



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, June 04, 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
Lindsey Rivers, Public Works (P.W.)
Rob Longo, Water Department (W.D.)
Lt Jason Warner, Police Dept. (BPD)

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)
Thomas DeNoto, Assessors Office
John Aniolowski, BHA
Cheryl Thibeault, Council Member (Zoom)

In Absence:

A) Call to Order and Introductions:

Susan Tyler, Chairperson - called to order the Wednesday, June 04, 2025, Code Enforcement Committee Meeting at 9:00AM in the Bristol Council Chambers
All stand – Pledge of Allegiance
Introductions

B) Approval of May 07, 2025 Meeting Minutes:

Susan Tyler, City Council Chair (C.C.C) - Motion to Approve May 07, 2025 Meeting Minutes
Michael Yacovino, BFD – Motion to approve May 07, 2025 Meeting Minutes
Rob Longo, W.D – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) - All in Favor – (I) Motion Carries.

C) Public Participation:

Jeff Caggiano, Mayor – Wanted to give a public update for 40 West St. – Received an email stating that Mr. Patel has pulled out of the program. We will be looking at next steps and would like to get Mr. Patel in for a meeting to discuss.

D) New Business: None

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

- **65 Boardman Street** – Zoning, Brandon Peate – 5 large unregistered MV's
- **48 Wolcott Street** – Zoning, Brandon Peate - Junk yard - Bi- weekly visits BBHD
- **32 Upson St** – Person living in attic, and shed, creating illegal dwelling unit, unsafe Michael Yacovino, BFD – Letter being sent to request to inspect Marco Palmeri, BBHD – Received complaint, tenant exposed to bat – rabies precautions taken with Bristol Hospital and worked with owner to relocate tenant.
- **28 Hill St** – Front lawn is a parking lot – picture provided by C.C.C.

F) Old Business:

- 1) **112 Mountain View Ave BTP (Z)** * - Exterior/MV's: Tall Grass complaint received, New citation ticket issued 06/03/2025, abandoned property, unregistered MV's & debris.
- 2) **9 Divinity St - RJB (C.B.O.)** * - Dilapidated Roof/ Condemned: On site visit on June 03, 2025 – In appeals – 14 days, Demo upheld
- 3) **51 Ferraro Dr – BTP (Z)** * - Unregistered MV's: No movement, owner unresponsive. Citation issued 06/03/2025. Judgements against property
- 4) **580 Broad St – BTP (Z)** * - MV's/RV's: RV still on property, owner is currently in appeals. Zoning & BBHD will be going out to visit. Citation issued 06/02/2025. Person still living in RV behind office. Marco Palmeri, BBHD – NOV was issued – unsuccessful reaching property owner
- 5) **81 Wolcott St - RJB (C.B.O.)** * - Front Porch/PMC Violations/Blight: On going mess, will be moving forward with citation tickets weekly citation tickets.
- 6) **237 East Main St – BTP (Z)** - MV's- Car Dealer: Owner is in citation appeal hearing, no site plans submitted, there are plans to file an injunction if plans are not submitted. Moving forward, possible \$1000 citation ticket daily. Attorney Jeffrey Steeg, Corp. Counsel (B.C.C)- Attorney and client are to submit plans in June, cars have been moved
- 7) **7 Upson St – RJB (C.B.O.)** – Rear Stairwell: Site visit needed, waiting for permit. Citation tickets will resume. No progress has been made.
- 8) **38 Upson St – TDS (C.E)** – PMC Violations: Same owner as 81 Wolcott St – Citation tickets to resume.
- 9) **780 Farmington Ave – RJB (C.B.O.)** – Unlawful apartment: Permits have been pulled, will be turning space back into Commercial space as zoned and approved for. Eviction is in process.
- 10) **18 Willoughby St – RJB (C.B.O.)** – PMC Violations/Rodents/unlawful apartment: Violations unresolved, property for sale, unlawful apartment.

Attorney Jeffrey Steeg, Corp. Counsel (B.C.C)- Notice of contract noted on may 20th from Star Holdings to Broad Brook Property LLC – No deed seen yet, possible new owner.

- 11) 42 Hepworth St – RJB (C.B.O.) – PMC Violations/Possibly Board and Secure in the future: A Board & Secure, currently new Tall Grass complaint.
Jeffrey Steeg, Corp. Counsel (B.C.C) - New administrator has been appointed. Will send contact info to CE Admin to resolve violations.
Richard J Brown, Chief Building Official (C.B.O.) – Motion to Remove from CE List
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 - **REMOVE**
- 12) 44 Rockwell Ave – RJB (C.B.O.) – Retaining Wall/PMC: Has been an ongoing issue, not a life safety, will continue to monitor as owner repairs wall. Will stay on the CE list.
- 13) 32 Williams St –BTP (Z) * – Blighted Backyard: NOV was sent, along with 45 Williams St (Same Owner) Citation tickets to continue if owner does not want to continue to remediate violations. Not a safety hazard but still needs to be cleaned more which owner has agreed to.
Susan Tyler, City Council Chair (C.C.C) – **Add line for 45 Williams St**
Discussion....
- 14) 41 East Rd – (P.W) – Homeless Encampment – State Owned: **Public Works**
Lindsey Rivers, Public Works (P.W.) –Still a mess, have not been able to complete due to the weather.
- 15) 67 Pine St – (P.W.) – Homeless Encampment – City Owned: **Public Works**
Jeff Caggiano, Mayor - Mayor met with St Vincent De Paul and Journey Homes, looking at proposals before encampment grows. Both Journey Homes and Dept of Mental Health & Addiction Services, have allocated funding thru Deemus that has helped to replace or home homeless from the encampment. State of CT is making Bristol a priority and will be helping to clean encampment areas. Positive Movement
- 16) 59 Allen St – RJB (C.B.O.) - Unsafe rear porch: The rear porch has been completed.
Michael Yacovino, BFD – Motion to Remove from CE List
Richard J Brown, Chief Building Official (C.B.O.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries - **REMOVE**
- 17) 69 Lawndale Ave - RJB (C.B.O.) – WWP: High Priority on CE Agenda. Lack of cooperation, building not water tight, Citation tickets to resume. Has requested a dumpster be obtained. Several complaints from the neighbors. From BBD/CE stand point, everything can be fixed and remediated.
Michael Yacovino, BFD – have been going out with commercial Inspector Paul Tramadeo (BBD) on a regular basis to meet with contractor, progress is in process, the property has gotten worse instead of better. They are given guidance, will need to be Building & Fire compliant in order to occupy. Building is vacant, no life, safety issue.
- 18) 218 West St – RJB (C.B.O.) – PMC- Electrical issues: The tenant has moved out of the unit where the violations were identified. The property manager has stated that the issues will be addressed during the turnover process. This should not be on CE list, more of the BBD list.
Michael Yacovino, BFD – Motion to Remove from CE List
Richard J Brown, Chief Building Official (C.B.O.) – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – **REMOVE**
- 19) 252 Terryville Rd – BTP (Z) – Blight: Add 252 ½ with this address, same owner – Citation was upheld from last appeals hearing, 30 days to clean in its entirety. Daily fines to begin if not completed. Possible

Rob Longo, Water Department (W.D.) – Had DPH inspections, there were concerns pertaining to the property and gasoline solvents.

Susan Tyler, City Council Chair (C.C.C)- Add 252 ½

20) 30 Bat Place - BTP (Z) - Blight / Excess Boats: Received an email, owner wants to remove boats and get property into compliance, should be off the list by next month.

21) 15 Oaken St - BTP (Z) – Multiple MV's: No MV concern – complaint for illegal accessory apartment beautiful and was built with the property.

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O) - Motion to remove from CE list

Marco Palmeri, BBHD – 2nd Motion

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

22) 225 East Main St – RJB (CBO) - Unauthorized Demo of Property & Garage: Owners have not been Cooperative, the owner does what he wants, no matter what State or City says. Owner has had guidance refuses to do what is needed properly. Will need a lot of things in place before CO issued.

Rob Longo, W.D – water needs to be shut off/ disconnected at the water main. It has been explained in detail what needed to be done. Owner hired a landscaping company that dug on the opposite side of the road per the direction of the owner – opposite of what he was told. Not sure if water will be shut off or when it will be completed. Water & Sewer will not be turned back on until everything is compliant.

Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – This property is in a floodway, would like to have them produce a survey that something has been there.

Lindsey Rivers, Public Works (P.W.) – Will need to go through Wetlands Commission. Did apply and get approved for an excavation permit.

Discussion.....

G) Clean & Lien / Fix & Lien: None

H) Long-Term Watch List:

- 45 Grassy Rd * BTP (Z) – Vacant – Lindsey Rivers, Public Works (P.W.) – Property Sold and taxes paid. Should take them off the list.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O) – Looked through satellite imagery, property still a mess, not great. Will send new owner a letter.
- 107 Gridley Street * RJB (C.B.O.) - Condemned/ Broken sewer lateral – Both doors were breached, windows broke – Board & Secure done again.
- 213 Park St * - RJB (C.B.O.) - Hole in Culvert – Owners trying to sell house, building does not need to be condemned, water and sewer are working for all tenants
Discussion....
- 575 Broad St * - F.M. & BTP (Z) – Blight – All set with the property, new owner, property looks much better than it did.
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O) - Motion to remove from CE list
Michael Yacovino, BFD – 2nd Motion
Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – **REMOVE**
- 20 Burlington Ave –RJB (C.B.O) – Vacant / Awaiting Demolition-

I) **URAA – Uniform Relocation Assisting Act:**

Aubrey Minkler, BPRYCS – (update given by email by C.C.C) – 182 Shrub Rd – Condemned - Currently have 1 family enrolled and have helped the family, approved for the \$4000 for the URAA. 5 months of storage remaining.

J) **TAX LIENS:** None

K) **Additional Public Participation –**

Jane Murdock – 400 Shrub Rd, following up with 362 Shrub Rd. Stuff collecting on porch. On the East side, it is beginning to grow back, noticed it has come off the list.
Discussion.....

L) **To Adjourn:**

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

Richard J Brown, Chief Building Official (C.B.O.) – Motion to adjourn

Rob Longo, W.D – 2nd Motion

Susan Tyler, City Council Chair (C.C.C) – All in Favor (I) Motion Carries – Adjourn at 10:07 am

Per Order of the Chairperson

Susan Tyler
Chairperson



Please Note, the next CE Workshop on Wednesday, June 18, 2025 located on the 3rd floor, Room 3:1 at 3:00 pm.
(No Votes - No Zoom- No Minutes)

Zoom Link for CEC Meeting:

<https://bristolct->

[gov.zoom.us/j/84461234567](https://bristolct-gov.zoom.us/j/84461234567)

Passcode: ZhW1e?.r

APPROVED