

**CODE ENFORCEMENT COMMITTEE  
REGULAR MEETING MINUTES  
Wednesday, January 8, 2020  
First Floor Meeting Room**

**CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:**

Mayor Ellen Zoppo-Sassu  
Thomas Lozier, Chief Building Official  
Lieutenant Mark Morello, Police Department  
Raymond Rogozinski, Public Works  
Robert Longo, Water Department

**Also in Attendance:** Tim Callanan, Fire Department  
Attorney Richard Lacey, Corporation Counsel  
Karen Wagner, Bristol-Burlington Health District  
Lindsey Rivers, Public Works  
Tom DeNoto, Assessor  
Stephen Bynum, Community Services  
John Aniolowski, Bristol Housing Authority  
Jason Gagnon, Public Works  
David Sgro, Bristol Development Authority  
Richard Brown, Building Department  
Melissa Green, Bristol Housing Authority  
Josh Corey, Public Works  
David Habersfeld, Bristol Resident

**Absent:** Noelle Bates, Corporation Counsel  
Ann Bednaz, Tax Collector  
Edward Spyros, Zoning Enforcement Officer  
Attorney Jeffrey Steeg, Corporation Counsel  
David Preleski, Chairman  
Annemarie Sundgren, Community Services  
Marco Palmieri, Bristol-Burlington Health District

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

Mayor Ellen Sassu-Zoppo called to order the Wednesday, January 8, 2020 Code Enforcement Committee meeting at 9:02 a.m. in the first floor meeting room.

**ITEM 2. Approval of the December 4, 2019 Minutes**

IT was **MOVED** by Raymond Rogozinski and **SECONDED** by Robert Longo to approve the meeting minutes of December 4, 2019.

Call for discussion – None

**Voted: Unanimously Approved**

**ITEM 3. Public Participation**

No further discussion arose.

**ITEM 4. Review of Property Tax Freeze Applications and to take any action as necessary.**

It was **MOVED** by Raymond Rogozinski and **SECONDED** by Thomas Lozier to recommend the approval of the Tax Assessment Freeze for **1009 Jerome Avenue**.

Call for discussion – None

**Voted: Unanimously Approved**

It was **MOVED** by Thomas Lozier and **SECONDED** by Robert Longo to recommend the approval of the Tax Assessment Freeze for **60 High Street**.

Call for discussion – None

**Voted: Unanimously Approved**

**ITEM 5. Discussion of team inspections and to take any action as necessary.**

Building and Health Departments conducted an inspection at **58 Andrews Street**. Upon inspection it was determined that the single family dwelling is unfit for human occupancy. There is no heat, hot water or running water. The interior of the dwelling displayed lack of maintenance. The Bristol-Burlington Health Department is condemning the single family dwelling and the owner will not be able to return until the necessary repairs are made.

The property located at **240 Divinity Street** was inspected by both the Building and Fire Departments. In the basement of the dwelling, there was an illegal apartment but since the inspection the apartment has been removed. The owners illegally converted this dwelling from a 4 family to a 7 family. No permits were applied for and/or issued. Owner is cooperating with both departments and hired an architect to reconfigure the apartments. Public works was also informed as they removed two barrels that were illegally obtained by the owner.

A complaint was received from the owner of **60 Summer Street**. They stated that the tenant of the first floor apartment had its electricity shut-off due to non-payment. Therefore, the tenant had no heat and hot water and also there was no oil in the tank to heat the apartment. Chief Building Official condemned the first floor apartment as it was deemed uninhabitable. Tenant was able to put some oil in the tank after several appointments were made as the owner was not being cooperative refusing access to the basement.

**ITEM 6. Discussion of properties of interest and/or concern to Committee Members**

**43 Prospect Street** discussed again as the owner has not made the necessary roof repairs. At this time, the owner has not attempted to contact the Building Department. The Water Department informed the committee that the water will be turned off next month.

**111 Judd Street** discussed as this property is considered to be a sober house and only allows six occupants. The neighboring property owner has informed a council member that they believe there are seven occupants living there. A team inspection will be set-up soon.

The Chief Building Official will be sending out a “Restore or Demolition Order” to the owners of **267-269 Main Street**. Property remains vacant with the second floor windows open.

Numerous complaints received on the property located at **350 Divinity Street**. The property continues to be an “eye-sore” within the area. Owner and maintenance crew have been in contact with the Chief Building Official, but the property still displays lack of exterior maintenance. A citation ticket was issued to the owner for not moving forward with cleaning up the property and removing graffiti.

**ITEM 7. New Business**

Discussion arose on a list of tenant-based leasing or rental assistance under the Continuum of Care (CoC) program only within the City of Bristol. The list is supplied by the New Britain MHA Rental Assistance and is submitted to Bristol Development Authority. David Sgro, Bristol Development Authority reviews the list to make sure there is no negative environment hazards affecting the property. At this time, the Mayor feels these properties should be in compliance with the Building, Fire and Bristol-Burlington Health Departments.

**ITEM 8. Old Business**

No further discussion.

**ITEM 9 To Adjourn**

**IT** was **MOVED** by Tim Callanan and **SECONDED** by Thomas Lozier to adjourn the Code Enforcement Meeting at 9:52 a.m. and it was unanimously approved.

Respectfully submitted,

Michele Ososki  
Recording Secretary  
Building Department