



City of Bristol
Economic and Community Development Board
INFORMATION TO ACCESS THIS MEETING

<https://bristolct-gov.zoom.us/j/88677210794?pwd=M2xhTXBOVlRsSDROR1VlSmtnbmdudz09>

Meeting ID: 886 7721 0794
Passcode: 379107

The ECD Board Meeting will be held on Thursday, July 2, 2026, at 5:00pm in City Council Chambers, First Floor, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Minutes of the June 4, 2026 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Industrial Update
 - B. Downtown Update
 - C. Facade Projects Update
 - D. BOF Transfer Request
 - E. State Urban Jobs Program
- VI. New Business by Commissioners
- VII. Old Business by Commissioners

VIII. Committee Reports

A. City Council Member Report

IX. Adjournment

Ellen Zoppo-Sassu, Mayor, Chair

ECONOMIC AND COMMUNITY DEVELOPMENT

Thursday, June 4, 2026 at 5:00pm

City Council Chambers, City Hall, 111 N. Main Street & on Zoom

Present: Mayor Zoppo-Sassu, Chair; Howard Schmelder, Vice Chair (Zoom); Council Member Susan Tyler, and Commissioners Marvin (Mickey) Goldwasser, Dave Mills, Tom Hick, Louise Provenzano, and John Paul Sirko

Absent: Commissioner LaQuita Kearney-Gonzalez

ECD Staff: Justin Malley - Executive Director and Dr. Dawn Leger - Grants Administrator

Guests: Charlie Talmadge, President of Development Planning Solutions
Ken Gallo, RCSS LLC
Michael J. Dudko, 116 Lewis Rd., Bristol
David Fortier, Editor of the Bristol Edition, and Members of the
Bristol Boys and Girls Club Journalism Training Program:
Azalea Brisseau and Samuel Pelegrín (7th grade)
Alaina Sheikh (10th grade)

I. Call to Order

Mayor Zoppo-Sassu called the meeting to order at 5:00pm and led all present in the Pledge of Allegiance. The Board then introduced themselves at the request of the mayor.

II. Public Participation

Michael J. Dudko spoke to the Board regarding his continuing concerns about drainage with construction and business conducted on Lot #8 at the Southeast Bristol Business Park (SEBBP).

Mayor Zoppo-Sassu invited David Fortier to the podium to provide a brief overview of the Journalism Training Program that The Bristol Edition runs and which the Bristol Boys and Girls Club (BBGC) is in partnership with. This training program is an ambitious project of critical importance regarding civic engagement and understanding local government. It was noted that the Bristol Boys and Girls Club has received funding from the city through the Federal Community Development Block Grant (CDBG) Program.

Mr. Fortier identified the goal of the journalism program to serve as a hand on introduction into this important field. Interviews the students conducted were shared with, and will be archived at the library, and the Bristol Historical Society. The student run interviews are also posted on YouTube, The Bristol Edition's Facebook page and website.

The three students being recognized tonight utilized the most opportunities the program offered, with consistent involvement since the program began in January 2026. Mr. Fortier also shared that a similar program with the BBGC will take place this summer.

Certificates of Recognition from the mayor were provided to Azalea Brisseau and Samuel Pelegrín, both 7th graders, and to Sophomore Alaina Sheikh for completing six months of journalism training which included conducting several video interviews with Bristol residents.

The mayor called for a motion to move item **VIII. Committee Reports A. Industrial Committee** on the agenda. The motion was made by Commissioner Goldwasser and was seconded by Commissioner Hick. All were in favor and the meeting continued to the Industrial Committee Report.

VIII. Committee Reports

A. Industrial Committee

Commissioner Mills, Chair of the Industrial Committee, advised the Board that the Committee held a meeting just prior to the ECD Board Meeting and there are two motions that need to be voted on. The Commissioner called for a reading of the first proposed motion. The mayor read the proposed motion as follows:

Motion to approve the site plan, landscaping plan, lighting plan, and building elevation plan dated April 7, 2026 titled "Proposed Distribution Facility, Lot 8 Business Park Drive" representing the new construction project for RCSS LLC on Lot 8 of the Southeast Bristol Business Park that includes construction of an approximately 10,000 square foot building and associated parking/loading area to serve as the headquarters for RCSS LLC (Road Construction Safety Services), a logistics/distribution company and provider of traffic control, safety management, and work-zone solutions across Connecticut and the surrounding region.

The motion was seconded by Commissioner Provenzano. There was no discussion. All were in favor and the motion was accepted into the record.

Commissioner Mills called for the reading of the second proposed motion. City Council Member Tyler read the proposed motion as follows:

Motion that Economic and Community Development staff must report to the Economic and Community Development Board details on final construction of Lot 8, including the mounting of building signage, to ensure these activities align with the Southeast Bristol Business Park Design Guidelines and Regulations.

The motion was seconded by Commissioner Provenzano.

Ken Gallo of RCSS LLC explained the site will be used to store their current fleet of 50 trucks, as well as a large number of construction cones. The SEBBP site will be their headquarters which includes office staff and training space. Staff vehicles will not be kept on site. Mr. Gallo thanked the ECD Board, the Mayor, and the ECD Industrial Committee for their support.

A vote was then taken on the second proposed motion. All were in favor and the motion was accepted into the record.

The mayor then called for a motion to move to item **VIII. Committee Reports B. Downtown Committee**. The motion was made by Commissioner Mills and was seconded by Commissioner Provenzano. All were in favor and the meeting continued to the Downtown Committee Report

VIII. Committee Reports

B. Downtown Committee

Commissioner Goldwasser, Chair of the Downtown Committee, updated the Board on the RFP process for the remaining 1.35 acres on Centre Square on N. Main Street. Two companies responded, each with their own set of merits and visions. Follow up questions and additional time with each developer at a subsequent Downtown Committee meeting led the Committee to accept the proposal provided by Carrier Construction.

Commissioner Goldwasser called for a vote to waive the reading of the lengthy proposed motion which follows in its entirety. A motion to waive the reading of the motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the reading of the following proposed motion was waived.

A motion was then called to approve the following, as written:

Motion to recommend Mayor Ellen Zoppo-Sassu, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Carrier Construction Inc. or its assigns for the sale and redevelopment of the Centre Square North Main Street property, identified as parcel 30-3 on the City land records, for the purchase price of \$250,000 to construct a mixed-use development that includes up to an approximately 97,200 square foot mixed-use building featuring up to six floors, approximately 5,000 square feet of retail space, up to 70 apartments, and structured parking on the ground level.

Further, pending the legal acquisition of the Centre Square North Main Street property identified as parcel 30-3 by Carrier Construction, Inc. or its assigns for purposes of developing up to an approximately 97,200 square foot mixed-use building, to approve the following tax abatement schedule:

- *Construction Year #1 (period to begin immediately following property closing): 100% real property tax abatement attributable to the value of property improvements.*
- *Construction Year #2: 100% real property tax abatement on the value of property improvements.*
- *Construction Year #3: 100% real property tax abatement on the value of property improvements.*
- *Year #1 (period to begin following issuance of a certificate of occupancy): 100% real property tax abatement on the value of improvements*
- *Year #2: 100% real property abatement on the value of improvements.*
- *Year #3: 50% real property abatement on the value of improvements.*
- *Year #4: 40% real property abatement on the value of improvements.*
- *Year #5: 30% real property abatement on the value of improvements.*
- *Year #6: 20% real property abatement on the value of improvements.*
- *Year #7: 10% real property abatement on the value of improvements.*

I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

The motion to approve was made by Commissioner Goldwasser and was seconded by Commissioner Hick. A presentation by Charlie Talmadge in regarding this motion followed.

Mr. Talmadge provided renderings of the proposed 6-story mixed use, market value property with some parking housed under the first level and additional parking on the grounds. In building the current Centre Square residential units on N. Main Street, they learned the importance of interior finishes and amenities for the residents, and also the demand for studio and one-bedroom apartments.

Additional discussion followed including the main factors for the Committee choosing Carrier Construction (their consideration of the need for parking and provisions for it, their financing capabilities, and track record as a partner with the city). This new building will be attractive to a different tenant market than their existing Centre Square apartments. Mayor Zoppo-Sassu expressed her appreciation for the time and efforts that went into the selection process.

A vote to approve the motion to accept was then taken. All were in favor and the motion was accepted into the record.

III. Approval of Minutes

A. Minutes of the May 7, 2026 Regular Meeting

The mayor called for a motion to approve the Minutes of the May 7, 2026 Regular Meeting. The motion was made by Commissioner Hick and was seconded by Commissioner Mills. All were in favor and the minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

The mayor called for a motion to accept the Consent Agenda. There were no notes of discussion. The Consent Agenda was then accepted into the record.

V. New Business

A. Intern Introductions

Several interns are working within various City Hall departments throughout the summer. Justin Malley introduced the ECD Department interns Kaidyn Sigmund and Colin Cavallari to the Board.

Colin is from Bristol, attends Saint Bonaventure University, and will be senior in the fall. He is studying advertising and public relations. Kaidyn Sigmund will be a senior at Central CT State University in the fall. His major is Business Administration and

Political Science. Both Colin and Kaidyn will be assisting with marketing, business grants, and other projects housed within the ECD Department.

B. Downtown Update

Justin Malley and the mayor provided updates on the following items:

- The marketing video focused on available downtown parking for patrons of the area businesses remains in progress, with the addition of a new Italian restaurant and the ice cream shoppe in Phase II of Centre Square.
- The Farmers Market opens June 20th at 18 Main Street (South Street entrance) of Express Kitchens from 10am to 1pm.
- The Parcel 10 project of 30 spaces, 9% being live/work was in the design phase, and the Haviland Street project will be completed before Parcel 10 development begins.
- Paving on N. Main Street will be expedited as soon as possible as part of the Fall 2026 paving schedule.

Charlie Talmadge spoke in response to the Board's inquiry into the demolition progress at the former Chic Miller property. Additional discussion followed.

C. Additional Development Projects

Justin Malley reported on the sale of 383 Middle Street with the first tenant expected to be a 100,000 square foot manufacturer. It's a joint venture involving Bauer and a customer of theirs. They're creating a new venture with a number of employees and they're in the hiring process now.

ECD Staff and the mayor met with the developer of the micro cloud center on Riverside Avenue to discuss the State mandated PILOT (payment in lieu of taxes) agreement with the city. The data center portion of the project still needs planning approval which requires the developer demonstrates the sound level, among other aspects.

D. Neighborhood Assistance Act – BHS 2023 Plan Amendment

Mayor Zoppo-Sassu recused herself from this item due to having been actively associated with The Bristol Historical Society in 2023 which is the timeframe in this item's discussion.

It should be noted that Bristol is a pass-through city for the NAA Program, and this is not a locally funded program.

City Council Member Tyler called for the following proposed motion:

Approval of the proposed amendment to the 2023 Neighborhood Assistance Act agreement for the Bristol Historical Society, from September 30, 2024 to September 30, 2025, to allow for the inclusion of expenses related to repair of the existing furnace system, and to forward this request to the City Council for action.

The motion was made by Commissioner Goldwasser and was seconded by Commissioner Mills.

Discussion followed, notably that The Bristol Historical Society was awarded NAA funding in 2023, some of which has not been spent. Rather than return the unused portion, the State is mandating the ECD Board to provide approval for a change in the use of the remaining NAA funds from the original project to a boiler/furnace repair that also took place in 2023. Discussion followed.

A vote on the proposed motion was then taken. All were in favor and the motion was approved.

Mayor Zoppo-Sassu returned to the City Council Chambers for the remainder of the meeting.

VI. New Business by Commissioners

There was no New Business by Commissioners.

VII. Old Business by Commissioners

City Council Member Tyler asked about the Little League signage for this season's event. ECD Staff reported that logistics are in progress and the ECD Interns will be working with staff to secure options.

A. Citizen's Academy

Commissioner Schmelder and Justin Malley reported on the success of the ECD Citizen's Academy event. Attendees were engaged, with a lot of discussion among them. They actively participated in the planned activity which involved each of them designating funds for various ECD related city projects of interest and importance to them.

The mayor shared that the Citizen's Academy will be held each Spring and Fall. The goal is to encourage attending residents to learn more about how local government operates.

VIII. Committee Reports

C. City Council Member Report

City Council Member Tyler spoke to the newly passed ordinance which updates vape shop licensing which will next go before the City Council for a vote. The licensing fee of \$250.00, down from \$750.00, was unanimously passed by City Ordinance.

Discussion followed, including the presence of good partnerships between vape businesses and the city, as well as the need to continue to monitor all the shops for the health and safety of our community. The feasibility of enforcement was also discussed which included a new state law that provides shutdown authority to the mayor or chief elected official given certain violations and failures to comply.

This item now goes before the City Council on Tuesday, June 9, 2026 at 7:00pm.

The mayor took a moment to update the Board on a final item related to the care of an unhoused member of the community and recent actions taken by them which created concerns for residents of Centre Square. The mayor shared the steps to assist as taken through the Bristol Cares process along with the city's social services agencies, Bristol Police Department and the person's family to provide them with the medical and mental health care needed.

The mayor also stated that the city continues to work on a plan to assist the unhoused community including consolidating and coordinating services already provided by area nonprofits. Creative solutions and working with the State to identify additional beds and resources are equally important factors needed for the city's economic development. The mayor hopes that a greater, more positive impact will be felt moving into the next winter.

IX. Adjournment

With no further discussion the mayor called for a motion to adjourn. The motion was made by City Council Member Tyler and was seconded by Commissioner Hick and the meeting was adjourned at 6:26pm

Respectfully submitted,

Sharon Arsego

Recording Secretary

Unapproved

Carrier Construction selected as preferred developer for Centre Square parcel



The ECD Downtown Committee special meeting on Thursday, May 28, 2026. | Maleena Muzio

by Maleena Muzio | TBE correspondent | June 2, 2026 |

The ECD Downtown Committee voted unanimously Thursday, May 28, to select Carrier Construction as the preferred purchaser and developer of a 1.3-acre Centre Square parcel located south of the Wheeler Health facility on North Main Street.

Carrier Construction has been involved in recent downtown redevelopment efforts over the past three years, including residential projects at Centre Square Village.

During the meeting, committee Chairman Mickey Goldwasser thanked representatives of Carrier Construction for their engagement in the process.

“Love that you listened, and that you’re willing to work with us,” Goldwasser said.

The committee also voted to recommend the selection to the ECD board for further action, advancing the proposal to the full board for consideration at its Thursday, June 4 meeting.

The decisions followed a lengthy executive session that was closed to the public.

The Cornerstone is the ‘final piece of the puzzle’

BRIAN M. JOHNSON @brianjohnsonBP

Jun 8, 2026



A rendering of The Cornerstone building in Bristol.

Ellen Zoppo-Sassu

BRISTOL — The Cornerstone, a six-floor, 100,000 square foot mixed use building with 70 apartments and commercial space, is set to begin construction in fall 2027 or spring of 2028.

Mayor Ellen Zoppo-Sassu said Carrier Construction Inc. will begin the design/engineering, land use permitting and acquisition process over the next few months. The Cornerstone will have 70

“modern” apartments and 5,000 square feet of ground floor commercial retail space. It will also have structured parking on the ground level.

Zoppo-Sassu said the majority of residential space will be comprised of one-bedroom units to “fill a gap in the local marketplace.” She said renters will enjoy “modern amenities within a vibrant downtown environment,” with rental rates expected to be “in line with similar sized, modern market-rate apartments in the area.”

“This is the final piece of the puzzle that we designed for the former mall site almost 10 years ago,” Zoppo-Sassu said. “Once Bristol Hospital committed to the corner for their new medical building, interest piqued and we were on our way. I think putting in Hope Street, its infrastructure underground and the parking garage also made the parcels more attractive to developers. It is gratifying to see that Bristol can support new, modern development and that the vacancy rates are low.”

Zoppo-Sassu said Carrier Construction will pay \$250,000 for the approximately one-acre site on Centre Square. The project qualifies for the State of Connecticut-designated Enterprise Zone Tax Abatement program, which offers a seven-year descending tax abatement schedule in addition to up to three years of tax abatement during construction. Zoppo-Sassu said The Cornerstone project was selected through a competitive bid process in which developers were asked to submit project proposals for the final space on the former mall site.

“What we really liked about this project is the discussion we had with the Carriers about their lessons learned from Buildings 1 and 2 (Centre Square Village) across from City Hall and the Police Department,” ECD Commissioner and Downtown Committee Chair Mickey Goldwasser said. “Their experience with two bedrooms moving slowly means that there will be more one bedrooms in The Cornerstone. The quality will be the same but the square footage will be more compact, which means the rental rates will be proportionally lower.”

Economic & Community Development Director Justin Malley added there are also two other projects “in the pipeline” that will be offering “significantly lower” rental rates.

“Both Chic Miller on West St. and the soon to be redeveloped Sessions building on Riverside Ave. will be offering smaller, more economical unit pricing,” he said.

New six-story, 70-apartment building coming to CT downtown that's already on the rise



Centre Square Village, along North Main Street in Bristol, on Tuesday, June 9, 2026.
(Aaron Flaum/Hartford Courant)

By [DON STACOM](#) | dstacom@courant.com | Hartford Courant
PUBLISHED: June 10, 2026 at 5:21 AM EDT

The developer that recently put up [two buildings with a total of 104 apartments](#) in downtown Bristol is now planning to construct a third, [this one with 70 mostly one-bedroom units](#) as well as 5,000 square feet of commercial and retail space.

Farmington-based [By Carrier](#) is purchasing that last open parcel of the former Bristol Centre Mall property as the site for its biggest downtown project yet. The six-story, 100,000-square-foot building will be called The Cornerstone and will be built at North Main Street and Riverside Avenue. The plan is for apartments that are smaller and lower-priced than at the two By Carrier

buildings at [Centre Square](#), and the facade of the Cornerstone will be different as well.

“We don’t want to compete against ourselves, so the idea with this new building is that we won’t just do more of what we built at Centre Square,” said Ryan Carrier, an executive in the family-owned business.

“We’re going to build smaller units and at a more aggressive rental rate,” he said. “Traditionally we make our building very large with lot of closets and balconies. These apartments will be smaller, and we’re shooting for 20% to 25% lower rents than at Centre Square.”



A rendering of The Cornerstone in Bristol, the latest By Carrier mixed-use project in the city. (Courtesy of City of Bristol)

To Mayor Ellen Zoppo-Sassu, the Carrier family has been one of the central players in turning around the once-moribund downtown.

“Now what we hear is ‘There’s not enough parking.’ We’re working on that, but it’s a good problem to have,” she said.

The transformation of the old 17-acre mall property represents a vindication of the city’s decision to buy it 21 years ago. Zoppo-Sassu was a city council member

at the time, and vividly recalls how the failing mall was largely deserted, casting a pall over all of downtown.



A customer leaves Pure Foods at Centre Square Village on North Main Street in Bristol on Tuesday, June 9, 2026. (Aaron Flaum/Hartford Courant)

Dreams of a speedy redevelopment went south, however, and the property sat bleak and empty for years before Bristol Hospital's parent company opened a 62,000-square-foot facility at one corner in 2019. Wheeler Health then constructed a multi-story headquarters on another part of the parcel.

Most recently, By Carrier bought two large pieces for its twin four-story apartment buildings. The first is entirely full; the second went on the market this winter and the vast majority of apartments are already leased. And significantly, all the ground-floor commercial spaces are either operating or under construction with signed tenants. In many communities, developers have struggled to fill new retail space, but Carrier said Bristol has been highly popular.



Centre Square Village, along North Main Street in Bristol, on Tuesday, June 9, 2026. (Aaron Flaum/Hartford Courant)

“Our background is in residential, so we were wary of the commercial part. We hired a really reputable agent to help us fill those spaces,” Carrier said. “But we have some advantages. We’re not just the developer, we’re the general contractor so we keep the costs and schedule under control. And we hold properties, so we’re the landlord. When our tenants succeed, we succeed. So we’re very incentivized to get these projects done.”

The Monterrey Mexican restaurant and Pure Foods both relocated to be part of Centre Square, and soon-to-open tenants include Mr. P’s Frozen Treats. Tavello, a Neapolitan pizza restaurant, has signed on as the main commercial tenant Carrier’s second building at Centre Square.

“A lot of our tenants are small, they’re not big corporate companies with endless money. So we do the build-out quickly for them, and that’s a huge, huge advantage,” Carrier said.



A rendering of The Cornerstone in Bristol, the latest By Carrier mixed-use project in the city. (Courtesy of City of Bristol)

Critics on social media have insisted that the downtown apartments are too expensive and would sit empty, but Carrier said that's simply not the case.

"We hear 'people can't afford these rents,' but the first building was fully occupied within three to four months of us getting the certificates of occupancy. With the second building, we were 90% full within the first three months," he said. "We're getting some people from other states, a lot of other towns, and a ton of people from ESPN. Their employees are relocating from all over the place to be here."

Most of By Carrier's work was done under former Mayor Jeff Caggiano's administration, but progress has been equally strong under Zoppo-Sassu's.

"The city is a great partner and they're quick to help resolve issues. When we heard the parking was getting out of control, we had one meeting with the mayor — just a couple months later, the city approved removing part of a sidewalk to add 18 spots to support our new businesses."

From her City Hall office overlooking Centre Square, Zoppo-Sassu said the changes have been gratifying.

"I will always give credit to Bristol Health for being the first anchor building to come down here. It inspired confidence in others that this could work," she said.

By Carrier went further, adding 104 modern market-rate apartments and two restaurants along with service businesses and offices.



Bristol Centre Square. (Don Stacom/The Hartford Courant)

"The Carriers have a recipe here that's working. They've identified thoughtful tenants and worked with them to be successful," she said. "We didn't have a parking problem years ago. We had an aging mall that was only paying \$78,000 in taxes, and right now we're set for success."

The city gave seven-year tax abatements to By Carrier, but she emphasized that revenue to the city climbs steadily over that period.

"Some people think it's a blanket zero. That's not the case," she said. "They start with a 100% abatement, but that descends every year until they're paying 90% of their tax bill in year seven and only getting a 10% abatement."

Landscaping company owner pays \$2.1M for former Bristol manufacturing facility



229 Cross St., Bristol. Photo | CoStar

By [Michael Puffer](#)

June 10, 2026

A limited liability company affiliated with a Bristol landscaping and snow removal business recently paid \$2.1 million for a 74,255-square-foot light industrial building in Bristol.

In a deed recorded May 29, the LLC headed by Robert Desmarais, owner of Bristol-based Desmarais Property Maintenance, bought the industrial property on 3.14 acres at 229 Cross St.

The building contains about 10,000 square feet of office space, 15,000 square feet of warehouse space and 49,225 square feet of manufacturing space. Originally completed in 1965, the facility was expanded in 1980.

Attempts to reach Desmarais for comment were unsuccessful.

The property was sold by an affiliate of North Carolina-based NSI Industries, which acquired the building for \$2.4 million in 2022 as part of its purchase of Bristol-based Metallics Inc., a manufacturer of fasteners and related products that operated at the site.

Late last year, NSI informed federal and state labor officials that it planned to close the Bristol operation, eliminating 33 jobs by the end of September.

The seller was represented by James M. Panczykowski of JLL.

Newly built Bristol Chick-fil-A property sells for \$4.67M



1249 Farmington Ave., Bristol. Photo | Costar

By [Greg Bordonaro](#)

June 22, 2026

A newly constructed Chick-fil-A property in Bristol has sold for \$4.67 million, according to city property records.

The 5,146-square-foot property at 1249 Farmington Ave. was purchased June 1 by Cambridge Street Realty LLC, a Massachusetts-based limited liability company affiliated with Bruce and Laura Efron of Dorchester, local and state records show.

When asked why he made the purchase, Bruce Efron said in an email: “I love the area and strongly believe in Chick-fil-A as a company.”

The seller was Endurance Bristol LLC, which is controlled by William Baker, who has a Florida business address, state records show.

The property was built in 2025 on a 1.5-acre site, and the Chick-fil-A restaurant opened in January. The building is part of a new commercial development that also includes a ProHealth Physicians medical office and Platinum Express Car Wash.

According to a marketing brochure prepared by SRS Real Estate Partners, the property is leased to Chick-fil-A under a 15-year ground lease that began in January.

QDoba restaurant proposed in Bristol



735 Farmington Ave. Contributed photo | City of Bristol

By [David Krechevsky](#)

June 23, 2026

Bristol has received an application to develop a QDoba restaurant in the city and scheduled it for a public hearing next month.

During its regular monthly meeting Monday, the Bristol Planning Commission received a site plan application from 735 Farmington LLC, which owns a vacant building on 0.52 acres at 735 Farmington Ave., across the street from City True Value hardware store.

735 Farmington LLC is owned by Chandan Nankani, a real estate investor from the Unionville section of Farmington.

The application seeks site-plan approval to develop the fast-casual, Mexican-style restaurant, which the national brand says has more than 850 locations nationwide. QDoba has three locations in Connecticut, located in New Britain, Norwalk and Watertown.

The vacant building is located in a general business zone. According to the application, the chain states the majority of its customers prefer to order ahead, either via its website, phone app or third-party delivery services.

That, along with an agreement with city staff to limit the number of interior seats, will ensure the proposed facility meets the city's definition of a takeout restaurant, the application states.

A special permit application for the site was previously approved and a 2,664-square-foot building shell was erected in 2023, but it was not fully completed.

The proposed development intends to use the building, and the updated site design mimics what was previously approved in many ways, including the traffic pattern, the application states.

The parking layout, however, has been modified for the new use and the application includes minor changes to final grading to accommodate the change.

The design includes a total of 13 parking spaces, one of which will be accessible, at the rear and side of the building, two more than required by city regulations.

The commission voted unanimously to accept the application and scheduled it for a public hearing during its regular meeting on July 27.

Mayor's column: downtown updates and a green light for red light cameras



Bristol City Hall. | Laura Bailey

As downtown continues to develop, here are some updates:

- Just in time for the season, Mr. P's Ice Cream will be opening on North Main Street in the first week of July. The owners are Bristol residents who have invested in this as a family business. Complete with an outdoor seating area, a pick-up window and some great décor, this is going to be a destination and a great place to work for over a dozen young people.
- The barber shop, Axis, is in its soft opening period and also has a modern vibe. The hair salon, Cyriously Hair, will also be open in the next few weeks.
- Tavello, which means table in Italian, is set to open in mid-July.
- And on Main Street, the former Pint & Plate will be reincarnated with a new owner, new menu and revamped décor. Sei Bella is set to open in July as well.



Mayor Ellen Zoppo-Sassu

With lessons learned from the success of Pure Foods, Monterrey and Dark Moon in the first building, the City and Carrier partnered to address the on-street parking issues ahead of these openings. The streetscape in front of the post office was modified to add 19 additional angled parking spaces. Signage is also being designed to be installed downtown directing people to the Hope Street parking garage, which is free to park, and other public lots such as City Hall after 5 p.m., the parking garage behind the Police Dept. and Wheeler Health's lot, which is also available after 5 p.m. In addition, there are a few spots in front of Pure Foods and Mr. P's that will be designated for "Pick Up Only" to help them, due to the nature of their business.

North Main Street is also scheduled to be paved. Ray Rogozinski, our Public Works Director, is investigating whether it can be done earlier than the planned fall repaving schedule without increasing costs or inconveniencing the new businesses and other events.

Recently, the Chamber of Commerce sponsored its regional "State of the City" breakfast where municipal leaders shared outlooks. The good news is that while many of the towns surrounding Bristol are facing the same economic pressures with escalating prices, unfunded state mandates and inflation, they are also tackling regional issues such as housing supply and homelessness, all of which crosses town lines. In preparing for that event, I asked City Assessor Tom DeNoto for some downtown data. Having served on the Council when the City purchased the 17 acre mall site, I remembered that their tax bill at the time was approximately \$78,000. Now, 20 years later and with the blueprint that we created in 2018 almost complete, I was curious as to where the assessment and taxation numbers stood. The Assessor's analysis shows that over time, this 17-acre parcel has appreciated based on the millions of dollars of private investment. Using the 2022 revaluation data, the former mall site is – at this point in time — valued at \$73,536,657. Using today's mill rate and calculating the end of the tax abatement periods, those properties will be generating over \$2 million in tax revenue.



Left: Pint & Plate site visit. Right: View of the Mr. P's Frozen Treats ceiling. | Ellen Zoppo-Sassu

In other news, the petition drive to put the red-light traffic cameras on the ballot did not receive enough signatures to move forward. To be successful, the petition needed 1,915 valid signatures, which represented 5% of registered voters. Of the 691 signatures that were submitted in advance of the deadline, 593 were verified. On the last day, an additional 294 signatures were submitted and because that would not make the 1,915 needed even if they were all valid, they were not verified by the City Clerk.

To correct some of the misinformation that was circulated, I would like to summarize again:

- The City is only pursuing Automatic Traffic Enforcement Devices (ATED) for red light violations. The Police Commission has not authorized the City pursuing Speed Cameras.

- The vendor has not been chosen. During the public bid process, vendors will outline the percentage that the City will receive.
- The violation is not a tax. It is a fee that is charged to people who go through the red lights, for which the video is reviewed and the violation is confirmed. The City is not required to use any of its own money to install. The vendor absorbs all the costs.
- Video streams of intersections with devices are not kept. The only time the cameras “click” is for the vehicle that is purported to be in violation. While the vendor may be able to tell the City how many cars traversed the Aldi’s intersection during rush hour if we ask for a traffic count, they will not be retaining that video footage, nor will they know who has traveled through...unless you run the red light.
- Within the ordinance, there is a section that has definitions. One of those definitions was “Personally Identifiable Information.” This definition exists so that we cover what a vendor will be using to process payments. The City is not collecting bank information from residents, but the vendor who processes your payment will see it. This is no different than your medical doctors, your employers who do direct deposit, and others. All of these entities are required by law to safeguard your personal information. The vendor chosen by the City is no different, and how they handle payment will be part of the evaluation.

This means that the City will begin the process of going out to public bid for a vendor this summer. There will also be community meetings sponsored by the Police Commission and City Council so the public can meet the chosen vendor and be aware of how parameters will be set for the enforcement. For example, do we set it for right on red violations? How will the violations be evaluated? How will the vendor handle payments? What will the amount of revenue forwarded to the City? All of these decisions will be public.

While the petition drive was not successful, 24 circulators registered to collect petitions and put a topic on the ballot. I encourage everyone to sign up for alerts from the City website on agendas that interest you and keep abreast of what’s being discussed; attend a meeting, or volunteer to serve on a board. Democracy works best when there are a variety of voices at the table.

Economic Development/Marketing/Grants/CDBG Report

July 2026

Downtown/West End Updates

- Centre Square:
 - The following storefronts are set to open in July/early August: Tavello, Cyriously Hair, Axis Barbershop, and Mr. P's Frosty Treats.
- Staff will provide an update on the additional downtown restaurant preparing to open at the former Main St. Pint and Plate location, the new bakery El Bori, and other new/upcoming projects.
- A brief update on the Centre Square "pocket park" parcel and the new Carrier 70-unit development will be provided at the ECD Board meeting.
- ECD staff will provide a brief "Sessions Building" update at the board meeting.

Development Outside Downtown

- Industrial Update:
 - Integrity Manufacturing will provide a quick update on its project for Lot #6 of the Southeast Bristol Business Park at the ECD Board meeting.
 - Staff continue to work with a longtime manufacturer in need of expanding to a larger facility to consolidate a few businesses. More to come on this potential new construction.
 - Staff will provide an update on 383 Middle Street (former Superior Electric/ESPN North property) at the upcoming ECD Board meeting.
- Forestville/Other
 - ECD staff continue to work with Naugatuck Valley Council of Governments (NVCOG) on remediation and future parking area at 43 East Main St. Staff recently submitted a draft design for the parking area in hopes of applying for brownfield cleanup funds.
 - Staff are working with a glass tempering company setting up shop at 550 Broad Street.
 - Staff should be able to provide an update on a planned multifamily project planned for Forestville at the ECD meeting.
 - ECD, Public Works, Fire and Police personnel, and the Mayor continue to work with property owner who may be open to selling land to host the Police/Fire training complex. More to come soon.

Business Incentives

Small Business Micro Grants in Process

- Working with new businesses Northside Welding and Hot Side Equipment as they settle into new spaces on Broad Street and Wooster Court, respectively.
- Working with Your Eyes optician on a project for new flooring.
- Working with El Bori bakery on Riverside Ave. on buildout.
- Working with Velour Beauty on its new build-out in the West End.

Downtown/West End/Forestville Façade Grants in Process

- Working with Cinder and Salt – a new business at 409 Broad Street in Forestville

- Working with O'Donnell Bros. at 17 Divinity Street
- Working with the new owner of 209 Riverside Ave. (former Kenmore Cleaners)
- Helping Smith Cycles with new garage doors and exterior paint on Riverside Avenue
- Helping the owners of 216 Central Street in Forestville to complete exterior upgrades
- Coordinating façade assistance for the "NAPA" building at 65 Memorial Blvd.

Grants Administration

NAA Program

The NAA applications have been submitted to the CT Department of Revenue Services for review and action.

CDBG Program

- The Annual Action Plan for Year 52 was submitted to HUD this week.
- The subrecipient agreements have been mailed to all grant recipients pending their start date for YR 52 on July 1, 2026.
- Final reimbursement requests and activity reports from YR 51 recipients are due by July 15, after which time we can close the accounts and begin work on the CAPER.

FAÇADE GRANT PROJECTS

O'DONNELL BROS BUILDING

17 DIVINITY STREET

Before Renovations



O'DONNELL BROS

17 DIVINITY STREET

After Renovations



CINDER AND SALT

409 BROAD STREET

Before Renovations



CINDER AND SALT

409 BROAD STREET

After Renovations

Front of Building



Inside Parking Lot



Left Inside Parking Lot





CITY OF BRISTOL
BOARD OF FINANCE AGENDA REQUEST FORM

To: Board of Finance Commissioners

From: Economic and Community Development
(Requesting Department)

Date: July 6, 2026
(Submission Date)

For the July 28, 2026
(Date of Meeting)

This request is for:
(Please check the type of request and list in whole dollar amounts)

- ☐ Additional Appropriation \$ _____
- ☐ Transfer from Contingency \$ _____
- ☒ Transfer(s) \$ 26,000 _____
- ☐ Grant \$ _____
- ☐ Carry-over(s) \$ _____
- ☐ Other

Approval:

(Governing Board of your department)

(Department Head's signature)

(Date)

All requests to appear on the Board of Finance meeting agenda for consideration must be submitted to Jodi McGrane in the Comptroller's Office by 10:00 a.m. Monday of the preceding week of the meeting. Board of Finance Meetings are held on the fourth Tuesday of each month at 5:30 p.m. in the Council Chambers.

Board of Finance Agenda Request Form

Reason for request:

This transfer is required to replenish the ECD's popular Small Business Micro Grant program.

Transfer(s) complete the following:

From:	1044109-589300 Economic Development Expenses	To:	1044109-589330 Small Business Grants Program	Amount:	\$ 25,000.00
From:	1044109-589320 Development Grants – Centre Square	To:	1044109-589330 Small Business Grants Program	Amount:	\$ 1,000.00
From:		To:		Amount:	
From:		To:		Amount:	
From:		To:		Amount:	

Grants:

Total Amount: Grant \$ _____

City Share \$ _____ % _____

Federal/State Share \$ _____ % _____

Carry-overs list the following:

Account	Account Name	Amount