



*City of Bristol
Economic and Community Development Board*

INFORMATION TO ACCESS THIS MEETING

<https://bristolct-gov.zoom.us/j/83152643143?pwd=IzBvJar2kugkaOt2aPLYLQFNMIjalz.>

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Meeting ID: 831 5264 3143
Passcode: 480795

An ECD Industrial Committee Special Meeting will be held on Thursday, June 4, 2026, at 4:30pm in City Council Chambers, 1st Floor, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Special Meeting Minutes from November 6, 2025
 - B. Special Meeting Minutes from January 8, 2026
- IV. Southeast Bristol Business Park Lot #8 Plan
- V. Take Any Necessary Actions
- VI. Adjournment

Per Order of the Chairperson, Dave Mills

ECONOMIC AND COMMUNITY DEVELOPMENT

Industrial Committee Special Meeting

Thursday, November 6, 2025 at 4:40pm

City Hall, 111 N. Main Street, Bristol

Meeting Room 1-2 and on Zoom

Attendees: Commissioners Goldwasser, Cowdell and Hick

Absent: Commissioner Schmelder

Staff Present: Justin Malley - Executive Director

Guests: Mr. Michael Dudko, 116 Lewis Rd., Bristol

Scott Beaulieu, President of Operations, Integrity Manufacturing

Steve Pustola, P.E., Pustola & Associates Engineers/Constructors

Andrew Pustola, Construction Supervisor, Pustola & Associates Engineers/Constructors

I. Call to Order

Commissioner Goldwasser called the meeting to order at 4:40pm, serving as the Committee Chair, and led all present in the Pledge of Allegiance. There was a quorum.

II. Public Participation

There was no Public Participation.

III. Approval of Minutes

A. Special Meeting Minutes from August 7, 2025

Commissioner Goldwasser called for a motion to approve the Special Meeting Minutes from August 7, 2025. The motion to approve was made by Commissioner Cowdell and seconded by Commissioner Goldwasser. There were no changes or edits to the Minutes. All were in favor and the Minutes were accepted into the record.

IV. Southeast Bristol Business Park (SEBBP) Proposal

Scott Beaulieu provided a brief history of their family business, Integrity Manufacturing, which provides finish grinding services to the military, and the aerospace and medical industries. The business began with 4 employees in 1998. He later took ownership and now has 21 employees. He plans to triple his business and grow to 60 employees.

Steve Pustola spoke as the builder for the project, providing a brief history of the commercial work they have completed over the years. Discussion followed regarding expanding on Integrity Manufacturing's original site plans and completing it in two phases.

Justin Malley advised that tonight's motion was to authorize the mayor to write a letter of intent, and to provide the time for Integrity Manufacturing and their team to work on approvals needed for the construction. The finalized site plan will come back for further discussion regarding the SEBBP Guidelines.

Commissioner Goldwasser then read the Motion as follows:

Motion: To approve that the mayor execute a Letter of Intent with Integrity Mfg. LLC or its assigns for the purchase of Lot #6 of the Southeast Bristol Business Park at the listed price of \$156,000 for development of approximately a two-phase approach, the first phase being a building with 17,500 square feet, and a second phase being a 15,000 square foot expansion manufacturing facility for Integrity High-Precision Grinding, and to forward this motion to the Economic and Community Development full Board.

The motion to approve the letter was seconded by Commissioner Cowdell. There was no additional discussion, all were in favor and the Motion was accepted into the record.

V. Take Any Necessary Actions

The next step will be to bring the above approved Motion to the ECD Board for their approval.

VI. Adjournment

Commissioner Goldwasser called for a motion to adjourn. Commissioner Cowdell made the motion which was seconded by Commissioner Goldwasser. All were in favor and the meeting adjourned at 4:50pm

Respectfully submitted,

Sharon Arsego
Recording Secretary

ECONOMIC AND COMMUNITY DEVELOPMENT

Industrial Committee Special Meeting

Thursday, January 8, 2026 at 4:45pm

City Hall, 111 N. Main Street, Bristol

Meeting Room 3-1 and on Zoom

Attendees: Dave Mills – Chair, Committee Members Jason Paul Sirko and City Council Member Susan Tyler, and Mayor Ellen Zoppo-Sassu

Absent: None

Staff Present: Justin Malley - Executive Director

Guests: Mr. Michael Dudko, 116 Lewis Rd., Bristol
Ken Gallup and Alan Clark, RCSS LLC

I. Call to Order

The Chair called the meeting to order at 4:45pm and led all present in the Pledge of Allegiance.

Committee Member introductions were made as follows: Dave Mills – Chair, Committee Members Jason Paul Sirko and City Council Member Susan Tyler, and Mayor Ellen Zoppo-Sassu. Also, Justin Malley - Executive Director, and Sharon Arsego – ECD Staff and Recording Secretary.

Note: City Council Member Susan Tyler was present on the phone in route and later joined the meeting in person.

II. Public Participation

Mr. Dudko expressed concerns about the environmental impact of development at Lot #8 in the Southeast Bristol Business Park (SEBBP) and the nearby body of water. He stated that these were concerns he had shared at previous meetings as well.

Due to meeting time constraints, the Committee deferred additional conversation on these points to the ECD Board Meeting that was following this Committee Meeting.

There was no further Public Participation.

III. Approve of Minutes from November 6 2025

Note: Voting on the Meeting Minutes was deferred in the interest of continuing the discussion of Lot #8. The Minutes will be voted on at the next Industrial Committee Special Meeting.

IV. SEBBP Proposal

Justin Malley welcomed Committee Member Jason Sirko, who is also a new ECD Board Member, and provided a brief review of how the SEBBP is developed and the ECD's role in that process. Tonight's meeting is for the Committee to hear about and vote on RCSS LLC's proposed use for the site, which is an important first step in the company's planning process.

Ken Gallup and Alan Clark spoke to the Committee noting that they founded RCSS LLC in 2020 as a traffic control firm. Their proposal includes a new steel building to serve as their headquarters with storage and garage bays included. RCSS coordinates road work with flaggers, vehicles, etc., and is a turnkey solution for their clients. Both Mr. Gallup and Mr. Clark are retired Bristol Police officers who became familiar with site scheduling during their time with the PD and identified the need for the services they're now providing. They expressed looking forward to continuing as part of the Bristol community and they are prepared to follow the necessary guidelines to make this project happen.

The mayor spoke to their proposed site use emphasizing the positive impact it would have on their workflow in regard to improved efficiency and being more centrally located. Also, being located in the SEBBP would provide them with more direct access to travel routes, allowing them to better reach their job site destinations across the state.

V. Take Any Necessary Action

With no further discussion noted, Commissioner Tyler read the following proposed motion:

Motion to approve the Road Construction Safety Services (RCSS) proposal for a "Distribution Facility" and "Company Headquarters" – owned and operated by RCSS – on Lot #8 of the Southeast Bristol Business Park as an allowed use per the Southeast Bristol Business Park Design Guidelines and Regulations. This approval applies only to the business use for Lot #8; RCSS must seek ECD Board approval for its final site plan and building plan. I further move that this matter be referred to the Economic and Community Development Board for action.

The motion was seconded by the mayor. All were in favor and the motion was accepted into the record.

VI. Adjournment

With the business for the Special Meeting completed, the Chair called for a motion to adjourn. The motion was made by the mayor and was seconded by Commissioner Tyler. All were in favor and the meeting adjourned at 5:01pm.

Respectfully submitted,

Sharon Arsego

Recording Secretary

Unapproved