrey Minkler, BPRYCS
Stephen Bynum, BPRYCS
Josh Corey, Public Works (P.W.)
Amy Wernicki, Veteran Strong (V.S.)

In Absence:

A) Call to Order and Introductions:

Susan Tyler, Chairperson - Called to order the Wednesday, November 05, 2025, Code Enforcement Committee Meeting at 9:01AM in the Bristol Council Chambers.
All stand – Pledge of Allegiance
Introductions

B) Approval of October 01, 2025 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C) - Motion to Approve October 01, 2025 Meeting Minutes

Michael Yacovino, BFD - Motion to approve October 01, 2025 Meeting Minute
Rob Longo, Water Department (W.D.) – 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:** Jeffrey Steeg, Corp. Counsel (B.C.C) - 3 Topics to discuss / Discuss in more detail in the Workshop

- **Multiple Judgements:** Would like to have repeat judgements, 10-15 or a dollar amount consider initiating a foreclosure action against landlords, home owners and or banks to pay the judgements that are due. We have a lot of outstanding tickets, it's a lot of work. When homes go for sale; the sellers want to negotiate for a discount. Consider to bring forth Foreclosure Actions.
- **Abandoned Cars:** This has been discussed in the past, Zoning Officer, Brandon would like to bring it forward. It would be for abandoned / unregistered / junky cars on private property. We would like to do some research and see what other towns do, what their process is. Brandon can call a few surrounding towns, and associates. Noelle from Corp Council has reached out to Farmington, East Hartford, Durham, Tolland, and Mansfield – They are all picking up cars. This is different than the BPD picking up cars on City roads.
- **Tickets that are Waived:** When it is decided to waive a ticket because the home owner has been cooperative, has reached out and resolving the violations, we ask that you notify Maria – Corporation Council, please let our office know so judgements do not start to get processed.

Discussion on three topics....

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

- **138 West St** – Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) - This property is blight and Code Enforcement. Property Management team is negligent. NOV's & Citations have been issued, no progress. – Packet of pictures provided – Discussion....
Michael Doherty, Code Enforcement Officer (C.E.O) - NOV sent pertaining to the stairs.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Clean up debris on property - **Clean and Lien.**
Raymond Rogozinski, Public Works (P.W.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries

E) **Old Business:**

1. **112 Mountain View Ave - BTP (Z)** * - Exterior/MV's: Utilities have been shut off. Possible foreclosure or condemnation case, vacant property and multiple vehicles.
2. **9 Divinity St - RJB (CBO /C. E)** * - Dilapidated Roof/ Condemned: Corporation Council, CBO and BBHD have been in touch with Fabian Torres, Hai Dang, and other individuals that have come forward and onto this property. Still waiting for proper abatement report pertaining to the contaminants within the building from the contractor. There is a date of November 14th, 2025

to provide proper information. On November 17th, 2025 City of Bristol will take over this building if all requirements are not made by November 14th, 2025 per agreement. CBO has reached out several times with no response.

3. **51 Ferraro Dr – BTP (Z)** * - Unregistered MV's: Home owner came to BBD to see Zoning Officer, Brandon Peate. Citations are in appeal. Has not seen any progress yet. At least 25 citations have been issued.
Discussion....
4. **580 Broad St – BTP (Z)** * - MV's/RV's: In citation appeals. Happy with the progress on this property. Debris and trash still need to be removed from the rear of this property.
Jeffrey Steeg, Corp. Counsel (B.C.C) – This property has judgements that the attorney may not be aware of. Would like to set up a meeting with the attorney, owner, Corp Council and Zoning to resolve, prior to appeal.
Discussion....
5. **81 Wolcott St – MD (CEO)** * - Front Porch/PMC Violations/Blight: Citations are being addressed; property is in the process of being sold, looks like it will be resolved soon.
Jeffrey Steeg, Corp. Counsel (B.C.C) – Received a request a pay off letter through the attorney.
6. **237 East Main St – BTP (Z)** * - MV's - Car Dealer: In Citation Appeals, a Zoning Commission for Special permit. Will get compliance.
7. **5 Upson St – EM (BBHD)** * - Bedbugs & Rodents: Working with property owner. Oct 16th, Warning letter has been issued. Holes are starting to form in the foundation, have been sealed off. Received an extermination plan. Hallways must be cleaned out and trash removed. Waiting to get access to into all apartments. Some tenants refuse to allow exterminators in, others have an issue with prep process. Not in full compliance yet.
8. **7 Upson St - MD (CEO)** * – Rear Stairwell: Permits have been issued for rear stairwell. Work has not started yet. Code Enforcement is no longer involved now that permits have been pulled.
Michael Doherty, 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 - Any Opposed - Motion Carries
(REMOVE)
9. **38 Upson St - MD (CEO)** * – PMC Violations: Violations are being worked on, near completion and compliance. Inspection scheduled. Owner claims all violations have been remediated. Will hopefully be a motion to remove next month.
Discussion....
10. **18 Willoughby St- MD (CEO)** * – PMC Violations/Rodents/unlawful apartment: No response from the owners, Request to Inspect has been sent. Phone calls, letters and site visits continue, along with citation tickets to continue. This property would be a good candidate for foreclosure proposal.
Jeffrey Steeg, Corp. Counsel (B.C.C) – May be a good property for foreclosure. Several judgements on this property.
Rob Longo, Water Department (W.D.) – This property is subject to water termination. Tenants can take over portion of the bill. BBHD would be notified.
Discussion....

11. 32 Williams St –BTP (Z) * – Blighted Backyard: Property has been sold. Property has been cleaned up.
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 - Any Opposed - Motion Carries.
(REMOVE)
12. 45 Williams St – BTP (Z) * - Blighted Backyard: All debris from 32 Williams has been placed onto 45 Williams. Discussion....
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Clean up debris on property - **Clean and Lien.**
Raymond Rogozinski, Public Works (P.W.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries
13. 67 Pine St – Lt. Eric Hanson (BPD) * – Homeless Encampment – City Owned: BPD has been there, significant amount of people residing there. Waiting to hear when it will be cleaned. Have let the people there know that it will be cleaned out, date TBD.
Raymond Rogozinski, Public Works (P.W.) – This project is on hold until further information from the state. Received a quote for approximately \$11,000 from 3rd party vendor to clean this property.
Susan Tyler, City Council Chair (C.C.C) – On hold on many different fronts.
14. 275 Terryville Rd - BTP (Z) * - Blight: Emailed attorney yesterday. Citation was waived under the understanding property was being sold. Property still has debris, hole in ceiling and, has unregistered motor vehicles.
15. 48 Wolcott St – BTP (Z) – Blight/ Debris: Progress has been fantastic! Removed 50% of the debris.
16. 13 Landry St - MD (CEO) – Retaining Wall: This backs up to Divinity St. Property owner is disputing ownership of wall. Working on other violations. Repair is expensive.
Discussion....
17. 19 Landry St – MD (CEO) – Drainage w/ Catch Basin: Catch basin has been corrected, full compliance.
Michael Doherty, Code Enforcement Officer (C.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 - Any Opposed - Motion Carries
(REMOVE)
18. 44 Coventry St - MD (CEO) – Rodent Infestation/ Blight: Cleanup of property is good, 95 % corrected, siding to be replaced. Home owners have stated they are selling “As Is”.
Erica Mikulak, BBHD - Rodent infestation is nonexistent since clean up.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Remove
Michael Doherty, Code Enforcement Officer (C.E.O) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor - I - Any Opposed - Motion Carries.
(REMOVE)
19. 42 Andrews St – BTP (Z) – Blight: No update
20. 107 Gridley Street - MD (CEO) * - Condemned/ Broken sewer lateral: Motion prepared to remove vehicle. Discussion....

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – Motion to Remove Vehicle/ Clean & Lien

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 MV / Clean and Lien

Interruption - Raymond Rogozinski, Public Works (P.W.) – has a commitment at 10am, would like to discuss Long Term Watchlist. Discussion proceeded on Long Term Watchlist.

Raymond Rogozinski, Public Works (P.W.) – Motion to move up Long Term Watchlist

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

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

Please see notes on Section G

21. **157 South St Ext – BTP (Z)** – Blight: Property owners evicted the tenants, debris on property. Waiting for tenants to vacate.

22. **45 Clark Ave - BTP (Z)** – Possible Illegal business /Debris/Sewer: All good with Zoning, Water & BBHD.

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

Lt. Eric Hanson, BPD - 2nd Motion

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

(REMOVE)

23. **300 Riverside Ave – BTP (Z)** – WWP: Permits applied for; taxes are paid.

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)

24. **48 Lardner St - MD (CEO)** – Vacant & Broken Windows: Vacant, water has been shut off. Window located at attic level to be repaired. Looks scruffy, but not horrible.

Michael Doherty, Code Enforcement Officer (C.E.O) – Motion to Remove

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)

F) Clean & Lien / Fix & Lien:

- **252 Terryville Rd - BTP (Z)** - Blight: Attorney has appealed Clean & Lien order.

Discussion....

- **252 ½ Terryville Rd - BTP (Z)** - Blight: Attorney has appealed Clean & Lien order.

Discussion....

G) Long-Term Watch List:

- **45 Grassy Rd - BTP (Z) & RJB (CBO)*** – Vacant:

Raymond Rogozinski, Public Works (P.W.) – 47 Grassy Road - Property has been sold. Land Use & Wetlands has received application to build single family homes.

Erica Mikulak, BBHD – went out and met with property owners on October 22nd, 2025.

Received a spill form from DEEP concerning an oil spill. Property is still being cleaned

out from original property owner. There is still septic and well and needs to be banded properly. Discussed the process with the new owners. There is a lot of work to be done. Discussion....

- 211 Park St - RJB (CBO /C. E) * - Hole in Culvert:
Raymond Rogozinski, Public Works (P.W.) – Subject of Wetlands application which is currently being reviewed. Discussion....
 - 213 Park St - RJB (CBO /C. E) * - Hole in Culvert:
Raymond Rogozinski, Public Works (P.W.) – Subject of Wetlands application which is currently being reviewed. Discussion....
 - 215 Park St -- RJB (CBO /C. E) * - Hole in Culvert:
Raymond Rogozinski, Public Works (P.W.) – Subject of Wetlands application which is currently being reviewed. Discussion....
Erica Mikulak, BBHD – On October 22nd, received an email from the City Engineer stating that there was an issue with sewage leak, owner had fixed right away, provided a report from the contractor, there is no longer an issue.
 - 69 Lawndale Ave- MD (CEO) & RBB (CBO) * – WWP:
Michael Yacovino, BFD – Went out and met with home owner, she lives in NY, had Manny (From Assessors Office) translate for her. She hired a local contractor from Danbury, they have left her high and dry, they were well paid. Doesn't look like contractors will fix anything.
Michael Doherty, Code Enforcement Officer (C.E.O) – Property has been permitted. Once permitted, Code Enforcement is no longer involved. Tough situation with the owner.
Discussion....
- H) URAA – Uniform Relocation Assisting Act: Aubrey Minkler, BPRYCS – Month ends on 11/13/2025, family got a house in Meriden.
- I) TAX LIENS: Jennifer Cole, Tax Collector (T.C.) – None
- J) Additional Public Participation: Amy Wernicki, Veteran Strong (V.S.) - 111 North Main St. A couple months ago, she appeared before and spoke about the Elms. It is a Veteran preferred housing that is located on 419 West St. The handicap accessible doors were not working, Mr. Brown went out to inspect. The doors were being worked on. They still do not work properly. We have a lot of veterans that are ill and handicap and can not open the doors on their own. Some times the doors work, sometimes they don't. Sometimes they close and other times, they do not, allowing anyone to walk in off the street causing a safety hazard.
Susan Tyler, City Council Chair (C.C.C) – You can speak to the CBO after this meeting, I see that he is taking notes.
- K) To Adjourn:
Susan Tyler, City Council Chair (C.C.C) – Motion to adjourn
Rob Longo, W.D – Motion to adjourn
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) - 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – Adjourn at 10:12 am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, the next CE Workshop on Wednesday, November 19, 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/WtIhseDrl1ZgVFCCSSJfTm3uAPVhcbqDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzeYdI3](https://bristolct-gov.zoom.us/rec/share/WtIhseDrl1ZgVFCCSSJfTm3uAPVhcbqDhloBfuySm0VbYgsJ8dUxEoUSo0JANxT.ATAklact7vzeYdI3)

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Zoom Recording Link for CEC November 01, 2025 Meeting:

https://bristolct-gov.zoom.us/rec/share/YbzIusftOWmeeP0NVz-v7w24G-Qkcf7OWtFkh09Y8hNfAlu4Xle258bOQW8isVw.splc_Kzw5epocmBI

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