



CITY OF BRISTOL
BUILDING DEPARTMENT
111 NORTH MAIN STREET, BRISTOL, CT 06010
OFFICE OF CHIEF BUILDING OFFICIAL
Code Enforcement Committee Meeting Minutes
Wednesday, January 07, 2026
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.)
Ellen Zoppo-Sassu, Mayor
Erica Mikulak, BBHD
Michael Yacovino, Fire Inspector (F.M.O.)
Lt. Eric Hanson, BPD
Raymond Rogozinski, Public Works (P.W.)
Joe Pagliaruli, Water Department (W.D.)

Also in Attendance:

Richard J Brown, Chief Building Official (C.B.O.)
Jeffrey Steeg, Corp. Counsel (B.C.C.)
Noelle Bates, Corp. Counsel
Maria Theam, Corp. Counsel
Jonathan Donovan, Corp. Counsel
Marco Palmeri, BBHD
Stephen Bynum, BPRYCS
Susan Tyler, Council Member
John Aniolowski, BHA

A) Call to Order and Introductions:

Ellen Zoppo-Sassu, Mayor - Called to order the Wednesday, January 07, 2026, Code Enforcement Committee Meeting at 9:02AM in the Bristol Council Chambers.

B) Approval of December 03, 2025 Meeting Minutes:

Ellen Zoppo-Sassu, Mayor – Motion to approve December 03, 2025 Meeting Minutes
Ellen Zoppo-Sassu, Mayor - Discussion or clarification needed as presented? Hearing none - All in Favor - I - Any Opposed - Motion Carries

C) Public Participation: None

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

Jeffrey Steeg, Corp. Counsel (B.C.C) – 237 Longview Ave – Civil matter, Tenant/Landlord dispute. Of note, Rebecca Amos – attended via Zoom and expressed concerns about her Longview Ave. residence and landlord.

E) Old Business:

1. **81 Wolcott St – MD (CEO)** * - Front Porch/PMC Violations/Blight: New ownership, new owner seems motivated to remediate violations. Keep on CEC Agenda for another month. CEO & FMO completed consultation/walk thru with new owner.
2. **38 Upson St - MD (CEO)** * – PMC Violations:
Michael Doherty, Code Enforcement Officer (C.E.O) – Motion to Remove
Michael Yacovino, Fire Inspector (F.M.O.) – 2nd Motion
Ellen Zoppo-Sassu, Mayor - All in Favor - I - Any Opposed - Motion Carries
REMOVE
3. **267 Main St – MD (CEO)** – PMC Violations / Board & Secure:
Jeffrey Steeg, Corp. Counsel (B.C.C) – Motion was made for Foreclosure. There was a return date of status 12/30/2025 – No response to date, entering second 30-day period. Cannot go to judgement for at least 30 days.
4. **8 Summer St - MD (CEO)** - PMC Violations: Property Mgr. Luis meeting with Mayor this week (Thursday @ 11am) to discuss quality standards.

F) Clean & Lien / Fix & Lien:

- **252 Terryville Rd – BTP (Z)** * - Blight: Appeal filed for Clean & Lien order. There is an agreement in place at meeting that took place on 12/19/2025.
-
- **252 ½ Terryville Rd - BTP (Z)** * - Blight: Citations to continue due to no progress of remediation of violations.
- **138 West St – BTP (Z) & MD (CE)** - Exterior/MV's:
Michael Doherty, Code Enforcement Officer (C.E.O) – CE met with owner mid-December. Need to see substantial progress, so far, very little done. Citations will be forth coming, along with additional property, 48 Park St.
- **45 Williams St – BTP (Z)** * - Blighted Backyard: Once the weather becomes warmer, there will be discussion with PW to Clean & Lien on property.
- **107 Gridley Street - MD (CEO)** * - Condemned/ Broken Sewer Lateral:
(Motion to remove MV / Clean & Lien - Approved 11/05/2025)
Ellen Zoppo-Sassu, Mayor – Robust conversation last month. Relocation Lien.
Jeffrey Steeg, Corp. Counsel (B.C.C) – Provided proposal / instructions on procedures.

G) Long-Term Watch List:

- **45 Grassy Rd - BTP (Z) & RJB (CBO)** * – Vacant:
Ellen Zoppo-Sassu, Mayor – Wetland's permit was closed; Zoning Commission ongoing.

- 211 Park St - RJB (CBO /C. E) * - Hole in Culvert: New buyer – in Wetlands.
- 213 Park St - RJB (CBO /C. E) * - Hole in Culvert: On Wetlands agenda, part of 211 Park St discussion.

215 Park St -- RJB (CBO /C. E) * - Hole in Culvert: Received a call, property was sold recently. On Wetlands agenda, part of 211 Park St discussion.

- H) **URAA – Uniform Relocation Assisting Act:** Stephen Bynum (BPRYCS): 82 Lexington Street. Issues with tenancy / occupants. 50% expended for budget.
- I) **Tax Liens:** Ann Bednaz, Tax Collector (BTC) - None

Side Note: Ellen Zoppo-Sassu, Mayor – Would like to have discussion of vacant properties with banks.

- J) **Next CEC Meeting:** Ellen Zoppo-Sassu, Mayor – February 11, 2026 at 9:00am in the Council Chambers. Encourage all agencies to attend and participate in the CEC Meetings. Please note calendar change.

- K) **To Adjourn:**
Raymond Rogozinski, Public Works (P.W.) – Motion to adjourn
Brandon T. Peate, Zoning Enforcement Officer (Z.E.O.) – 2nd Motion

Adjourned at 10:19am

Per Order of the Chairperson

Ellen Zoppo-Sassu, Mayor

