

**CODE ENFORCEMENT COMMITTEE
MEETING MINUTES
Wednesday, January 03, 2024
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Jeffrey Caggiano, Mayor
Kristopher Lambert, BFD
Thomas Damon-Smith, Code Enforcement Officer
Richard J. Brown, Chief Building Official
Edward Spyros, Zoning Enforcement Officer
Susan Tyler, City Council (Chairperson)
Erica Mikulak, BBHD
Raymond Rogozinski, Public Works
Robert Osborne, LT. BPD
Tom Conlin, Corp.Counsel

Also in Attendance: Thomas DeNoto, Assessors Office
Marco Palmeri, BBHD Director
Jennifer Cole, Tax Collector
Noelle Bates, Corp. Counsel
David Sgro, ECD
David Haberfeld, Public
Lindsey Rivers, DPW
Stephen Bynum, BPRYCS
Ray Zagurski, Animal Control
John Aniolowski, BHA
Robert Longo, Water Department (Zoom)

In Absence:
Michael Yacovino, BFD

ITEM 1. Call to Order and Introductions

Sue Tyler, Chairperson called to order the Wednesday, January 03, 2024, Code Enforcement Committee Meeting at 9:00 AM in the Bristol City Council Chambers

ITEM 2. Approval of December 13, 2023 Special Meeting Minutes

It was **MOVED** by Commissioner Raymond Rogozinski and **SECONDED** by Commissioner Ed Spyros to approve the meeting minutes from December 13, 2023 All in favor, the **Motion carries.**

Motion and vote included corrections that amended the draft from Dec 13th.

ITEM 3. Public Participation.

None.

ITEM 4. New Business

Approval of the Calendar Code Enforcement Meetings 2024

- **Chairperson Sue** Tyler clarified the location showing on the calendar should be City Council Chambers instead of City Hall West.
- Commissioner Ray Rogozinski made a motion to approve the Calendar subject to revising the location to City Hall Chambers, except for August 07, 2024, which will be held in the 3rd Floor Meeting Room adjacent to the Mayor's Office.
- Commissioner Ed Spyros seconded the motion. Motion carries.

Properties corresponded to New Business

5 Arlington St. Ed Spyros, Zoning. A complaint at the end of the year, a violation letter was sent on December 28, 2023, giving the owner 10 days to comply. Next week will be a second site visit. Junk accumulation and Cars parked in the front yard.

280 Pine St. Thomas Damon-Smith. BBD. Spoke with the owner and a site inspection is scheduled for January 05, 2024. He was instructed to board and secure the property. The back door was open, it appeared homeless people were also going in to clean up debris. **Erica Mikulak, BBHD.** The Health Department has also been in contact with the owner. A group visit along with the BBD is suggested.

541 Pine St. Ed Spyros, Zoning. The complaint came from public works. The property is much blighted, A Violation letter went out on December 20, 2023. A second visit is scheduled after the 10 days is up. Ray Zagurski, Animal Control, the homeowner is not very receptive to public officials and does not answer the door, or correspondence. Several issues need to be addressed.

324 Park St. Thomas Damon-Smith. BBD. Site visit December 28, 2023. The roof is in disrepair, and couches and other furniture and debris, A Notice of Violation will be sent today with 30 days to follow up. Mayor Caggiano stated this property has been on our radar for several years. Thomas DeNoto, the Assessors, clarified that the address should be 322 Park St. as shown in the Assessors database which is a 5-unit Multi-family. The original complaint is Property maintenance. Ed Spyros also sent a letter on January 2, 2024, to take down a fabric garage.

81 North Main St. Sue Tyler, Chairperson stated this property is on the Long Term Watch List but also now a new complaint has come in regarding blight. Lindsey Rivers, Public Works, confirmed the Dumpsters are no longer on the property. The shopping carts had been taken care of but still had a lot of junk, mattresses, garbage bags, old furniture, etc. near where the dumpster was.

- **Chairperson Sue Tyler** also explained a new component will be added at the meetings in which each member of the team will have the opportunity to update on activity Code Enforcement related, that has come in since the last meeting and has been resolved. This will be the opportunity for the public to see all the work done by our Code Enforcement team and the hard work, not only for the property listed on the Agenda but the daily basis complaints and resolved before the next meeting.

Erica Mikulak, BBHD, A brief update on work done since the last meeting, received eight no heat and hot water calls that had been resolved, also received an additional 34 cases and calls from different addresses involving property maintenance codes or chapter 12 housing code, they are all have been addressed and resolved, also working on three lead cases received at the end of December that are ongoing. A lot of these cases involved the Building Department as well who addressed those issues along with BBHD.

Mayor Caggiano wanted to alert the Board about a call received at his office regarding **45 Grassy Rd.** A Property owner in Ambler Rd. is concerned about the conditions on this property and is in the process of selling the home, they were looking for something in writing regarding the clean property. The owners were referred to the Code Enforcement Building Dept. and advised about the Code Enforcement Meeting held today.

50 Hillside Place. John Aniolowski, A tenancy request was made to the Housing Authority. The property owner lives in New York. The Fire Marshall and Building department were contacted and did a site group inspection, it has 18 fire code violations, and the property is in disrepair. The tenancy request won't be approved until the property is up to date regarding Building and Fire Codes. The building and Fire Department will be sending a Notice of Violations. This is a Multi-Family

Commissioner Ray Rogozinski, made a motion to move ITEM 7. Up to the Agenda since he has to leave early for another meeting and wanted to update you on **45 Grassy Rd.**
Seconded by Erica Mikulak, BBHD. Motion Carries

ITEM 7. – Clean and Lien

Ray Rogozinski, Public Works. - The properties of 252 & 252 ½ Terryville Rd, 37 Union St., 95 Lewis Ave, 112 Mountain View, were previously cleaned and should be moved to Long Term Watch List. In regards to **45 Grassy Rd**, there was a subcommittee meeting with Corp. Counsel, BPD, City Council Sue Tyler, and Building Department, before this meeting. There is concern with removing certain materials, some are accessible but others are blocked by unregistered cars, twelve to be exact. There is a towing company with the ability to move and store the vehicles. From a legal perspective, Corp. Counsel expressed concern and suggested moving the vehicles temporarily out of the site and putting them back on when cleaned. Also, there are outstanding taxes on those vehicles.

- **Tom Conlin, Corp. Counsel** determined that is not proper to remove vehicles from the property using a towing company. The State will not allow the disposal of vehicles coming from a property. Also the weekly charges of storage by the towing company. He will not recommend removing and storing.
- **LT. Osborne, BPD**, recommends finding out through the VIN Number who the last owners of the vehicles are and contacting them.
- **Tom DeNoto, Assessors.** Explained that Personal Property Declaration allows assessments on unregistered motor vehicles, suggesting an assessment form can be sent to the owner so an estimated value of the vehicle can be created and a tax bill sent for the upcoming July 1st. Tax year.

Chairperson Sue Tyler. Asked to make a motion to take 252 & 252 ½ Terryville Rd off the Clean and Lien list and move to Long Term Watch List.

Commissioner Ray Rogozinski made a motion seconded by **Commissioner Ed Spyros**, All in favor, Motion carries.

Ed Spyros, Zoning. The board asked to go back to the property of 252 & 252 ½ Terryville Rd to reevaluate, he did and found multiple unregistered vehicles, blight is coming back, another violation letter was sent on December 15, 2023, and a follow-up visit is scheduled for this week. This property is located in an industrial Zone that does not allow unregistered vehicles, or they can be garaged or behind a fence. “out of sight”

37 Union St. Ed, Spyros, Zoning. After a reevaluation visit to the property, six unregistered vehicles were found. A violation letter was sent, Owner did not comply. A Citation Ticket was issued on December 28, 2023.

Chairperson Sue Tyler. Asked to make a motion to take 37 Union St off the Clean and Lien list and move to Old Business.

Commissioner Ray Rogozinski made a motion seconded by Commissioner Ed Spyros, all in favor, motion carries.

95 Lewis St. Ed, Spyros, Zoning. Spoke to the owner who said the tenant has moved out and taken all the junk, the owner will clean up the property and put it on the market.

Chairperson Sue Tyler. Suggested because there are still existing issues with the property of 95 Lewis St. including rat harborage, unsafe deck, etc. this property should be moved to the old business. She asked to make a motion to take 95 Lewis St. off the Clean and Lien list and move to Old Business.

Commissioner Ray Rogozinski made a motion seconded by **Commissioner Ed Spyros**, all in favor, motion carries.

112 Mountain View Ave. Ed Spyros, did a recent visit to reevaluate and found one unregistered vehicle, Sent a violation letter followed by a Citation Ticket on December 27, 2023, per lack of compliance.

Chairperson Sue Tyler. Asked to make a motion to take 112 Mountain View Ave off the Clean and Lien list and move to Old Business.

Commissioner Ray Rogozinski made a motion seconded by Commissioner Ed Spyros, all in favor, motion carries.

ITEM 6. Old Business

- **60 Gayle Dr. Thomas Damon-Smith, Code Enforcement Officer,** A site visit on December 27, 2023, revealed ivy growth near the neighbor's fence, a Notice of Violation will go out on January 05 , 2024. Giving 21 days to comply.
- **13 Landry St. Thomas Damon-Smith, Code Enforcement Officer.** The property has a rear porch in need of structural repair, holes/cracks in the foundation, thrash, and retaining wall leaning towards South Side Market, and holes in siding. A Notice of Violation was sent on October 13, 2023. After a follow-up site visit on December 27,

2023, found the owner had not complied with violations, and a Citation ticket for \$864.00 was sent on December 28, 2023.

- **295 Park St. Thomas Damon-Smith, Code Enforcement Officer.** This property had a flood in the basement, the owner has pulled permits for the deck, for remodel in the basement, and he is actively working on it. No current Building Violation or Citation tickets are active. He suggested removing this property from the Long Term Watch List. Erica Mikulak, BBHD. The health department issued a Citation Ticket. Suggested to contact the owner since this Citation ticket was issued back in October and the owner has not made contact with her department.
- **163 School St. Thomas Damon-Smith, Code Enforcement Officer.** The rear Egress porch needs framing inspection. Currently is weather tight, spoke to the owner and just waiting for the framing inspection. A follow-up day is set for February 05, 2024. He made a motion to close 163 School St. and was seconded by Commissioner Ed Spyros. All in favor. Motion carries. CLOSED.
- **304 Terryville Ave. Thomas Damon-Smith, Code Enforcement Officer.** Initial Notice of Violation sent October 02, 2023, regarding tall grass, porch repair, gutter issues, etc. A Citation Ticket was sent on December 07, 2023. For \$540.00, the owner was very compliant communicated with the Building department gave weekly updates, and received an estimate for porch repair. He is planning to take out a loan to fix the violations. A follow-up visit is scheduled for February 05, 2023.
- **52 Manross Rd. Thomas Damon-Smith, Code Enforcement Officer.** The initial complaint came back in March 2023, and since then multiple Notice of Violations letters as well as Citation tickets have been issued. The Owner finally pulled a permit back in August, the violations include a second-story Egress deck and unsafe stairs. On December 27, 2023, a site visit revealed a footing inspection passed, and deck framing is in progress. Another site visit is scheduled for February 05, 2024.
- **126 High St. Thomas Damon-Smith, Code Enforcement Officer.** A follow-up site visit was done on December 27, 2023, and found the violations remain the same as well as new violations were detected. A new Notice of Violation was sent on December 29, 2023, giving the owner 21 days to comply. The property is in Foreclosure and auction off this month.
- **16 Bishop St. Thomas Damon-Smith, Code Enforcement Officer.** The owner has a couple of estimates from contractors to fix the violations. A 21-day follow-up visit is scheduled on January 23, 2024
- **231 Washington St. Thomas Damon-Smith, Code Enforcement Officer.** This was a Bathroom and ceiling issue. Dave Habersfeld, owner of the property was present in this meeting and gave a brief update on the work done with final inspections done next week.
- **916 Stafford Ave. Thomas Damon-Smith, Code Enforcement Officer.** A tenant space was vacated, and the roof replacement permit has a final inspection. Will be closing the permit soon. The cast iron pipe in the salon and the permits had rough and final inspections and were passed /closed. There are other permits open including three mini splits that had been installed and waiting on final inspection. Erica Mikulak, the Property owner has been complying with items that need to be corrected. The rest of the items are Code

enforcement-related. BBHD licenses more than half of the business in this location and is due for yearly inspection.

Chairperson Sue Tyler. Asked to make a motion to take 916 Stafford Ave off Old Business and move it to the Long Term Watch List.

Commissioner Ed Spyros made a motion seconded by **Erica Mikulak, BBHD**, all in favor, motion carries

Mayor Jeffrey Caggiano had to leave the meeting and asked the Board to move **ITEM 8. Long-term Watch list** to give a quick update on 40 West St.

Chairperson Sue Tyler. Asked to make a motion to move to ITEM 8. Long Term Watch List up in the meeting for a quick update.

Commissioner Lt. Robert Osborn made a motion seconded by Erica Mikulak, BBHD, All in favor, motion carries

- **40 West St. Mayor Jeffrey Caggiano,** The owner Bhrugesh Patel is in the underwriting phase of a low-interest rate program to remediate brownfield, the loan amount is estimated at 1.1 million dollars, he has complied with all paperwork to get into the loan program. The owner also said the legal process for the dispute of ownership of the property is moving along. He has drawings and plans, and rough sketches for apartment buildings accessible for middle to low-income housing.

Back to ITEM 6. Old Business

- **575 Broad St. Kristopher Lambert. Bristol Fire Marshall.** This property has complied with all the violations, and all systems are up and operational. The only issue is that Hartford Sprinkles Co. found some leaks but the system is functional
- **218 West St. Thomas Damon-Smith, Code Enforcement Officer.** Five or Six building permits are still open He reached out to most of the contractors to close the permits.
- **41 Divinity St. Thomas Damon-Smith, Code Enforcement Officer.** On December 04, 2023, a Citation Ticket was sent, and a second Citation Notice on December 27, 2023, for 848.00 dollars. A Site visit is scheduled for January 15, 2024. Erica Mikulak, BBHD. Both departments are working on addressing the issue of the homeless living in the backyard. Had talked to the two individuals living there and encouraged them to reach out to AGAPE House, Brian Angels, and Saint Vincent de Paul to get the resources they need. Hoping for them to get help, in the initial investigation, the homeless mentioned they were doing work on the property for the owner with the intention of moving in, but the owner has not confirmed this information. Kristopher Lambert BFD, and Inspector Mike Yacovino visited the property and are ongoing, looking for the best legal action to proceed correctly.
- **243 Fern Hill Rd. Thomas Damon-Smith, Code Enforcement Officer.** Spoke with the bank, who stated the house is in Foreclosure, the tenants have to be out in February, and the Bank paid the last Citation Ticket. The pool barrier is down again, a new Notice of Violations was issued on December 29, 2023, adding new violations and giving them 30 days to comply. Follow-up is scheduled for February 01, 2024. The bank will not pay for any contract to remediate the issues until the tenants vacate the property.

- **74 Locust St. Thomas Damon-Smith, Code Enforcement Officer.** Per the Citation hearing, giving them 30 days to address all the issues. Richard J. Brown, BBD the ruling was that he was going to give the 30 days extension to finish as many items on the list. For the ones unfinished by the due date, a citation will be issued for those only. The follow-up site visit is scheduled for January 29, 2024. The same with **81 Wolcott St.**

- **30 Tuttle St. Thomas Damon-Smith, Code Enforcement Officer.** A Site visit with the owner and owner of the adjacent property was done on December 18, 2023, drafting the property maintenance code violation letter, and sending a new Notice of Violation letter on December 26, 2023, a follow-up is scheduled for January 29, 2024. The owner is currently meeting with contractors.

- **425 North Main St. Thomas Damon-Smith, Code Enforcement Officer.** This is a part Violation visit. The first corresponds to Apartment number 15, the door breach issue was fixed with new hardware. The second part is the Barber Shop who show no active leaks, the owner of the barber shop is instructed to contact our department if anything changes. Erica Mikulak. A notice of violation was sent to the property owner and the property maintenance individual for apartment 15, there needed to be pest control and fixing some issues underneath the sink. The Barbershop owner has not contacted BBHD for leak issues. Landlord is working on issues. Kristopher Lambert, Bristol Fire Marshal. One of the fire department members went out to check the door issue, no updates right now.

- **Jenifer Cole, Tax office.** There are two changes to the Tax list. 1004 Jerome Ave was recently paid and 112 Mountain Ave. was added to the list.

ITEM 9. - Uniform Relocation Assistance Act.

- **Stephen Bynum, BPRYCS Coordinator,** had to step out early and **Aubrey Minkler, Community Coordinator** was not available for any comments or discussion.

ITEM 10. To Adjourn

It was MOVED by Commissioner Ed Spyros and seconded by Commissioner Lt. Robert Osborne to adjourn the Code Enforcement Meeting at 10:25 a.m. Motion carried unanimously

Respectfully submitted,

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