



City of Bristol

BRISTOL, CONNECTICUT 06010

**REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY OCTOBER 5, 2026
5:30 P.M.**

CALL TO ORDER:

By: Chairman Hahn

Time: 5:30 p.m.

Place: City Hall
111 North Main Street
Meeting Room 1-1

NAME	PRESENT	ABSENT
Councilman Greg Hahn, Chairperson	X	
Councilman Erick Rosengren	X	
Councilman Mark Dickau	X	

1. Administrative Matters

a. Approval of Minutes - September 8, 2026 Regular Meeting

MOTION: To approve the minutes of the Regular Meeting of September 8, 2026.

BY: Councilman Dickau **Seconded:** Councilman Rosengren

For: All in favor

2. Public Participation

Joanne Caron, 425 Burlington Avenue, Bristol, appeared before the Committee to discuss the proposed subdivision of her property and the possibility of obtaining an easement across a city-owned parcel.

3. New Business

The Committee voted to take several Old Business items out of order. The substantive discussion and action on those items are recorded under Item 4, Old Business, below.

MOTION: To take Item 4(d)(ii), 93 Tuttle Road, out of order.

BY: Councilman Dickau **Seconded:** Councilman Rosengren

For: All in favor

MOTION: To take Item 4(f), Lot 2-2 North Pond Street, out of order.

BY: Councilman Dickau **Seconded:** Councilman Rosengren

For: All in favor

MOTION: To take Item 4(c), Lots 6, 7 & 8 Witches Rock Road, out of order.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

MOTION: To take Item 4(b), 81 Church Avenue, out of order.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

a. Parcel 19-10 Perkins Street - 7.5 acres Attorney Ziogas appeared for this portion of the meeting. The matter returned with a positive recommendation from the 8-24 review.

MOTION: To accept the donation of Parcel 19-10 Perkins Street from the Clinton Roberts Foundation, subject to an appraisal.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

b. Parcel 16-3 Perkins Street - 3 acres The proposed donation is contingent upon the City waiving its right of first refusal. Planning recommended that the City not waive its right of first refusal.

MOTION: To table Item 3(b), Parcel 16-3 Perkins Street.

BY: Councilman Rosengren **Seconded:** Councilman Dickau
For: All in favor

c. 99 Main Street

MOTION: To initiate a quitclaim of the subject piece of property for no consideration.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

d. 30 Cross Street

MOTION: To return 30 Cross Street to the City Council for approval for use as a joint Police and Fire training facility.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

e. Map 65, Lot 9, Marsh Road The Committee discussed City-owned property on Marsh Road.

MOTION: To add Map 65, Lot 7, Marsh Road, City of Bristol, to this item.

BY: Councilman Dickau **Seconded:** Councilman Rosengren
For: All in favor

No further action was needed.

4. Old Business

a. Lease with the Bristol Burlington Health District (BBHD) - BEALS Senior Community Center The lease covers 7,001 sq. ft. at \$17.40 per sq. ft. The new lease would

begin January 1, 2027.

MOTION: To approve the lease as written at the same rate.

BY: Councilman Dickau **Seconded:** Councilman Rosengren

For: All in favor

b. 81 Church Avenue (Fire Company No. 3) This item was taken out of order. One offer was received from Brian Whitford.

MOTION: To accept Brian Whitford's offer of \$211,000 for 81 Church Avenue.

BY: Councilman Dickau **Seconded:** Councilman Rosengren

For: All in favor

c. Lots 6, 7 & 8 Witches Rock Road This item was taken out of order and was the third Old Business item heard. Nancy Haynes appeared to discuss the RFP results. Three bids were received: \$25,088 from Derrick Ruegg, proposing to leave the property as is; \$7,500 from Tyler Stevens, who did not specify the intended use of the lot; and \$6,000 from Brett Benincasa, an adjoining property owner. The Committee had additional questions regarding the latter two offers.

MOTION: To table Lots 6, 7 & 8 Witches Rock Road until next month and request that all parties appear.

BY: Councilman Rosengren **Seconded:** Councilman Dickau

For: All in favor

d. List of possible encroaching property owners on City-owned properties

- i. 64 Kilmartin** - Ryan Heller is in the process of, or may have completed, running the property line to determine the extent of any encroachment. Attorney Steeg will follow up on the status.
- ii. 93 Tuttle Road** - This item was taken out of order. Chairman Hahn reviewed responses to correspondence regarding the property.

MOTION: To approve the sale of the small City-owned property at 93 Tuttle Road for \$1,500.

BY: Councilman Rosengren **Seconded:** Councilman Dickau

For: All in favor

Mrs. Cockayne stated that she believed \$500.00 was a fair price because the land is unusable. She stated that the swing set has been removed. The matter will proceed to the City Council, and Attorney Steeg will send Mrs. Cockayne a letter.

e. Lot 4 & Lot 6 (aka 164) Union Street The matter will be placed on next month's agenda. If the interested party does not appear, the Committee indicated that it will not place the matter back on a future agenda.

f. Lot 2-2 North Pond Street This item was taken out of order and was heard second. Ms. Caron and her husband appeared for this portion of the meeting. Attorney Steeg shared a map with the Carons and explained that their request is not possible at this time because a driveway cannot go through City open space.

- g. 135 East Main Street - Status** The closing was expected to occur Thursday. The city is awaiting a check from an attorney in New York.

5. Adjournment

MOTION: To adjourn the meeting at 6:14 p.m.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor