

**CODE ENFORCEMENT COMMITTEE  
MEETING MINUTES  
Wednesday, April 05, 2023  
City Council Chambers**

**CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:**

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

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

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

Mayor Jeffrey Caggiano called to order the Wednesday, April 05, 2023, Code Enforcement Committee Meeting at 9:00 AM in the City Hall West Facility Meeting Room 1

**ITEM 2. Approval of February Minutes and March Information Minutes**

It was **MOVED** by Commissioner Ed Spyros and **SECONDED** by Commissioner Lt. Robert Osborne to approve the special meeting minutes from February 08, 2023  
All in favor, the **Motion passed**.

Also, Amendments to the March Information minutes were made by Commissioner Richard J. Brown under Item 2. New Business. 1st line reads, 252 and 252 Terryville Ave, **It should have been** 252 and 252 ½ Terryville Ave. Also, at 144 Garfield Ave, the end of the paragraph reads “A follow-up visit will be scheduled. Ongoing/Nuisance” **It should be closed**. And on page 4 Item 5. The item reads “58 Fifth St.” **It should have been** 58 Sixth St. Item 6. Old Business, 300 Battle St. last sentence read “With no response, a citation ticket was sent also. Ongoing/Nuisance” **I should have been**. “Will be an issue”.

A Motion was made to approve the information minutes from March and amendments, Commissioner Richard J. Brown made the 1<sup>st</sup> motion followed by Commissioner Michael Yacovino.

All in favor, the **Motion passed.**

**ITEM 3. Public Participation.** None

**ITEM 4. New Business**

**Hope St. Train Track. Richard J. Brown, BBD.** An ongoing problem. We have pictures from 2021 when we cleaned up the tracks. We also have recent pictures that revealed the problem is back. We discuss this with the Police, Health Department, and Mayor. Two points addressing, one is Center St. directly behind Hope St. An Orange portable toilet is there. The second one is at the end of Henry Street. Commissioner Ray Rogozinski stated they have coordinated with Brian's Angel to clean up and pick up the garbage in the past. Lt. Robert Osborne stated they have received a letter from Tom Zipp, the Owner of 21 Richmond Place which is right by the railroad tracks asking for help to remove the tents. Erica Mikulak, BBHD visited the area with two staff members who have a good relationship with the homeless and offer all the resources available to try to relocate them from the premises, she has pictures taken from inside the tents, confirming the unsanitary conditions Ongoing. 15 to 18 individuals are living in the section of Center St. Richard J. Brown, BBD. And Erica Mikulak, BBHD did walk through a section of Henry St. finding unsanitary conditions in that location as well. City Council Sue Tyler stated there are about 5 to 10 additional homeless in this area and also there are starting to be scattered around Route 6.

**170 Riverside Avenue. Richard J. Brown. BBD.** This is a strip business that has been a problem for the city for the last few years. Tenants dumped garbage along the river, and cardboard overfilled the dumpsters and garbage around it. The owner of the building cleaned up about 90% of it after a violation letter was issued, Also he was advised to build up a fence along the river if he can't control the debris. Attorney Steeg recommended for inland wetlands get involved to write a letter since it affects the river. All the businesses occupying this location contribute to the garbage/debris violations. Ongoing/Nuisance

**14 Harvest Lane. Ed Spyros. Zoning.** A single-family home, the property is in foreclosure, it's blighted. The owner promised to clean up. (Junk in the backyard) A violation letter was sent on March 27, 2023. Will follow up. Ongoing/Nuisance.

**106 North Street. Ed Spyros. Zoning** The Dollar General stacks their cardboard in front of their business, a visit revealed the cardboard is stacked up inside enclosure wired bins, per zoning regulations. There are no violations. Closed

**300 Battle St. Richard J. Brown, BBD.** The first complaint came back in November of last year, sent a Violation letter on December 22, 2022, to Board and secure it. LT. Osborne stated a phone call came in about vandalization going on, the owner was informed but refused to press charges. While doing an arrest, one of the officers was injured trying to exit the property per a lack of stairs or being in back shape. Another letter will be sent to secure and or the City will do it and lien the property. David Haberfield is interested in the property.

**252 & 252 ½ Terryville Rd – Ed Spyros, Zoning** Blight conditions. - We received a complaint, and sent a warning letter, but no corrections have been done. A citation will be issued in the next few days. A recent visit revealed violations still in existence. He will make a motion to the Blight Committee to hire a professional cleaning company paid by the City of Bristol to clean up. Commissioner Robert Longo, BWD. There have been problems in the past with the owner, cleaning up, disposing of, and gasoline potentially contaminating our water supply. They broke into the well building and stole electricity in the past. Ongoing/Nuisance.

**7 Brookside Drive & 9 Carol Drive - Erica Mikulak, BBHD** – Concerns about rats in the neighborhood, the Bristol Burlington Health Dept. is looking into this complaint. Brookside Dr. A mass notification system will be made to send to all the neighbors involved. To make sure they clean up the backyard/front yard and reduce any rat harborage. Ongoing/Nuisance

**41 Divinity ST. Richard J. Brown, BBD.** This is a Code Enforcement / Blight issue going on for a couple of months. A citation was issued and appealed by the owner lost the appeal and paid the ticket however the violations continue. BFD, BBHD, and BBD will revisit the site. Attempted to reach out to Bradford to set up an on-site meeting with Richard J. Brown to assess what is what on the property, as this was brought up in discussion at the last citation hearing.

**45 Divinity ST. Michael Yacovino, BFD.** Given that the building is a 3-Family home, the BFD will send out a letter asking to do a Building Inspection. Ongoing/Nuisance

**28 Merriman Rd. - Rick Brown, BBD.** – Several violations including waterproofing, minor structure, stucco falling/ gutter falling, etc. Met with the owner who is aware and in the process of getting some permits. Ongoing/Nuisance.

**485 West St. Rick Brown, BBD.** – It was a graffiti violation. Has been corrected. Closed

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

**86 Fifth Street. Richard J. Brown, BBD** – The property was built in an improper location compared to the site plans. He was ordered to remove or retrofit the building, He pulled back the garage doors, approx. 24 inches which were required to do so. The site plan inspector stated the owner is still 3 inches off. The City originally denied his request for a variance, but given that this is “New” information, it is suggested to apply for another variance. He did what was originally asked. It’s like the goalpost moved. Ongoing/Nuisance

**5 Second St. Richard J. Brown, BBD. Carving issue.** A couple of months ago, the neighbors complained. About 5 weeks ago, the owner said he didn’t realize it was causing an issue. He promised to clean up by the end of March. After a recent visit revealed the carving was still there, the owner asked for two additional weeks’ extension. Commissioner Ed Spyros clarified that this is a violation. Conducting a Business in a residential Zone. Attorney Steeg said he would reach out to the owner. Ongoing/Nuisance

**289 Enterprise Dive. Richard J. Brown. BBD.** The old Friendly’s, sign is rusting out. Zoning will send out a letter per violation. Ongoing/Nuisance.

**218 West St. John Aniolowski, BHA.** Request for Section 8 Tenancy. An inspection needs to be done before approval so the check can be sent again. No inspections have been requested yet per BBD and BFD. Ongoing/Nuisance.

**97 Maple St. Rob Longo. BWD.** We received a video complaint showing something had been dumped into the city drains. Possible grease or other substance, in the process of investigating who is responsible. Public Works also will be looking at this. Ongoing/Nuisance.

**112 Mountain View Ave. Rob Longo. BWD** The water was shut off, and the grass is high. Erica Mikulak, BBHD, will be doing a group Inspection along with BBD. Possible vacant Building. The property is blighted. A suggestion to have a police presence at the time of the inspection was made per the owner's threats in the past. Ongoing/Nuisance.

**37 Union St. Sue Tyler. City Council.** Received a complaint, and will send all the information soon.

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

**48 High St. Erica Mikulak, BBHD.** Existing violations inside the unit were found back in November, and some of them were corrected. Citation tickets have been issued. Still existing from the past months. Ongoing/Nuisance

**126 High St. Richard J. Brown, BBD.** The complaint shows water and some debris along with garbage. This property had several code enforcement violations; exterior/interior. A violation letter was sent on January 6, 2023 A Citation Ticket was sent on February 24, 2023. Michael Yacovino. BFD sent a letter requesting an inside inspection. The letter was returned to the wrong address. Another letter will be sent to the correct mailing address. Ongoing/Nuisance

**482 Broad St. Unit 33. Richard J. Brown, BBD.** The trailer had several violations and was vacant. It was condemned on January 26, 2023. The owner contacts us and wants to move into the trailer and is in the process of fixing all the violations so the condemnation order can be lifted. Ongoing/Nuisance.

**916 Stafford Ave. Richard J. Brown, BBD.** A tenant was supposed to inhabit a tenant space, the location was under violation notice for approx. seven months. A stop work order was sent. The owner has pulled the appropriate permits along with the tenants. Closed by the BBD. Erika Mikulak. BBHD. Stated that the new tenant will open a food service but still needs to correct some issues. Ongoing/Nuisance.

**58 Leon Rd. Richard J. Brown, BBD.** A hoarding situation was reported by the living son's girlfriend. Lisa Soucy is the owner, a group inspection was done in January and a letter was sent out requesting compliance for some minor hoarding around the furnace area that needs to have air for correct functioning. BBHD AND BBD were found in the basement around the furnace. A wellness check location. Closed.

**502 South St. Erica Mikulak, BBHD.** Received a complaint and a letter was sent out on January 18, 2023, to the property management company, existing window problems, after the time allowed and not complying with violations. A violation and Citation ticket was sent on February 15, 2023. They pulled permits to correct violations but no inspections to date.

Erica, Mikulak, BBHD. Trash was found next to the dumpster. They were cleaned. Still some issues inside the unit. The tenant needs to cooperate with Maintenance to get them inside. BFD said there were no fire code violations. Ongoing/Nuisance

**16 Bishop St. Richard J. Brown, BBD.** A letter was sent on November 29, 2022, to request correction of the front porch of this property as being unsafe, it was falling, A Citation ticket was sent on January 25, 2023. Still no permits or activity. Ongoing/Nuisance

**400 Middle St. Richard J. Brown, BBD.** This is a new tenancy and a permit has not been taken out. When they opened, they added more features/walls, including a juice bar. A letter was sent on January 23, 2023. A threatened to send a Citation ticket on February 15, 2023, when I spoke with D'amato who is the owner but did send the ticket on March 21, 2023, when confirming no corrections have been made. **Erica Mikulak, BBHD,** The Business received a license for food service. Closed in BBHD. Ongoing/Nuisance.

**65 Memorial Blvd. Richard J. Brown, BBD, Complied and Closed**

**510 Matthew St. Richard J. Brown, BBD.** This property came to our attention through the Bristol Fire Dept. One of the sheds has caught fire. After we visit the site, it revealed more violations, a homemade solar system in his back yard, which we asked to be removed, but he has taken permits out and complied. Closed.

**69 Lawndale Ave. Richard J. Brown, BBD** A demolition of a 4-car Garage has been ordered, the property has been for foreclosure. Ann Bednaz also shared that the property owned real estate and tall grass taxes. Ongoing/Nuisance

**243 Fern Hill Rd. Richard J. Brown, BBD** this property was asked to cover the pool, remove the roof's tarp, and fix the railings. Gutters hanging off the roof, we have sent violation letters and Three Citations tickets. No change. The house is in foreclosure. Ongoing/Nuisance

**56 Park St. Richard J. Brown, BBD.** A hoarding situation is in the process of being cleaned. The owner pulled the building permit. Erica Mikulak, BBHD spoke to Owner, he had a recent death in the family. He will be having a group Inspection soon. Ongoing/Nuisance

**131 Gridley St. Richard J. Brown, BBD.** This property was delayed in the process of demolition because of a change of ownership, a demolition letter was sent on January 06, 2023, Ann Bednaz, Tax Collector Ongoing/Nuisance

**45 Grassy Rd. Ed Spyros, Zoning Enforcement Officer.** This property is a major problem with blight. A motion will be made to hire a professional cleaning company. Still continue. Ongoing/Nuisance

**369 Park St. Richard J. Brown, BBD.** Most of the Code Enforcement has been taken care of except for small violations. Still has not taken out a permit. Ongoing/Nuisance

**81 North Main St. Richard J. Brown, BBD,** Boarding house violation. No change. A Citation Ticket will be issued. Ongoing/Nuisance

**362 Shrub Rd. – Richard J. Brown, BBD.** No change/Closed

**31 Balsam Rd.** – Erica Mikulak, BBHD. Some cleaning up has been done. Closed

**83 Gridley St. Richard J. Brown, BBD.**

**81 Wolcott St. Richard J. Brown, BBD**

**330 East Rd. Richard J. Brown, BBD**

**74 Locust St. Richard J. Brown, BBD.**

**Richard J. Brown. BBD** All of the above four properties are owned by Castleford Properties/GSK Investors the owner is Kali S. The violations for all these properties have been going on for years. Violations letters and Citation Tickets have been sent. The next step is to Send Citation Tickets every week. Attorney Steeg, Corp Counsel. Suggested sending Citation Tickets every day as long as the violations are witnessed. Erika Mikulak, BBHD. All these properties (81 Wolcott St, no recent visit) have received a citation and will continue. Still, health violations exist. 83 Gridley St. is condemned by the Health Depart. No fire violations.

#### **ITEM 8. To Adjourn**

It was **MOVED** by Commissioner, Ed Spyros and seconded by Commissioner Michael Yacovino to adjourn the Code Enforcement Meeting at 10:28 am and it was unanimously approved.

Respectfully submitted,

Martha I. Bravo

Recording Secretary

Building Department

Senior Administrative Assistant/Code Enforcement