

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, June 07, 2023
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Richard J. Brown, Chief Building Official
Jeffrey Caggiano, Mayor
Raymond Rogozinski, Public Works
Edward Spyros, Zoning Enforcement Officer
Robert Longo, Water Dept. (Zoom)
Robert Osborne, Lt. BPD
Michael Yacovino, BFD

Also in Attendance: Jeffrey Steeg, Corporation Counsel
Jennifer Cole, Tax Collector
Lindsey Rivers, DPW
Noelle Bates, Corporation Counsel
Stephen Bynum, BPRYCS
Aubrey Minkler, BPRYCS
Erica Mikulak, BBHD
Tom Denoto, Assessors Office (Zoom)
Carrie Tedd, Bristol Senior Center (Zoom)
John Aniolowski, BHA
Marco Palmieri, BBHD
David Sgro, ECD (Zoom)
David Haberfeld, West End

ITEM 1. Call to Order and Introductions

Mayor Jeffrey Caggiano called to order the Wednesday, June 07, 2023, Code Enforcement Committee Meeting at 9:00 AM in the City Hall West Facility Meeting Room 1

ITEM 2. Approval of May Information Minutes

It was **MOVED** by Commissioner Ed Spyros and **SECONDED** by Commissioner Michael Yacovino to approve the special meeting minutes from May 03, 2023
All in favor, the **Motion passed**.

A motion to amend the minutes regarding 237 Washington St. was made by Richard J. Brown, Chief Building Official. The property is 231 Washington St. per Assessor's Office. The motion was seconded by Michael Yacovino. Motion carries.

ITEM 3. Public Participation.

Ruth Morales. A resident of **29 Lincoln Place**. She is moving out of this property and her landlord refused to give her Deposit back claiming she is responsible for the existing leak from the bathroom upstairs into the Kitchen downstairs as well as basement issues.

She was listened to and directed by the Mayor to the right committee, the Fair Rent Committee to speak and possibly resolved her Deposit Issue with the landlord.

Amber Schyer. A resident of **87 Lillian Rd.** Shared some of the issues at this property, BBHD as well as BHA are aware of. A meeting will be scheduled by BBHD. John Anioloski, BHA will follow up on this matter.

ITEM 4. New Business

97 West St. Richard J. Brown. BBD. A complaint came in regarding this property with unsanitary conditions as well as toxic lead levels and several property violations. **Erica Mikulak, BBHD.** A Group Inspection including the BBD and Community services was made, a child resident of this unit was poisoned per the conditions of the unit and DCF was involved. The children were relocated until the unit was cleaned up. Ongoing.

231 Washington St. Richard J. Brown. BBD. The tenant complained regarding mold, there is structural damage to the bathroom in one of the apartments. An Inspection was made on Monday, May 24th, of the basement and the rest of the building. The owner is working on fixing the violations. Another leak was discovered in one of the other apartments. The letter was sent. Ongoing.

40 West. St. Erica Mikulak, This a Vacant building, a letter was sent to this property back in 2018. A suggestion to work as a group to abate this building was requested with Mayor Caggiano stating full support. Michael Yacovino, BFD has done inspections on this building and found, rats, raccoons, and broken windows. Etc. Ongoing.

39 Washington St. Aubrey Minkler, Community Service. There was a fire in one of the units and the tenant has not been allowed to go back in to retrieve her stuff but has not been allowed per the Owner claiming there is a court order, the BFD has cleared the building to get the tenant back in. Kris Lambert, BFD. This is a Tenant-Landlord Matter. LT. Osborne to follow up with BBD.

33 Third St. Erica, Mikulak. A police report came in on June 06, 2023, at 6:30 pm. Visited the site, it's an unoccupied single home. The owner was at the property. It has several code enforcement violations and unsanitary conditions. No water, since December 2022. Not flushing toilets, running water. The owner is in the hospital currently. Contacting the family who are willing to help. Ongoing.

1004 Jerome Ave. – Richard J. Brown. BBD A pipe burst in this property and the ceiling is coming down. Will be condemned.

575 Broad St. Richard. J. Brown. BBD. A group visit with the BFD was done, requesting to move around 200 inside vehicles to a different location for safety reasons. Ongoing.

ITEM 5. - Discussion of Properties of Interest and/or concern to Committee Members

ITEM 6. Old Business

289 Enterprise Drive. – Ed Spyros. Zoning. A vacant building. A letter was sent. Owner complied. Closed

218 West St. Richard. J. Brown. BBD. The owner applied for permits. Ongoing.

112 Mount View Ave. Ed Spyros. The property has been in non-compliance for the past several years. Several Citations had been sent. Violations included, abandoned cars, and tall grass. Etc. Zoning. Robert Longo. BWD. The water shut off per a frozen pipe back in December. Ongoing.

37 Union St. Ed Spyros. Zoning. The complaint came in April. Blight issue behind the house. A Citation ticket was issued. A second ticket was sent on June 1st.

52 Manross Rd. Richard J. Brown. BBD. A citation ticket was sent on May 25th, and BFD was called per the 2nd floor was condemned per safety issues. It currently has a tax lien for a \$2700 partial payment. **They still own. \$2,044.69. Ongoing.**

86 Wolcott St. Richard. J. Brown. BBD. A Hoarding situation at this property, the BBHD, BBD, did an inspection. The letter will be sent. Ongoing.

170 Riverside Ave. Richard. J. Brown. BBD. The property has Blight, and garbage issues around the Garbage bin containers. A Letter was sent to request building a fence to prevent trash to go into the river. The owner complied. Erica Mikulak, BBHD will be having a group meeting with the business owners in that plaza to address the issue. Ongoing.

300 Battle St. Richard. J. Brown. BBD. A letter was sent to the board and secured which the owner complied. A second letter will be sent to request to clean and empty the pool which currently has 4 feet of water. Ongoing.

Ed Spyros. Zoning. Blight conditions. They have a tax lien. \$ 6803.00. He made a motion to abate the blight conditions on the following Properties.

Property 1:252 Terryville Ave. Map number 67-11-1

Property 2: 252 ½ Terryville Ave. Map Number 67-108

The motion was seconded by Commissioner Raymond Rogozinski. Motion carries.

Ed Spyros. Zoning. Also made a motion to abate the blight conditions for the following properties.

Property 1: Grassy Road Map number 20-217

Property 2: 45 Grassy Road Map Number 20-214

Property 3: 51 Grassy Road Map Number 20-215

Property 4: Ambler Road. Map Number 20-216

Existing Tax lien on the property of Grassy Rd. for the amount of \$5075.77

The motion was seconded by Commissioner Raymond Rogozinski. Motion carries.

42 Divinity St. Richard. J. Brown. BBD. The owner is in the process of cleaning up the property. Two months have been given to comply. Ongoing.

126 High St. Richard. J. Brown. BBD. Blight Conditions. Debris and garbage in the basement. Another Citation Ticket will be sent. Ongoing.

16 Bishop St. Richard. J. Brown. BBD. The front porch is falling apart. Letter and Citation tickets have been sent. The Letter keeps getting returned. The name of the bank on the title search sent us a letter claiming they don't have any connection with this property. Corp Council will find the right contact person to send the mail to. Ongoing.

69 Lawndale Ave. Richard. J. Brown. BBD. Not change, a letter was sent to let them know the 4 car garage will be condemned. The property was supposed to sell but the deal fell through. Ongoing.

243 Fern Hill Rd. Richard. J. Brown. BBD. Deplorable conditions rear deck, Lack of property fence around the pool. Some of the violations were fixed.

56 Park St. Erica Mikulak. BBHD. No Changes. The inspection was made back in April. The unit is still vacant. The owner still doing work inside the unit. Michael Yacovino. BFD. No changes. Ongoing.

131 Gridley Richard. J. Brown. BBD. Demolition order on January 06, 2023. No Changes from the BBD, issues are the garage and retaining wall. Ray Rogozinski Public Works will be removing the retaining wall. **Ongoing.**

369 Park St. Richard. J. Brown. BBD. No open violations. Owner Complied. Closed.

81 North Main St. Richard. J. Brown. BBD. As far as violations, 3 out of 5 units have been completed. In 4 out of 5 units, tenant space is relocating. The last tenant is not cooperating. Ongoing.

83 Gridley St. Richard. J. Brown. BBD. As far as Building Department. The violation has been completed. BBHD Still waiting for a few more violations to be corrected. **Closed.**

330 East Rd. Erica Mikulak. BBHD. A citation will be sent from BBHD. Ongoing. Richard J. Brown. BBD. Permits were taken out. Ongoing.

74 Locust St. Richard. J. Brown. BBD. No Change. Ongoing.

81 Wolcott St. Richard. J. Brown. BBD. No Change. Ongoing.

138 Falls Brook Rd. Mayor Jeffrey Caggiano. A junk pile, blight condition. A group inspection needs to be scheduled.

ITEM 7. To Adjourn

It was MOVED by Commissioner Lt. Robert Osborne and seconded by Commissioner Ed Spyros to adjourn the Code Enforcement Meeting at 9:56 am and it was unanimously approved.

Respectfully submitted,

Martha I. Bravo

Recording Secretary
Building Department
Senior Administrative Assistant/Code Enforcement