

**CODE ENFORCEMENT COMMITTEE  
MEETING MINUTES  
Wednesday, January 04, 2022  
City Council Chambers**

**CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:**

Richard J. Brown, Chief Building Official  
Jeffrey Caggiano, Mayor  
Robert Osborne, Lieutenant BPD  
Jeffrey Steeg, Corporation Counsel  
Edward Spyros, Zoning Enforcement Officer  
Michael Yacovino, Fire Prevention Inspector

**Also in Attendance:** Thomas DeNoto, Assessors Office (Zoom)  
Erica Mikulak, Bristol-Burlington Health District  
Noelle Bates, Corporation Counsel (Zoom)  
Aubrey Minkler, Community Services  
Stephen Bynum, Bristol Youth Services  
Jay Crowley, Drug-Free Community Cord.  
John Anioloski, BHA  
David Haberfeld, Public  
Lindsey Rivers, Public Works.  
Carrie Tedd, Bristol Senior Center  
Josh Corey, DPW  
David Sgro, ECD  
Kris Lambert, BFD

**Absent**

Raymond Rogozinski, Public Works  
Robert Longo, Water Department

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

Mayor Jeffrey Caggiano called to order the Wednesday, January 04, 2022, Code Enforcement Committee Meeting at 9:00 AM in the City Hall West Facility Meeting Room 1

**ITEM 2. Approval of November 02, 2022 Minutes**

**It was MOVED** by Commissioner Ed Sypros and **SECONDED** by Commissioner Lt. Robert Osborne to approve the meeting minutes from December 07, 2022  
All in favor, the **Motion passed**.

Voted: Unanimously Approved

**ITEM 3. Public Participation**

**467 Farmington Ave.** Lindsey Rivers, DPW. Dumpsters are overflowing, trash all over the property, back of AutoZone parking lot, also there was construction work done. 84 Mercier Rd is also own by the same owner of 467 Farmington Ave. BBD will look into it.

#### **ITEM 4. New Business**

**300 Battle ST.** Richard J. Brown, BBD. This is a Vacant Building brought up to our attention by the Bristol Fire Department. On December 22, 2022, a board and secure letter was sent. This property has the main house and 4 outbuildings, all have been vandalized, have windows broken, and pose a safety to the public. Ongoing/Nuisance

**137 Mercier Ave.** Richard J. Brown, BBD. A Group inspection has been planned, the Bristol Water Department shut off the water. An attempt to enter the property on Dec 01, 2022, has failed. The Bristol Burlington Health Department sent a letter on New Year's Eve with no response yet and is planning to send a second letter. Ongoing/Nuisance

**11 Summer St.** Richard J. Brown, BBD. This property has a history of several violations with owner cooperation in regard to trash/dumpsters. The tenants just do not cooperate and keep throwing trash in the parking lot. David Haberfeld, suggested installing some cameras.

**58 Leon Rd.** Richard J. Brown, BBD. A group inspection on December 07, 2022, was performed by the BBHD and BBD, A minor hoarding situation in which the owner requested the assistance of our office. Her son resides on the second floor and he cultivator of the hoarding issue. A particular issue try to be addressed, not enough proper clearance around the furnace/boiler. On December 30, 2022, an attempt to inspect the violation was done with no success as the owner wasn't home.

**99 Main St.** Richard J. Brown, BBD. The Old Bristol Press Building is on the corner. On December 28, 2022 a visit was done to the property, pictures were taken, and found broken windows, broken glass, and not watertight. A letter will be sent at end of this week. Ongoing/Nuisance.

**126 High St.** John Anioloski, Bristol Housing Authority. A group inspection was done with Erica Mikulak, from BBHH, and found that the property has no heat, the owner is not complying with the repairing of the furnace and Housing Authority has stopped payments. The tenant is currently using Electric heaters which aren't safe. John asked for the tenant to be relocated and will be assisted by Aubrey Mickler, Bristol Community Service.

#### **ITEM 5. Discussion of properties of interest concern to Committee Members**

**None.**

**551 Farmington Ave.** Mayor Jeff Caggiano and Ed Spyros, Zoning Officer discussed the Citation sent to the Owner on Dec 15, 2022 for excess vegetation and blight and gas pumps. Another citation will be sent. Ongoing/Nuisance

**2090 Perkins St.** Richard J. Brown, BBD. There was a fire on the Garage and a letter was sent to condemn it.

**37 Brook St.** Richard J. Brown, BBD. A commercial Building, There was an electrical fire on the Garage. Permits will be taken to repair the damage. Closed

**21 Ward St.** Richard J. Brown, BBD. Car vs. Building.

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

**80 George St.** – Richard J. Brown, BBD. This property has some issues on the interior and sanitary conditions on the exterior, as well as structural on the front porch. As of Dec 20, 2022. The work was 100% completed, along with a thermostat and smoke detectors on the first floor and second floor. Closed.

**510 Matthew St.** Richard J. Brown, BBD. A fire occurred last month in the rear yard of an illegal structure. Just spoke to the owner on January 01, 2023, in regard to what repairs need to be addressed. All the accessory structures in the backyard need to be removed. Proper permits in place and proper construction. Ongoing/Nuisance.

**69 Lawndale Ave.** Richard Brown, BBD. In the process of demolishing the Garage. Unfortunately, it was a change of ownership, and the letter to the owner giving 10 days to comply has to be sent again before moving forward with the Demolition. Ongoing/Nuisance

**243 Fern Hill Rd.** Richard J. Brown, BBD. Maintenance / Code Enforcement issue, A Citation ticket was sent on 11/30/22, follow-up. Per Jeff Steeg, Corp Counsel. The property is in the process of foreclosure. Existing liens on this property. Ongoing/Nuisance

**200 Prospect St.** Richard J. Brown, BBD. 2 months ago we received the complaint. Structural Damage, leaks on the basement. A compliance letter was sent on Dec 09, 2022, after three Group inspections (BBD, BFD, BBHD). A conversation with the contractor/owner revealed the work/permits will start at the beginning of next week. Ongoing/Nuisance.

**81 Wolcott St.** Richard J. Brown, BBD. Two months ago we received the initial complaint, a three-story building with a front porch falling off. A violation letter was sent giving 30 days to comply and a Citation ticket was sent after the 30 days on Nov 21, 2022. Follow up. Ongoing/Nuisance

**56 Park St.** Richard J. Brown, BBD. Month-old complaint. A hoarding/ Sanitation Condemnation, a Third-floor tenant was relocated and the owner is currently awaiting for a court doc to allow access to the third-floor apartment to start the cleaning process. Erica Mikaluk, BBHD, spoke with the owner and he said the tenants were out of the unit after the unit was condemned, tenants were placed in a hotel per Aubrey Minkler, Community Service. Follow-up and Ongoing/Nuisance

**131 Gridley St.** Richard J. Brown, BBD. Code Enforcement Violations including retaining wall falling off/ demolished garage in the back. The owner passed away and the only relatives are in North Carolina per Jeff Steeg, Corp Counsel. A petition was done to open up an Estate, Attorney Mark Milley. He has been contacted several times in regard to the violations but nothing has been done as of today. A suggestion to send a last warning letter before a Citation ticket is issued was done by Atty: Jeffrey Steeg. Ongoing/Nuisance

**45 Grassy Rd.** Richard J. Brown, BBD. This is a blight condition. Ed Spyros, the Zoning official, and BBD. The property is in a major blight condition, too much for the owner to do it himself, suggesting to be done by a professional junk cleaning company. They are in the process of cleaning up. Also advised by the owner that the Building Department not to enter and stay off the property. Numerous citation tickets have been sent and ignored by the owner. Multiple tax issues and liens on this property. Ongoing/Nuisance

**330 East Rd.** Richard J. Brown, BBD. Lack of Maintenance, unsanitary conditions, leaks, numerous group inspections have been done. Erica Mikaluk, BBHD, had an inspection scheduled this week that has been canceled and moved to next week. The first floor and second floor have mostly violations that need to be fixed. Tenants cleaned up outside are, rubbish, trash, etc. Property in the midst of being sold soon. Ongoing/Nuisance

**28 Daley St. Ed Spyros, Zoning Enforcement Officer.** The complaint came on Dec 08, 2022, Junk and blight conditions. Talked to the property owner, supposed to clean up but piles of junks are still on the yard. A Citation will be issued. Ongoing/Nuisance

**6 Jamesdrew Ln. Ed Spyros, Zoning Enforcement Officer** Complaint came in the same day Dec 08, 2022. It has been cleaned up and now the complaint is closed.

**74 Locust.** Richard J. Brown, BBD. The owner has multiple dwellings in the city. Some of the in the same condition. It has not changed as of Dec 29, 2022. The building department has sent another citation ticket. Ongoing/Nuisance

**369 Park St.** Richard J. Brown, BBD. This complaint came in several months ago about a four tenant. In a 3-family dwelling. Also, have some code enforcement issues with the discovery of an illegal bedroom in the basement. As of last week, the landlord has confirmed that the tenant on the second floor has moved out which is allowing to have now three Tenants. First-floor tenants who occupant the basement have moved out. Ongoing/Nuisance

**81 North Main St.** Richard J. Brown, BBD, We spoke with the architect Charley and agreed with the changes in reverting back to original blueprints eliminating boarding house/apartments and we need to contact the owner J.C. Ongoing/Nuisance

**362 Shrub Rd. –** Richard J. Brown, BBD. No Change

**31 Balsam Rd. -** Richard J. Brown, BBD. No Change

**83 Gridley St.** Richard J. Brown, BBD. The third property is being managed by Castleford properties. Multiple group inspections. The building has been condemned due to a sewage leak on the second onto the first floor and then the basement. Other violations are still active. Erica, Mikulak, BBHD. On December 07, 2022, a release notice of violation premises unfit for inhabitation. Other violations have to be corrected as well as Building department violations in order to lift the condemnation. Ongoing/Nuisance.

**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 9:50 am and it was unanimously approved.

Respectfully submitted,

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