

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, September 6, 2023
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

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

Also in Attendance: Jeffrey Steeg, Corporation Counsel
Noelle Bates, Corporation Counsel
Lindsey Rivers, DPW
Josh Corey, DPW
Kristopher Lambert, BFD (Zoom)
Aubrey Minkler, BPRYCS
Susan Tyler, City Council per Erica Mikulak BBHD
Tom Denoto, Assessors Office (Zoom)
Emmanuel Lorenzo, Assessors Office (Zoom)
Ann Bednaz, Tax Collector
Cheryl Thibault, City Council
Carrie Tedd, Senior Center
John Aniolowski, BHA
David Sgro, ECD (Zoom)

In Absence: Raymond Rogozinski, Public Works

ITEM 1. Call to Order and Introductions

Mayor Jeffrey Caggiano called to order the Wednesday, August 02, 2023, Code Enforcement Committee Meeting at 9:00 AM in the City Hall West Facility Meeting Room 1

ITEM 2. Approval of August 02, 2023 Information Minutes

It was **MOVED** by Commissioner Ed Spyros and **SECONDED** by Commissioner Richard J. Brown to approve the meeting minutes from August 02, 2023
All in favor, the **Motion carries.**

ITEM 3. Public Participation.

Chery Thibeault, City Council. There are two properties, 95 Lewis St. and 57 Madison with several violations.

ITEM 4. New Business

304 Terryville Rd. Mayor Jeffrey Caggiano received an anonymous call regarding a Deck Complaint on 2nd Floor. Attorney Steeg, Corp Counsel. Clarified the address is 306 Terryville Ave. Thomas DeNoto, Assessor Office, shared that the property is owned by Ronald Guerrette and is a Two-family with street address 304 Terryville Rd. **Ongoing.**

210 Divinity St. Attorney Steeg, Corp Counsel. This property is in question to be a six-unit multifamily or a 5 unit. The most recent shared email said the property is a six-unit per Kris Lambert, Bristol Fire Department Mentioned this is a six-family. A group inspection should be scheduled to verify if the property is a six or five-unit building. Lindsey Rivers, Public Works. After Kris Lambert confirmed it is a six-family building, as well as Emmanuel Lorenzo, the assessor's office confirmed there were six existing meters and Josh from public works, so their trash service will be taken away. **Ongoing.**

166 Harmony Rd./Diane Lane. Richard J. Brown. A tall grass complaint was followed up and BARC was sent to clean and mowed back in June, This property has a new owner and the area of tall grass violation is in the back which collided with Diane Lane. A site visit on Sep 1st, 2023 was cleaned. **CLOSED.**

916 Stafford Ave. Sue Tyler, City Council covering Erica Mikulak, BBHD. Multiple issues in this commercial plaza. Working without permits, Health Dept. Licenses, HVAC system installed without permits, AC unit. Ongoing drainage issues behind the complex. The business owner complained about floods in the back area that comes into the businesses, grease from restaurants still being dumped into drains, infestation, ceiling leaks, etc. Rick J. Brown. BBD. A demolition permit was taken out months ago. **Ongoing.**

110 High St. Sue Tyler, City Council covering Erica Mikulak, BBHD. A site inspection done by BBHD on September 5th, units missing Smoke detectors and C.O. Detector. The inspection was done in unit 3 which has electric, heating issues, defecting paint, paint chipping, mold, etc. Michael Yacovino, BFD. An inspection was conducted a couple of months ago and the Fire detectors were present, will contact the owner to double-check again. John Anioloski did an inspection. The owner has not fixed anything. Payments have been stopped. Rick J. Brown, BBD did the site visit with BBHD and confirmed violations. Aubrey Minkler, Community Service. Asked if is safe to live in this building since a client has moved temporarily to New York per the number of violations. It is safe to live there per BBD. **Ongoing.**

(111 Union St.149 Union St.159 Union St.) Sue Tyler, City Council covering Erica Mikulak, BBHD. Multiple code enforcement violations throughout the complex. raw sewage and drainage issues, drain discharging to the river behind the complex. Cockroach infestation, water leaking, mold in basement bottom units. Several Group inspections by BBHD, BBD, and BFD have been done. Between the end of July and throughout August, Violence and car breaking in the complex. A violation letter has been sent from BBHD, the property owner has only addressed the drainage issues. A citation will be sent next. BPD will research to patrol the area. BFD will conduct a site visit. **Ongoing**

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

234 Riverside Ave. Sue Tyler, City Council. This is a commercial location, with overgrown vegetation, Mayor Jeffrey Caggiano shared that the property has been bought by new developers, they went in front of the CT citing council, and they are planning to open a Fuel

cell in this location with a Data store center added in the future. Working together with BWD to see how the water services will be used. Will request to keep the property clean of tall grass/vegetation. Ongoing.

375 Divinity St. Sue Tyler, City Council. Tall grass/ Vegetation on the back side. Ongoing.

141 West St. Sue Tyler, City Council. The back side of the meat market. A retaining wall is crumbling and posing a safety issue. Ongoing.

81 Grove St. Attorney Jeff Steeg, Corp. Council. Existing cockroach infestation, requesting for the BBHD to follow up on it. Ongoing

Attorney Jeffrey Steeg, A tenant has been relocated with the city paying \$750.00 a week. A new policy is that a lien can only be for \$4000.00 the tenant will be responsible for finding a place to live after receiving the funds.

163 School St. Robert Longo, BWD. A deck looks sketchy and needs to be looked at.

ITEM 6. Old Business

95 Lewis St. Ed Sypros. Zoning. Blight property. There are tenants in this property. Despite the warning or citations, the owner has not cleaned up the property. Ed made a motion to clean and lien this property. The second motion was done by LT. Robert Osborne. Motion carries.

“As allowed by Section 5-55, subsection © of Bristol Code of Ordinance, I make a motion to move forward with a plan of abatement by the City of Bristol to mitigate the blight conditions at the following property:”

95 Lewis St.
Map Number 21-4
Owner: Thomas E. Boutote

104 Magnolia Ave. Richard J. Brown. This was a deck and pool built with unpermitted work. A Warning letter was sent and the owner is in the process of pulling a permit for the pool, in the process for the deck permit. Ongoing.

30 Tuttle St. Rick J. Brown. BBD. A collapsing wall between two residents, and no one is taking responsibility. It is the responsibility of whoever owns the wall. A letter will be sent. Ongoing.

60 Gayle Dr. Rick J. Brown. BBD. A Letter was sent to correct the tall grass issue. The owner contacted our office asking for extra time. Spoke with the owner, and also with Dave from BARC, He can't clean this area. Will request Public Works to clean. Ongoing.

57 Madison Ave. Rick J. Brown. BBD. This property has been cleaned by BARC Twice, A call was received by Kareem Parks (860 992-4046) representing the owner stating by Sept 8, 2023, the pool will be cleaned and covered. Sue Tyler, City Council covering Erica Mikulak, BBHD, stated that Erica visited this site on September 5th, and the pool is still full of water, the pool has not been drained, and assistance is needed from Corp Council to locate the right mailing address as mail has been returned to sender. Ongoing.

221 Willis St. Rick J. Brown. BBD. Richard, J. Brown. The building is in the process of being sold. Violations of the Window replacement permit and tent in the backyard will carry over to the new owner. Ongoing.

575 Broad Street. Rick J. Brown. BBD. Group visit with BFD to remove several vehicles, the sprinkler system is not working or fire protection functioning. The owner is Herman. He has not responded. Ongoing. Kris Lambert, BFD. The sprinkler system is 93 days due for inspection. Some sections of the sprinkler may work.

19 Eugene Ave. Ed Spyros, Zoning. The complaint was regarding the owner conducting auto repairs at this location. A Letter was sent, and the owner contacted me and said he was just doing work of his own, not anyone else. No violations were observed. **CLOSED**

97 West St. Richard. J. Brown. BBD. The owner has complied to keep this property up to code. The tenants living there continue to keep the property filthy. Erica, Mikulak, BBHD, stated that the outside has been cleaned and maintained, and a site visit is scheduled to follow up on violations. Ongoing.

231 Washington St. Richard. J. Brown. BBD. Tenants complained about issues with the bathrooms, a site visit revealed many violations and part of the dwelling was condemned as unsafe. A permit was taken out but the violation has not been corrected. Including the ceiling issues. A Citation ticket will be sent. Ongoing.

40 West St. Mayor, Jeffrey Caggiano shared an update on this property. The owner of the property Mr. Patel, has been connected with NB Cox, for an opportunity to apply for a federal loan for brownfield funds through the State of CT to clean up the property and demolish it. Some disagreement with business partners was happening delaying the process. Ongoing

218 West St. Michael Yacovino, BFD. I have been visiting this property along with Paul Tramadeo, Commercial Building Inspector to follow up, the owner has been modifying designs to meet with Building and fire codes. Ongoing.

112 Mount View Ave. Attorney Jeffrey Steeg, Corp. Council. At last month's hearing the Citation office ordered us to do a survey. There is a dispute over 5 5-foot piece of land Mr. Godlewski claims he does not own. The City surveyor found in the files an old permit taken out by Mr. Godlewski for a shed, in his application he said the property was 65 feet. His deed says 60 feet more or less, numerous citation has been issued regarding, tall grass, and unregistered vehicles on the property.

Ed Sypros, Zoning and member of the Code enforcement committee made a motion seconded by Commissioner Michael Yacovino. Motion passed.

“As allowed by Section 5-55, subsection © of Bristol Code of Ordinance, I make a motion to move forward with a plan of abatement by the City of Bristol to mitigate the blight conditions at the following property:”

112 Mountain View Ave
Map Number 46-122
Owern: Krysstof Godlewski

Lindsey Rivers, Public Works, Asked if the Bristol Police Department could assist if the Public Works crew were to clean this property as the owner has been a threat in the past. Ongoing.

37 Union Street. Ed Spyros, This is a severely blight property with many unregistered vehicles. Numerous Citations have been issued and paid. Still, the property remains unclean and depressing. Ed Syros, made a motion to clean and lien, seconded by Commissioner Lt. Robert Osborne. Motion carries.

“As allowed by Section 5-55, subsection © of Bristol Code of Ordinance, I make a motion to move forward with a plan of abatement by the City of Bristol to mitigate the blight conditions at the following property:”

37 Union St.

Map Number 31-46

Owner: Daniel & Dianne Maher

Sue Tyler, City Council covering Erica Mikulak, BBHD, A group inspection was done on the property with BBD and Animal Control. An order letter will be issued.

52 Manross Rd. Richard J. Brown. BBD. An unsafe deck from the second floor was issued with a letter and tickets sent, and the owner pulled a permit. Ongoing.

170 Riverside Ave. Richard. J. Brown. BBD. Garbage and debris of the premier of the river. A fence was put up and garbage is no longer going into the river. **Sue Tyler, City Council covering Erica Mikulak, BBHD,** garbage patrolling through the complex, significant improvement, the suggestion to the owner to add adequate dumpsters, also health department spoke with the Restaurant managers to ensure no additional trash is been discarded along the river. Ongoing.

300 Battle St. Richard. J. Brown. BBD. Vacant and blight area, There is still more than 24 inches of water green in the pool. Sue Tyler, City Council covering Erica Mikulak, BBHD, and Site inspection was Sept 05, 2023. Green pool water is about 2 feet deep. The property owner needs to drain the pool completely and seal areas to ensure the property is safe. Ongoing.

41 Divinity St. Richard J. Brown. BBH. A letter has been sent, but the owner was confused about the letter Ed Spyros, Zoning sent. The owner has been asked to remove auto parts and clean blight conditions. Citation tickets will be sent. Ongoing.

126 High St. Richard. J. Brown. BBD. The owner is not cooperating. No changes, Ongoing.

16 Bishop St. Richard. J. Brown. BBD. This is an issue with the front porch falling. The owners of this property are an older couple that lives in Massachusetts, They have contractors given them a quote, and they just transferred the ownership to the granddaughter who lives in Bristol. Ongoing.

243 Fern Hill Rd. Richard. J. Brown. BBD. No Changes. A new letter was sent on 08.31.2023 to the new owner, a bank in NYC. The tenants are filthy, and unhealthy, dog feces, and part of the railing is falling. Ongoing.

56 Park St. Richard. J. Brown. BBD, a Group inspection along with BBHD and the Fire department regarding the third-floor tenants' space not being sanitary. The unit was condemned and the tenant was relocated. The last update is the unit has been cleaned. Waiting to hear from the owner for the final inspection, he is unavailable due to a medical injury per BBHD. Ongoing.

252 and 252 ½ Terryville Ave. Attorney Jeffrey Steeg, Corp Council. Shared the information given by the owner's attorney. The owner has fallen from a ladder breaking some ribs. Still trying to clean up the vehicles. He may go for surgery. He owns taxes.

Ed Spyros, Zoning made a motion to clean and lien **252 and 252 ½ Terryville Ave** seconded by Commissioner Robert Longo. Motion carries.

Also, Ed Spyros, Zoning made a motion to clean and lien **45 Grassy Rd.** seconded by Commissioner Michael Yacovino. Motion carries.

Lindsey Rivers, Public Works, Asked if the Bristol Police Department could assist if the Public Works crew were to clean this property per the owner's behavior in the past. Ongoing.

369 Park St. Richard. J. Brown. BBD The owner has requested an extension as she is out of the country for a couple of months. The basement tenant moved out and the violations were corrected, this space is not occupied. Ongoing.

81 North Main St. Richard. J. Brown. BBD. The owner complied with the violations. **CLOSED**

74 Locust St. Richard. J. Brown. BBD. A site visit revealed some violations still have not been corrected. Another letter will be sent. Ongoing.

81 Wolcott St. Richard. J. Brown. BBD. Same as 74 Locust. Michael Yacovino, Bristol Fire Department has placed tags with no response from the owner, a letter will be sent. Ongoing.

ITEM 7. To Adjourn

It was MOVED by Commissioner Ed Spyros and seconded by Commissioner Lt. Robert Osborne to adjourn the Code Enforcement Meeting at 10:51 a.m. and it was unanimously approved. Motion carries.

Respectfully submitted,

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