

**CODE ENFORCEMENT COMMITTEE  
MEETING MINUTES  
Wednesday, October 04, 2023  
City Council Chambers**

**CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:**

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

**Also in Attendance:** Jeffrey Steeg, Corporation Counsel  
Noelle Bates, Corporation Counsel  
Lindsey Rivers, DPW  
Josh Corey, DPW  
Kristopher Lambert, BFD (Zoom)  
Aubrey Minkler, BPRYCS  
John Yacovino, BBD  
Susan Tyler, City Council  
Tom Denoto, Assessors Office (Zoom)  
Emmanuel Lorenzo, Assessors Office (Zoom)  
Ann Bednaz, Tax Collector (Zoom)  
Cheryl Thibault, City Council  
John Aniolowski, BHA  
David Haberfield, Public

**In Absence:** Edward Spyros, Zoning Enforcement Officer

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

Mayor Jeffrey Caggiano called to order the Wednesday, October 04, 2023, Code Enforcement Committee Meeting at 9:00 AM in the City Hall West Facility Meeting Room 1

**ITEM 2. Approval of September 06, 2023 Meeting Minutes**

It was **MOVED** by Commissioner Ray Ragozinski, and **SECONDED** by Commissioner Michael Yacovino to approve the meeting minutes from September 06, 2023  
All in favor, the **Motion carries.**

**ITEM 3. Public Participation.**

**ITEM 4. New Business**

**294 Park St. Richard J. Brown.** A flooded basement resulted in a violation letter on September 26, 2023. There was no hot water per flooded basement. The basement was

condemned a month and a half previous to this day. BFD inspected and sent a violation warning letter.

The Fire Department responded to a call about a gas leak, as of two days ago the basement still has water, 10 inches approx. The backyard has been dug out to create a wall to stop the water from going into the basement but isn't working. A citation ticket will be sent. Erica Mikulak, BBHD issued a notice of violation on August 03, 2023, and gave 30 days to comply with violations in the basement, did not meet the dateline, and a Citation Ticket was issued on September 26, 2023, fine for six different violations. Mike Yacovino, BFD did a group inspection with BBD and BBHD to the lower lever apartment. It was vacant and gutted, the owner took out a permit. A lot of work needs to be done to bring it to compliance with the three-family home. Ongoing.

**163 School St. Richard J. Brown.** This is a 2020-2021 permit that was taken out and the work was never completed, it's a five-family. The owner is the only one living in the dwelling. He is working on fixing the deck. Ongoing.

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

**252 and 252 ½ Terryville Ave. Raymond Rogozinski, Public Works.** Met with some members of the committee on-site to discuss cleaning up the property. The cleaning up is scheduled for Saturday, October 07, 2023 rain or shine. The two unregistered vehicles will not be touched. The cleaning crew was advised to be careful with any scrap metal to document everything and keep track. Covanta is the company to use for the cleaning. Also, Lt. Robert Osborne is planning to assist with the cleaning for safety concerns.

**77 Lewis St. Sue Tyler City Council.** Tall grass, blighted property, vacant home.

**51 Prospect St. Sue Tyler. City Council.** A parked vehicle with a boat attached is covering the entrance on the sidewalk. LT. Robert Osborne will look into it.

**Irving St. Intersection with Williams St. Robert Longo, BWD.** A digging up sidewalks without a permit and unlicensed.

**550 King St. Where the church is located. Robert Longo, BWD.** A stream that runs behind the property has debris causing a problem and is backing up the flow.

#### **ITEM 6. Old Business**

**304 Terryville Rd. Richard J. Brown. BBD.** This property has several violations including overgrowth vegetation, tall grass, porch and side stairs deteriorating, missing railings, etc. A letter was sent on Oct 02, 2023 Ongoing.

**210 Divinity St. Attorney Steeg, Corp Counsel.** This property is in question to be a six-unit multifamily or a 5 unit. A site visit is scheduled for October 06, 2023. The zone allowed three families. It was built as a five-family and allows it to stay that way, but can't become a six-family. In 2011, this property was written up for a six-family and was ordered to bring it back to a five-family. The six-unit tenant is aware that she has to move out, public works already removed the extra barrels. The tenant is going to get a dumpster for trash while still there. BBHD will keep an eye on it. The assessor's card says it's a six-family added after an

inspection on August 30, 2023, unless there is an abatement order that says one of the units has to be removed and a permit is taken out to take that unit down. The assessor's card will remain the same. Well-maintained property. **Ongoing.**

**104 Magnolia Ave. Richard J. Brown.** This property was written up for working without permits, they applied for permits already and are in compliance. **CLOSED.**

**30 Tuttle St. Richard J. Brown, BBD.** This property is a retaining wall issued between two neighbors. A letter has been sent out to the owner to address the issue. **Ongoing.**

**60 Gayle Dr. Richard J. Brown, BBD.** In the rear yard with 57 Madison Rd, the resident has difficulty taking care of the property, and existing poison ivy. BARC will not take care of the property because of poison ivy. She tries to find a company to clean up the vines and poison ivy. An extra 10 days were given to clean up. Public Works or a private company will be hired to clean up. **Ongoing.**

**221 Willis St. Richard J. Brown, BBD. Richard, J. Brown.** The property had tall grass, some structural issues, and unprotected service. A letter was sent and the owner complied with the request. At the final inspection, it was noticed a fabric Tent/Garage and zoning would be inspected. **Ongoing.**

**40 West St. Mayor Jeffrey Caggiano** shared the news for the next City Council meeting. A letter to authorize or endorse an EPA loan of 1.1 million dollars to remediate the building for brownfield. No Health or Fire Code violations are exciting. The Company has cleaned all tall grass/vegetation. The Company MPL is using this site to keep all the construction equipment.

**52 Mansross Rd. Richard J. Brown, BBD.** The second-story deck was not in compliance, and the second-floor set of stairs was condemned until repaired permits were taken out **Ongoing**

**126 High St. Richard J. Brown, BBD.** The owner has not complied. John Aniolowski, BHA stopped payment. Michael Yacovino. BFD did an inspection that revealed the front and rear stairs complied. Smoke detectors were there. The basement is in disrepair. Erica Mikulak, BBHD will revisit this property. **Ongoing.**

**16 Bishop St. Richard J. Brown, BBD.** The front porch is not structurally sound and a violation notice was sent. The owner is in the process of interviewing contractors. **Ongoing.**

**97 West St. Erica Mikulak, BBHD.** There is a court case open on this property, the tenant is vacant the unit in a few days, and once they're gone, the owner will do the repairs/violations inside the unit. He will be attending a Citation Hearing on Oct 19, 2023. **Ongoing.**

**81 Grove St. Erica Mikulak, BBHD.** This property is part of the D.J. Komanetsky Estates and is owned by BHA, and an inside inspection of one of the units was successful. Identified the violations and an order letter was issued. A court order is set for October 7, 2023. **Ongoing.** An additional site visit with the tenant is scheduled for Friday, October 13, 2023.

**57 Madison Ave. Erica Mikulak, BBHD.** The Owner is back, the pool issue has been taken care of, and the overgrowth vegetation is in front of the yard, a big pile that can be seen from the street. No water service at this location a tall grass letter was sent and is due Friday, Oct 6, 2023. **Ongoing.**

**170 Riverside Ave. Richard J. Brown, BBD.** The owner has complied. CLOSED.

**300 Battle St. Richard J. Brown, BBD.** The owner has complied. CLOSED.

**56 PARK St. Richard J. Brown, BBD.** The owner has complied with the Building Codes. Erica Mikulak, BBHD is just waiting for a final inspection. The owner is recovering from falling off a roof. The unit is vacant. BFD has no violations. BBD condemned the 3rd-floor unit and required an inspection before occupancy. Ongoing.

**112 Mountain View Ave. Richard J. Brown. BBD/Zoning.** An ongoing case with the owner, waiting for an appeal date on October 19, 2023, at 3:30 p.m.

**37 Union St. Richard J. Brown, BBD.** A clean and lien was requested last month and was approved, but no date was set for the clean and lien. Lindsey Rivers, DPW will follow up, also a Tall Grass letter will be sent. Ongoing.

**95 Lewis St. Zoning. Richard J. Brown, BBD/Zoning.** Not getting good compliance from the owner, and clean work is going slowly. A fence was taken down. The front yard is clean partially. This property also has a clean lien that was approved last month but no date set as of today, Lindsey Rivers, DPW will follow up. Ongoing.

**45 Grassy Rd. Richard J. Brown.** A clean lien was requested and approved last month. A date wasn't set. The property of 252 ½ Terryville Rd will be cleaned first. Ongoing.

**231 Washington St. Richard J. Brown, BBD/Zoning.** This property has several violations that were asked to be corrected. The owner has complied with some of them. The owner also took out a permit to fix the issue with the bathroom. The tenant affected by the bathroom issue is no longer residing there. The owner met with the contractor to verify that the work was progressing. The property passed all Fire Code violations. The basement was clean. Cleared with BFD. Ongoing.

**916 Stafford Ave. St. Richard J. Brown, BBD.** The issue continues the same from last month. Several Code violations still exist. The owner is not complying. The water leak issue and water infiltration are present in the building. Citation tickets will be issued next. Erica Mikulak, BBHD. On March 13, 2023, we found current drain issues in the whole complex, and water is getting into the other establishments, another warning order will be given, with 10 days to correct the draining issues. Or all the Licenses for the whole complex will be taken away according to BBHD Ongoing.

**575 Broad St. Richard J. Brown, BBD.** A fire sprinkler system is a violation currently on the site. BBD and BFD are working with the owner to try to correct the issue. Citation tickets will be sent ASAP. Ongoing.

**218 West St. Michael Yacovino. BFD.** The rear stairs and decks have been rebuilt and restored. Some Alarm pull fire stations. The Tax Department confirmed outstanding taxes for the amount of \$11, 542.41 plus interest. Ongoing.

**41 Divinity St. Richard J. Brown. BBH.** Several months of issues with a lot of car parts in the backyard of this location. Another letter will be sent following with Citation Tickets. Ongoing.

**243 Fern Hill Rd. Richard J. Brown. BBD.** The Tenant are filthy, and dog feces are present. Lack of maintenance on the rear porch and part of the railing is falling. Citation tickets will be issued. Ongoing.

**369 Park St. Richard J. Brown. BBD.** No changes from last month. The owner has been requested to take out a permit. Basement to remain occupied. Ongoing.

**81 North Main St. Richard J. Brown. BBD.** The owner complied with the violations. Six months follow up.

**74 Locust St. Richard J. Brown. BBD.** A revised violation letter was sent on 09.14.2023 (update from last month) a site revealed some violations that still have not been corrected. Another letter will be sent. Ongoing.

**81 Wolcott St.** A revised violations letter was sent on 09.13.2023 (update from last month) ongoing.

**ITEM 7. To Adjourn**

It was MOVED by Commissioner Lt. Robert Osborne and seconded by Commissioner Michael Yacovino to adjourn the Code Enforcement Meeting at 10:12 a.m. and it was unanimously approved. Motion carries.

Respectfully submitted,

Martha I. Bravo  
Recording Secretary  
Building Department  
Senior Administrative Assistant/Code Enforcement