

**CODE ENFORCEMENT COMMITTEE  
REGULAR MEETING MINUTES  
Wednesday, March 3, 2021  
City Council Chambers**

**CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:**

Mayor Ellen Zoppo-Sassu  
Richard Brown, Chief Building Official  
Raymond Rogozinski, Public Works  
Robert Longo, Water Department  
Edward Spyros, Zoning Enforcement Officer  
Mark Morello, Deputy Chief

**Also in Attendance:** Stephen Bynum, Community Services  
Aubrey Minkler, Community Services  
John Aniolowski, Bristol Housing Authority  
Noelle Bates, Corporation Counsel  
Attorney Jeffrey Steeg, Corporation Counsel  
Kristopher Lambert, Fire Department  
Gary Buzzell, Fire Department  
Lauren Scappaticci, Senior Coordinator  
Nicolette Arrotti, Bristol-Burlington Health District  
Ann Bednaz, Tax Collector  
Thomas DeNoto, Assessor  
Josh Corey, Public Works  
Jason Gagnon, Public Works  
David Haberfeld, Bristol Property Owner  
Thomas Doyle, Bristol Property Owner

**Absent:** Marco Palmieri, Bristol-Burlington Health District  
Melissa Green, Bristol Housing Authority  
Lindsey Rivers, Public Works  
Brian Skinner, Animal Control Officer  
Timothy Callanan, Part-Time Code Enforcement Officer

**ITEM 1. Call to Order and Introductions**

Mayor Ellen Sassu-Zoppo called to order the Wednesday, March 3, 2021 Code Enforcement Committee meeting at 9:00 a.m. in the City Council Chambers.

**ITEM 2. Approval of February 3, 2021 Minutes**

IT was **MOVED** by Raymond Rogozinski and **SECONDED** by Edward Spyros to approve the meeting minutes of February 3, 2021.

Call for discussion – None

**Voted: Unanimously Approved**

**ITEM 3. Public Participation**

No public participation noted.

**ITEM 4. Discussion of properties of interest and/or concern to Committee Members.**

Received a call from the Bristol Police Department on a property located at **18 Talmadge Street**. The tenant informed the Police that the owner hired a company to move out her items but they broke into the house through a window. Building Department observed that there was a flood within the dwelling. Owner hired a restoration company and they in fact condemned the house. To this date, no permits have been issued for the restoration of the interior.

The Fire Department discussed a property located at **70 Union Street**. A call was received stating an individual was trapped in the building due to windows nailed shut and double bolted doors. Upon arrival, it was discovered the individual had a key and the windows did have screws but removed at that time. As the Police Department was on scene it was also noted that an individual occupying a room seemed to have hoarding conditions.

A complaint was received on a property located at **164 Frederick Street**. The owner of the vacant lot has parked a camper and several motor vehicles on the property. The Building Department was also notified that the family is living in the camper which is not allowed. The Zoning Enforcement Officer has issued a Cease and Desist Order to remove the camper and the motor vehicles as there is no primary structure on the property.

Bristol Housing Authority and the Health Department received a complaint on a property located at **132 High Street**. After an inspection was conducted, there was a list of items that needed to be repaired by the owner. One repair was to secure any open entries to allow rodents into the interior of the dwelling. The first floor tenant received bite marks from the rodents and has since moved out. The remaining tenants stated they do not have any issues concerning rodents. Health Department stated they still had some outstanding issues but since the tenant has moved out, they have not been allowed entry into the apartment.

A call was received from a concerned neighbor on a property located at **101 Oak Hill Drive**. The first floor window had frozen water covering the interior and exterior. It appears the dwelling is vacant and the pipes on the second floor were frozen and burst. Building Department has not been allowed interior access to assess the damage.

**10 Pine Brook Terrace** discussed as there was a sewage back-up within the basement. The owners are in the process of repairing the sewage breakage. The tenants occupying the basement apartments are staying with friends or at a hotel.

**ITEM 5. New Business**

**69 Lawndale Avenue** discussed by the Fire Department as this property is vacant. There are some concerns of blight in the rear and it appears that the previous owners may have been in a middle of a renovation.

**79 Lawndale Avenue** has several fire and building code issues. Fire Department conducted an interior inspection of the first floor apartment and it was observed that there was a lack of interior maintenance. Water was dripping from the ceiling and due to the water damage the ceiling is collapsing. The first floor apartment is occupied and the remaining apartments are vacant.

**ITEM 6. Old Business**

**150 School Street** discussed by the Chief Building Official as there is some concerns of the lack of a rear exit for the tenants. To correct the issue would be to install a panic bar for the tenants to exit and will not allow the public to access the building.

An Attorney called in reference to **52 Beech Street** as they are hoping to take title of the property by the end of this month. The Building Department will follow up with the status on this property and the eviction of the owner.

The owners of **574 North Main Street** would like to move forward with the removal of the illegal dwelling built on the rear of the dwelling. The tenant is not cooperating and will not allow entry into the apartment. Owners are in the process of eviction but due to the pandemic are unable to move forward.

The owners of **467 Farmington Avenue** are in the process of making repairs but the tenants are destroying the repairs as they are being repaired. Fire Department informed the committee that the sprinkler system passed and the fire alarm system is scheduled for this month. Building Department issued a permit for a fire door as this was a life safety issue.

The owners of **104 Wolcott Street** are complying as there has been no further discharge. The grease trap has been repaired but there is still some outstanding issues with Public Works and Building Department.

**ITEM 7 To Adjourn**

**IT** was **MOVED** by Raymond Rogozinski and **SECONDED** by Edward Spyros to adjourn the Code Enforcement Meeting at 10:10 a.m. and it was unanimously approved.

Respectfully submitted,

Michele Ososki  
Recording Secretary  
Building Department