



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 11, 2024

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: CITY COUNCIL PROPERTY REFERRAL – MAP 30, LOT R4-1 PROSPECT STREET

The Department of Public Works received the attached referral associated with Map 30, LOT R4-1 Prospect Street. The purpose of the referral is to determine if the Department of Public Works has a use for the parcel.

The DPW has confirmed that the property in question is owned in fee by the City and is a parcel. The parcel identified in the attached maps is located parallel to the railroad tracks, approximately 1,000 ft. long and 50 ft. wide. It is listed on City assessor cards as having an area of approximately one acre in size. The eastern 300 ft section of the parcel serves as a City Street known as Henry Street and is required to access four houses, therefore the eastern 300 ft. section of parcel cannot be sold. The western 280 ft. section of the parcel is currently being used as parking for the building located at 38 prospect. Based on the assessor card information the building has 112 apartments. I do not believe that the property of 38 Prospect is leasing a portion of the City parcel, however it does appear that the parking is vital to the building viability. It should also be known that the area in the middle of the property is wooded and is often used as an encampment by the homeless.

Based on DPW findings, the Department recommends the following Board of Public Works action:

Recommend that City Council maintain the eastern 300 ft. section of Map 30, Lot R4-1 Prospect Street for City use. The 300 ft. eastern section serves as a roadway known as Henry St to access four houses. The Board of Public Works further advises City Council that the western section of the parcel is currently being utilized by the property of 38 Prospect Street and appears needed as parking for building.

As indicated above, the DPW's sole use of the parcel is the eastern most (300 ft.) portion as a City road. However, it should be noted that DPW is looking for a parcel within or immediate adjacent to the downtown area for use as a snow storage deposit area. DPW downtown snow operation

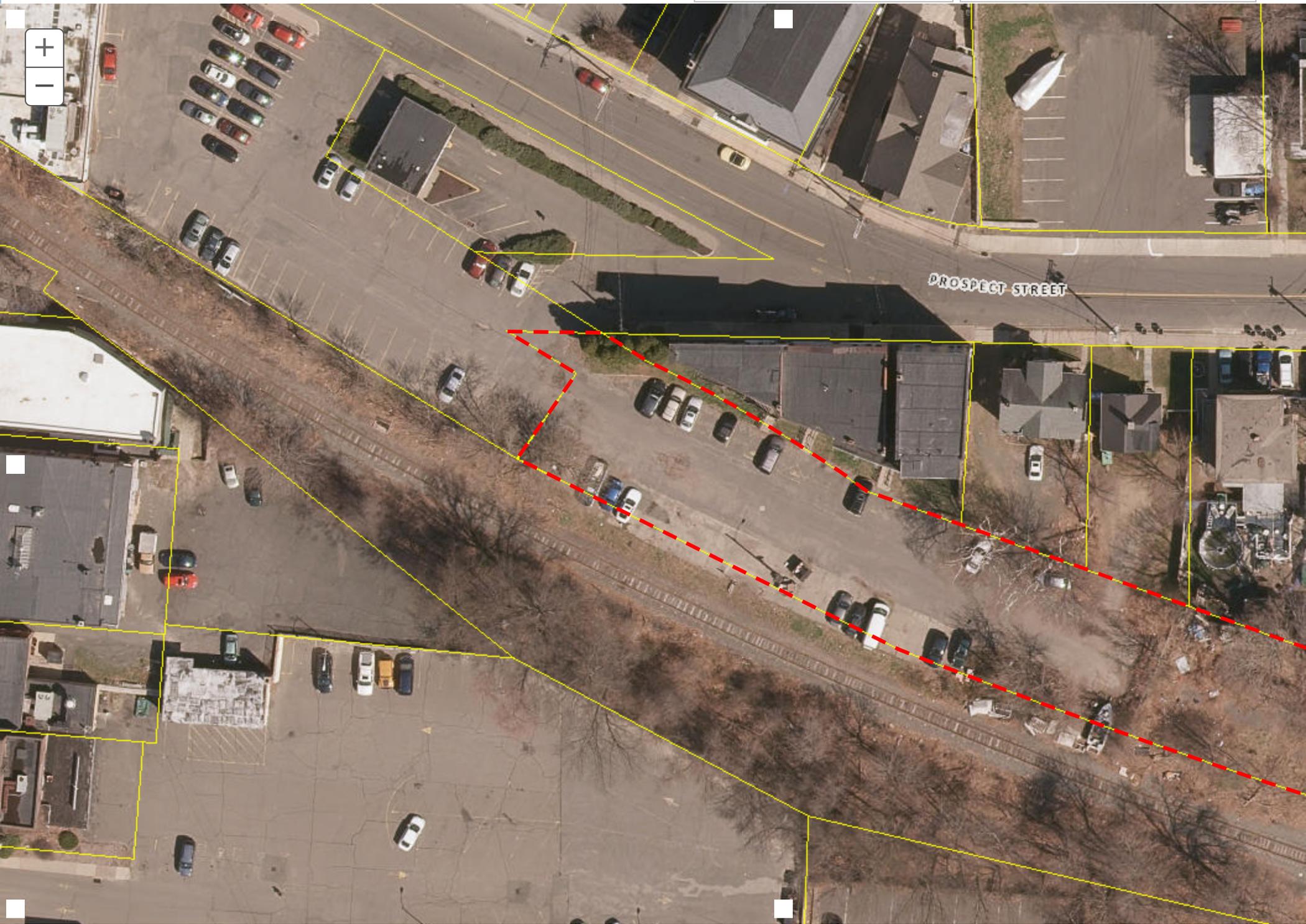
consists of collecting and hauling away snow from N. Main St, Hope St and a portion of Riverside Ave. The snow had been stored on Centre Square, however with the downtown development DPW is currently limited to the parcel at the corner of N. Main St and Riverside Ave. When that parcel is successfully developed, DPW will have to haul snow to either the Department's J.P Casey road facility on the Lake Ave landfill.

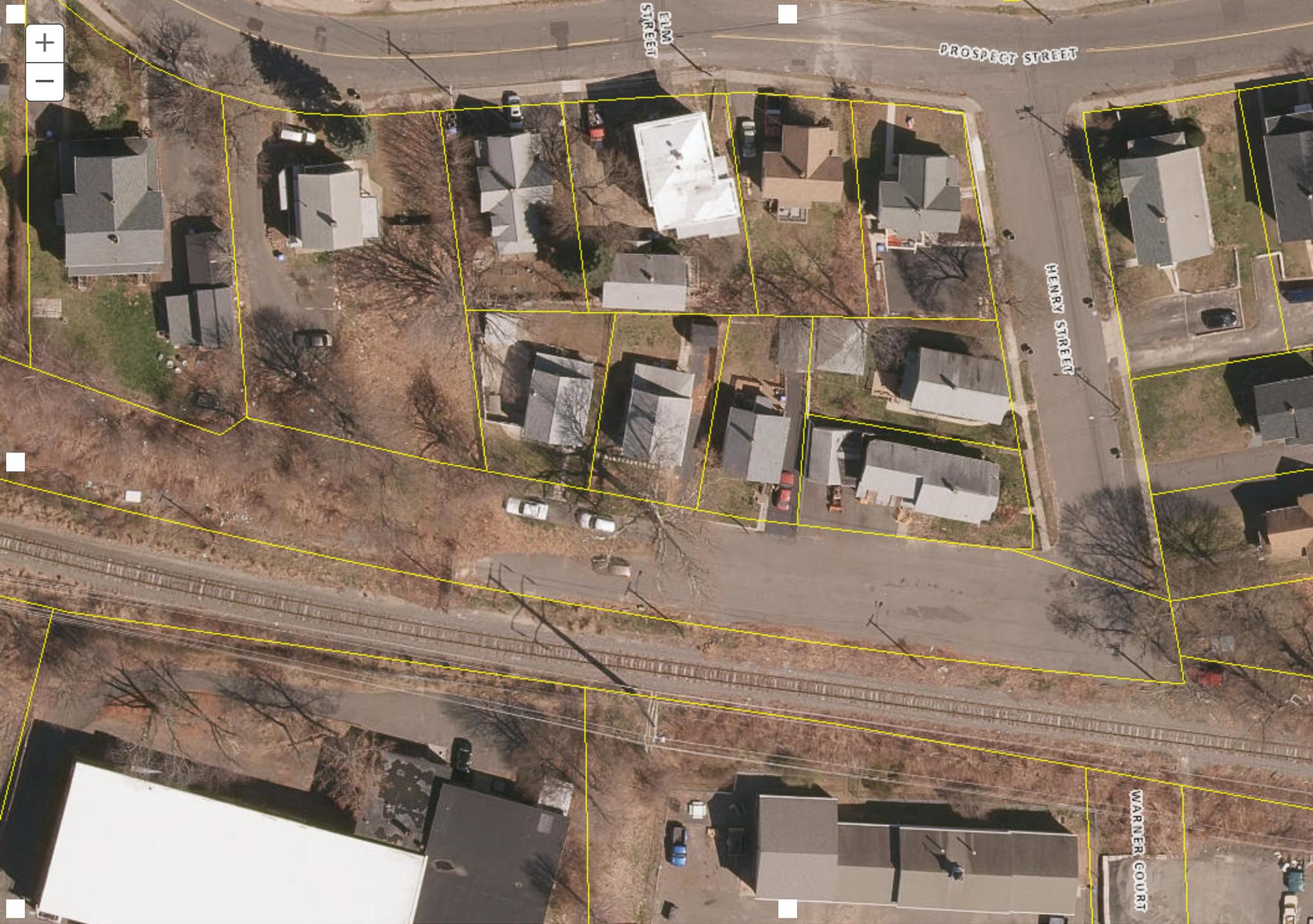
Based on DPW's evaluation the Prospect St parcel Map 30, Lot R4-1 is NOT a suitable parcel for snow storage. The narrow long lot will limit snow storage, require trucks to back up long length, result in use of night time equipment (equipped with beepers). In addition, the location of the parcel to the Main St. rail overpass bridge will require DPW's 10 Wheel dump trucks to bypass the Main St. bridge for height limitations. With that said, DPW promotes and recognizes downtown development as the key to a vibrant City and DPW certainly understands utilizing the highest and best use of property, however the lack of a parcel that can be used by DPW as a downtown snow storage area will increase DPW's snow operations.

Please feel free to contact me with any questions or concerns at 860-584-6113.











Property Information

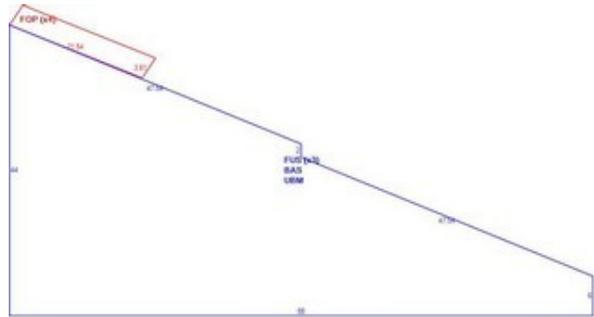
Property Location	38 PROSPECT ST
Owner	THIRTY EIGHT PROSPECT INC
Co-Owner	
Mailing Address	665 SALEM ST MALDEN MA 02148
Land Use	112 Apartments
Land Class	C
Zoning Code	BD-2
Census Tract	04061

Neighborhood	
Acreage	0.09
Utilities	All Public
Lot Setting/Desc	Level,Rolling
Book / Page	0816/0493
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1928
Building Desc.	Apartments
Building Style	Apartments
Building Grade	
Stories	4
Occupancy	12.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	NA
Roof Style	Flat
Roof Cover	Tar + Gravel
Interior Walls	Plaster
Interior Walls 2	NA
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Propane Gas
Heating Type	Hot Water
AC Type	01
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	10
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	0
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Comm/Ind
Building Condition	A
Sprinkler %	NA
Heat / AC	None
Frame Type	Masonry
Baths / Plumbing	Average
Ceiling / Wall	Ceil & Walls
Rooms / Prtns	Average
Wall Height	9.00
First Floor Use	NA
Foundation	NA



City of Bristol, CT

Property Listing Report

Map Block Lot

30-178

Building # 2

PID 2232

Account 0143103

Photo



0143103 03/15/2016

Sketch



Primary Construction Details

Year Built	1928
Building Desc.	Comm/Ind
Building Style	Apartments
Building Grade	
Stories	4
Occupancy	8.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	NA
Roof Style	Flat
Roof Cover	Tar + Gravel
Interior Walls	Plaster
Interior Walls 2	NA
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	01
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	16
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	0
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Apartments
Building Condition	A
Sprinkler %	NA
Heat / AC	None
Frame Type	Masonry
Baths / Plumbing	Average
Ceiling / Wall	Ceil & Walls
Rooms / Prtns	Average
Wall Height	9.00
First Floor Use	NA
Foundation	NA

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1320	1320
Porch, Open	1050	0
Upper Story, Finished	3960	3960
Basement, Unfinished	1320	0

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area	7650	5280

Raymond Rogozinski

From: Lindsey Rivers
Sent: Thursday, January 11, 2024 4:26 PM
To: Raymond Rogozinski
Subject: FW: Homeless encampment

See below

From: Laura Leger <lauraleger@bristolct.gov>
Sent: Thursday, January 11, 2024 4:15 PM
To: Lindsey Rivers <LindseyRivers@bristolct.gov>; Craig Kasparian <CraigKasparian@bristolct.gov>
Subject: Homeless encampment

Officer Clark called to report a homeless encampment on Henry Street behind the railroad tracks. Said it was listed as city property so they called public works to have us go and clean up the property.



A

Laura Leger
Senior Administrative Assistant
Department Of Public Works
111 North Main Street
Bristol, CT 06010
(860) 584-6102