

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, OCTOBER 18, 2022**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

Place: City Hall West
131 North Main Street
Meeting Room 1

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Susan Tyler (Chairwoman)	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault (via Zoom)	X	
STAFF	Roger Rousseau, Purchasing Agent		X
	Thomas DeNoto, Assessor		X
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works	X	
	Robert Flanagan, City Planner		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Jason Welch, Asst. Corp. Counsel		X
	Noelle Bates, Recording Secretary	X	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 9/20/2022

MOTION: To approve the minutes of September 20, 2022.

BY: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.

Against: None.

Abstained: None.

PUBLIC PARTICIPATION:

Mike Dudko, 116 Lewis Road stated even though the walking tour was cancelled, he still went down and looked at all three properties. He thought Frederick Street would be more suitable for a salt dome for Public Works. If Broad Street and Twining Street could be leveled out and made into a park or fishing area. He urged to committee to acquire the property even if they didn't do anything with it for 20 years.

Paula Donaghy, 100 Frederick Street wanted to make sure the Committee knew that the area is in a flood zone and she would like to see it made into a park or open space.

Attorney Steeg suggested conducting a new tour on Halloween at 4:30. He will check with the Mayor about the time and a notice will be sent out. He will also ask Josh from Parks and Rob from the Water Dept.

NEW BUSINESS:

Attorney Steeg stated that he received an email from Antonio Arroyo asking if the City was interested in acquiring 32.4 acres of land on Hart Street (copy attached). He told them that Real Estate was meeting tonight and we will add it to the Agenda for next month.

OLD BUSINESS:

1. Tour of Assessor's Map 43, Lot 98-1 Frederick Street
2. Tour of Assessor's Map 40, Lot 3 Broad Street
3. Tour of Assessor's Map 43, Lot 96 Twining Street

Ray Rogozinski stated that he visited the properties and Public Works would be interested in Broad Street. Attorney Steeg read an email into the record from Mr. Rogozinski which stated:

“Based my preliminary assessment a summary of DPW's recommendations is provided below:

1. DPW is very interested in the City procuring Lot 40-3 the 2.5 ac parcel immediately adjacent (north) of Broad St. DPW is scheduled to replace the retaining wall along Broad St and acquisition of the parcel may/will benefit. In addition, the parcel may serve a future benefit for a flood control project (parcel area includes a section of the Pequabuck River).
2. DPW does not have a need for lot 43-98-1 along Frederick St. The lot is immediately west of the old Theis Steel parking lot. Potential uses for lot would be a detention pond to mitigate flooding, however the 0.6 ac lot in question even when combined with approx. 2 ac adjacent parking lot would have minimal value/ impact. With that said I would also state that the property owners of the house on the north side of the street have spoken at public meetings indicating their believe that the Theis Steel parking lot would be a good location for a detention pond.

These comments reflect my recommendation as DPW Director. The City's Park, WPC/Water and ECD may have additional information/ recommendations.”

4. Lots #9, 10, 11 & 12 Marconi Avenue

Attorney Steeg stated that he received an email from Pam O'Dell accepting the property on Kilmartin Avenue for \$5,000

MOTION: To accept the offer from Pam O'Dell for \$5,000 for the purchase of Lots 9, 10, 11, & 12 Kilmartin Avenue.

BY: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.

Against: None.

Abstained: None.

4. Lot #12 Waterbury Road

Attorney Steeg stated that the neighbors had declined the City's offer to purchase the property for \$6,000. The Committee discussed having Public Works go to the property and fix the fence so it is no longer encroaching on our property while still complying with Zoning Regulations. They asked Mr. Rogozinki to work with the owner's of the adjacent property on the fence issue.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:27 P.M.

By: Panioto

Seconded: Thibeault

For: Tyler and Thibeault.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Noelle Bates
Recording Secretary

Susan Tyler, Chairwoman