



**NOTICE OF SPECIAL MEETING
ECONOMIC AND COMMUNITY DEVELOPMENT
Industrial Committee – Special Meeting**

Thursday, July 11, 2024 at 4:30PM
City Hall, 111 N. Main Street., Bristol
Meeting Room 1-3 (Room 111), and on Zoom

AGENDA

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. [Special Meeting of March 5, 2024](#)
- IV. [Discuss proposal\(s\) for the Southeast Bristol Business Park](#)
- V. [229 Technology Park Admin. Update](#)
- VI. Take Any Necessary Actions
- VII. Adjournment

To join via Zoom:

<https://bristolct-gov.zoom.us/j/87556051872?pwd=GcbvdMOBqDaye1zLENgw6YjFUaQatZ.1>

Meeting ID: 875 5605 1872

Passcode: 190362

One tap mobile

+13017158592,,87556051872# US (Washington DC)

+13052241968,,87556051872# US

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

Meeting ID: 875 5605 1872

Find your local number: <https://bristolct-gov.zoom.us/j/kejDNzv5HX>

**Economic and Community Development
INDUSTRIAL COMMITTEE - Special Meeting**

Tuesday, March 5, 2024 at 4:00pm
City Hall, 111 N. Main Street, Bristol
Council Chambers (First Floor), and on Zoom

ATTENDEES: Mayor Caggiano, Commissioners Goldwasser and Verikas (Zoom)
ABSENT: None
GUESTS: Derrick Gibbs, Carl Tirella, Jr. (Zoom), Adam Girard from SSIC, Inc., Marc Beliveau, Michael Mansour from Budr Cannabis, and Chris Miarano from Allstate Commercial Driving Training School
STAFF PRESENT: Justin Malley, ECD Executive Director

I. Call to Order

Mayor Caggiano called the meeting to order at 4:04pm and led attendees in the Pledge of Allegiance. Introductions of the ECD Industrial Committee and ECD Staff were made.

II. Public Participation – There was no public participation

III. Minutes:

Mayor Caggiano requested a motion to approve the minutes from March 3, 2022. Commissioner Goldwasser made the motion which was seconded by Commissioner Verikas. All were in agreement and the Minutes were accepted into the record.

IV. Discuss proposal(s) for the Southeast Bristol Business Park (SEBBP)

Justin Malley reviewed that BHF Logistics, owner of Lot #2 in the SEBBP, changed their business plan and would be placing Lot #2 back on the market. Justin advised that Budr Cannabis is interested in the new structure BHF Logistics had built on Lot #2 and also expanding it by 8,000 sq. ft. While the SEBBP is for manufacturing, Budr is a special use manufacturer and they want to be assured that their business use will be allowed in the business park. As part of their business consideration, Budr prepared and provided the Committee with a detailed Odor Control plan.

Budr Cannabis presented their interest in the existing steel structure on Lot #2 which is ideal for a 10,000 sq. ft. canopy. It would be used for the various stages of a plant's life cycle and completely housed in one facility. The space they'd add would be at the back of the building. Discussion centered on the odor, or lack of odor, at the facility. Of note is that the growing is not done outside but in a controlled, air tight, sealed building. The HVAC systems will use HEPA and carbon filters which are equal to, or above, industry standards. The staged, controlled environment is for both the plant's health as well as consideration for the neighborhood. Additional odor prevention steps can be taken if necessary and be addressed at the source. Security and fire suppression were also discussed and are more State regulated.

Mayor Caggiano and Justin Malley shared insights on their visit to CT Pharma on March 4th which was to better understand the manufacturing operation, odor questions and odor control. Discussion included the use of inside vs. outside HVAC units, the types of air filters to control odors, and any odors noticeable within and outside the facility. They noted that odors were noticed closest to the grow rooms which are deep inside the building, and were a flower, organic material type smell.

Commissioner Goldwasser encouraged Budr to proactively take additional steps for odor control as he agreed it would be of concern to the neighborhood. He also asked about weather conditions such as rain or humidity affecting the any odors. Mayor Caggiano spoke to that concern with research he had done regarding weather and wind conditions. The information he found indicated that humidity, rain and the

general prevailing winds would actually tamper the travel of any smells. Justin Malley advised he had spoken with the owner of the PODs building in the business park, and he was understanding, only asked for odor and security to be reviewed. Budr wants to be a good neighbor. Justin noted this item was before the Industrial Committee because of the guidelines set in place for the business park.

Mayor Caggiano and Justin Malley also reviewed the job creation and economic development that Budr would be bringing to the city. That includes an estimated 25 to 30 employees, ten of which are lab techs, compliance officers, accounting and administration. It is an intellectual and sterile lab type environment with high tech equipment and it is all highly regulated by the State.

At this time, Mayor Caggiano called for the following Proposed Motion to be made. Commissioner Goldwasser read the following Motion:

To approve the Budr Cultivation LLC business use – defined as Medicinal and Botanical Manufacturing per the North American Industry Classification System (NAICS) – for operation of a cannabis grow facility on Lot #2 of the Southeast Bristol Business Park.

Further, the ECD Industrial Committee approves the Budr Cultivation LLC Odor Mitigation Plan – included as part of this motion as Exhibit A – as part of this business use approval, and to pass this item forward to the full ECD Board for final approval at their Regular Meeting on March 7, 2024.

Exhibit A:

Budr Cultivation Odor Mitigation Plan & Steps

Odors can certainly be an issue with outdoor grows, greenhouses, standalone shelter grows, or portable pod growing units. However, our proposal is to grow in a sealed indoor environment where odors on the outside will be a non-issue.

The building envelope will be sealed with a two-component closed cell foam, which is comprised of medium density polyurethane and a resin. It will prevent any unwanted leaking or seepage of odors from cracks, gaps, or holes in the building's perimeter walls or ceilings. It contains zero ozone transmission and catalysts, is moisture resistant and fire retardant. In addition, air handlers will be fitted with CarbonWed LD Carbon Pleats with closed cell neoprene gaskets combined with MERV 7 HEPA filters. Carbon pleated filters remove a wide range of odors and common indoor air pollutants. Advanced Carbon pleated filters have improved capability to filter nuisance and particulate type odors versus standard filters. High Efficiency Particulate Air (HEPA) filters can theoretically remove at least 99.97% of dust, pollen, mold, bacteria, and any airborne particles with a size of 0.3 microns (μm). Isolation of the canopy and production areas from our office, administrative and most importantly, employee and visitor entrance, will also be a factor of the proposed building's success. It will create multiple separate air chambers between odor producing areas and common areas minimizing odor transmission.

The proposed facility is in an Industrial area with plenty of buffer so outdoor odor transmission will not create a nuisance to any neighboring properties or residential areas. In the case that odors are alleged to be a nuisance to our neighbors, remedial actions will promptly be instituted if needed. Having the cooperation and support from our local neighbors is a critical aspect of our business model. In the unlikely event an area of smell transmission is identified, we are prepared to address the issue quickly and easily by implementing the following options as appropriate:

- Portable HEPA filters can be introduced in effected areas such as the Global Industries Commercial Air Scrubber & Negative Air Machine w/ HEPA Filtration 3300CFM.
- Fixed units could also be attached to the ceiling or wall, such as a Clean Leaf Odor Eliminator. The Clean Leaf Odor 1000CFM was specifically engineered for cannabis cultivators to eliminate odor from even the most potent flowers.
- Ozone generators and other odor mitigation systems will be utilized if carbon filtration alone is insufficient.

The Motion was seconded by Commissioner Verikas. All were in favor and the Motion was approved into the record.

Commissioner Goldwasser read the following Proposed Motions to open the floor for discussion as they apply to the next guest's presentation:

To approve the addition of the following to the Southeast Bristol Business Park Design Guidelines and Regulations Section III.B.1.2:

f. Sixth Priority: Vocational Schools Operated for Profit

To remove the following language from the Southeast Bristol Business Park Design Guidelines and Regulations Section III.B.1.3e:

Uses requiring a special use permit are prohibited

The Motion was seconded by Commissioner Verikas and discussion followed with Justin Malley introducing Chris Miarano from Allstate Commercial Driving Training School. He is looking to purchase Lots #10 and #11 within the park. Allstate currently operates in Meriden with headquarters in Seymour and is looking to move operations to Bristol with plans to use the space for both hands on truck driver training and classroom training, plus growth opportunities for the school and renting out of the space. Discussion included Allstate offering private lessons, holding daytime hours, seven days a week, primarily using outdoor space, being State regulated, and the use of DMV onsite testing.

Justin Malley advised that this item is before the Committee because while vocational schools operating for profit are allowed in the industrial park zone, they aren't allowed per the Southeast Bristol Business Park Design Guidelines. The question before the Committee now is, if after hearing from Allstate Commercial Driving Training School, they'd be interested in making this an allowed use in the Industrial Park. And as an aside note, this use is allowed by a special permit, but the Park guidelines state that no uses requiring a special use permit are allowed as well. The proposal today is to change the language for both this business opportunity but also for others in the future.

Commissioner Goldwasser and Verikas both shared in the positive aspects of this allowed use change for the Park. Mayor Caggiano called for a vote to approve the Motions. All were in favor on both Motions and both Motions were accepted into the record.

Mayor Caggiano offered Chris Miarano the opportunity to speak to the economic value of the school in Bristol. Chris advised of six instructors, with a student based that is mostly from outside of Bristol. They tend to help grow the area they're in with retail and food purchases made while coming for classes. There is currently an average of eighteen students a day, five days a week. Noise, air and traffic studies have shown they're not a nuisance to the neighborhood. Training is with a student and an instructor with instructor having access to controls if needed.

V. **Take Any Necessary Actions**

No further action needed beyond the Motions passed today being presented to the ECD Board at their next meeting.

VI. **Adjournment**

Mayor Caggiano called for meeting to be adjourned. Commissioner Goldwasser made the Motion which was seconded by Commissioner Verikas. All were in the favor and the meeting adjourned at 4:55pm.

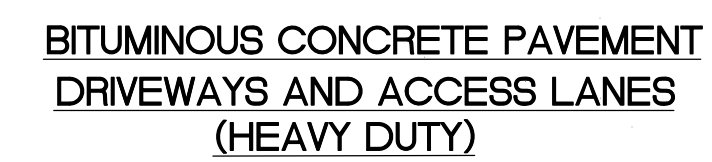
Respectfully submitted,
Sharon Arsego
Recording Secretary

CCCCCCCC

The site plan illustrates a proposed development within a larger site boundary. Key features include:

- Wetlands:** A large area in the upper left is designated as "WETLANDS" with a boundary line and elevation markers (248, 250, 252, 254, 256, 258).
- Proposed Future building:** A rectangular area outlined in blue, measuring 110 x 136, with a total area of 14,960 SF. It is located in the lower left.
- common parking area:** A shaded gray area adjacent to the proposed future building, labeled "common parking area".
- Proposed Building:** A large rectangular building measuring 110.00' by 273.00', with a total area of 30,030 SF and a finished floor (F.F.) at elevation 265. It is located on the right side.
- Future Addition:** A rectangular area at the top of the proposed building, labeled "Future Addition".
- Sanitary Line:** A green line running vertically along the right side of the site, labeled "Sanitary".
- Utility Lines:** Various utility lines are shown, including "Water" (blue), "Gas" (yellow), and "Elec" (red). A "Temporary Construction Fencing" line is also indicated.
- Elevation Markers:** Numerous elevation points are marked throughout the site, ranging from 248 to 272.
- Other Features:** A "Quarrying" area is marked near the center, and a "1,063 sf" area is indicated near the proposed building.

A vertical line with a central circle. The circle is divided into four quadrants by a horizontal line. The top-left and bottom-right quadrants are shaded. Above and below the circle, the line extends and is flanked by two shaded regions that resemble the tips of triangles or sails.



N.T.S.



jln contracting
GENERAL CONTRACTING • CONSTRUCTION SERVICES

573 Main Street
Cromwell, CT 06416

[illegible]

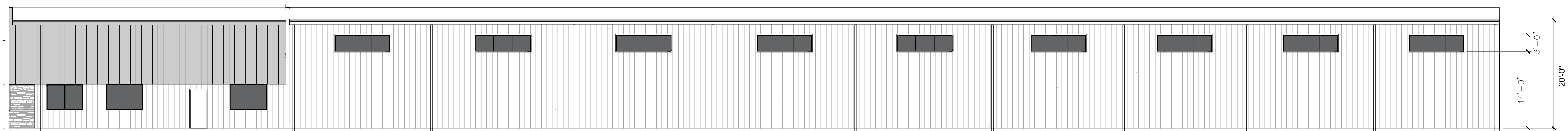
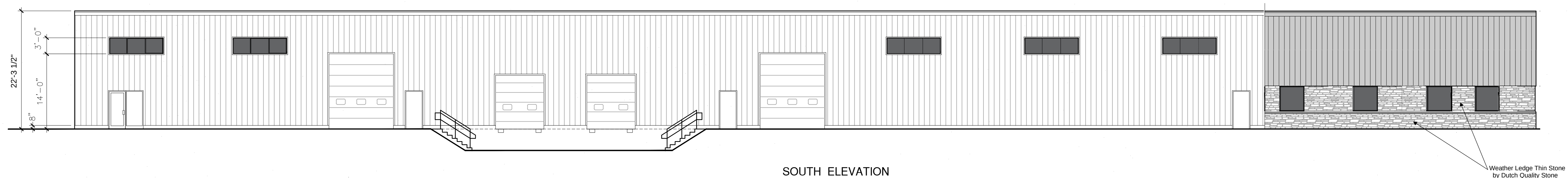
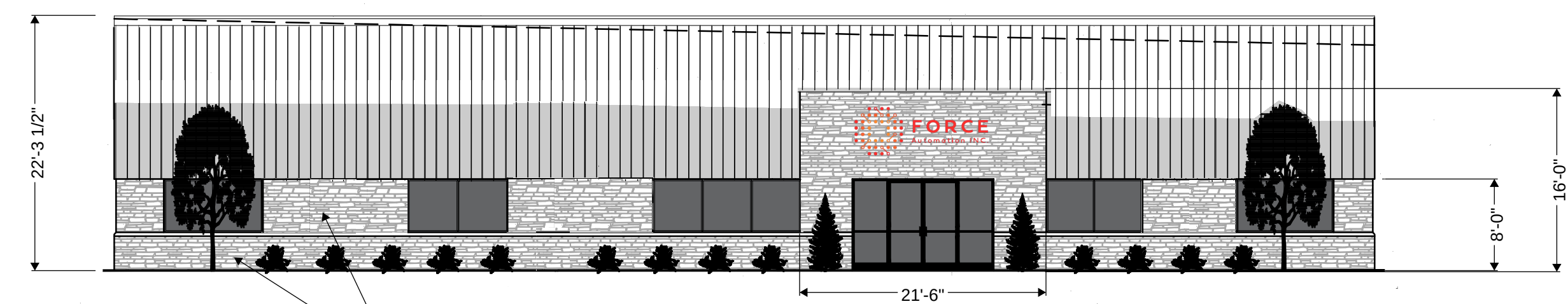
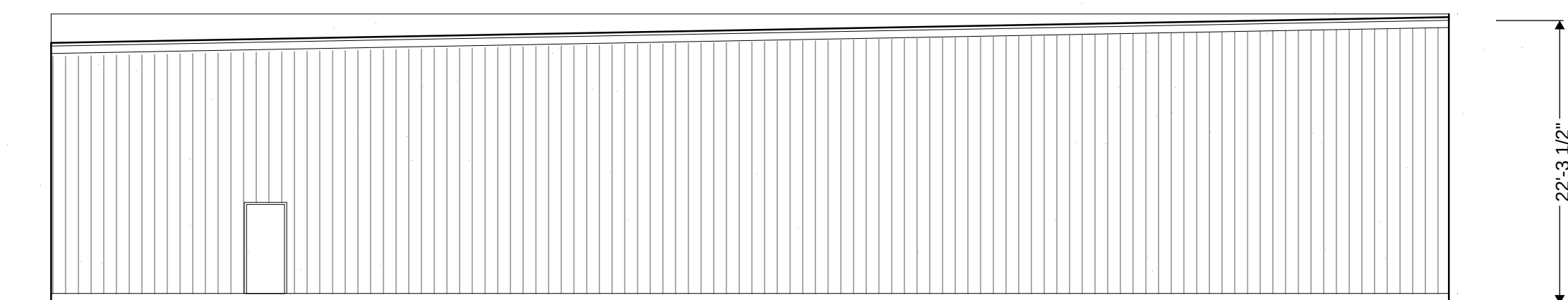
FORCE
Automation INC.

Lot 3 Bristol, CT

Conceptual Site Plan

DESIGNED BY:	SCALE: 1" = 30"
DRAWN BY:	DATE: 1/5/2024
CHECKED BY:	PROJECT NUMBER:
CAD FILE:	

SHEET NUMBER



GENERAL CONTRACTING • CONSTRUCTION SERVICES

288 South River Road, Unit A-1
Bedford, NH 03110

573 Main Street
Cromwell, CT 06416

[illegible]

Project:



~~758 Four Rod Road~~
~~Berlin, CT 06037~~

SHEET TITLE

Prelim. Elevations

DESIGNED BY:	SCALE:
DRAWN BY:	DATE:
CHECKED BY:	PROJECT NUMBER:
CAD FILE:	

SEAL	SHEET NUMBER
------	--------------

- 2.4 On lots in Section B of the park, only "primary" uses shall be considered, including warehousing/distribution facilities, which shall be prohibited.
- 2.5 On lots in Section C of the park, only "primary" uses shall be considered, including warehousing/distribution facilities, but excluding "mini-warehouses."
- 2.6 Because job creation is a major objective of this Redevelopment Plan, no more than fifteen percent (15 %) of the saleable lot acreage in the Park may be used for warehousing/distribution facilities.
- 2.7 No more than a total of twenty-six (26) acres of saleable lot acreage in the Park shall be used for corporate offices and "supportive" uses.
- 2.8 It is the intention of the City of Bristol to locate a helipad on Lot 8 at some future date; in addition, the Economic and Community Development may allow a helipad as an accessory use to a "primary" use if located on the same lot as the "primary" use.
- 2.9 Lots 14-23 inclusive – those located within the block bounded by Century, Horizon and Enterprise Drives and Crystal Pond Place shall be sold off only in clusters, each of which shall contain at least three contiguous lots.
- 2.10 If needed at some future date, one of the following lots may be re-assigned by the Economic and Community Development from Section B to Section A: Lot 4, Lot 31, Lot 38, or Lots 37 and 38 (combined).
- 2.11 The 23.2-acre portion of the site designated on the Land Disposition Map as "Reserved for Possible Future Development" is presently vacant; due to existing site constraints (e.g., wetlands) and the relatively high cost of development associated therewith, this reserved land is not intended to be developed at this time. Should the City decide to develop this land in the future, the Redevelopment Plan will be appropriately amended in accordance with the Connecticut General Statutes to reflect this change.
- 2.12 If needed at some future date one or more of the following lots may be re-assigned by the Economic and Community Development from section B to section C: lots 31 and 32 and 33 (combined).
3. Building & Site Design Standards

- 2.4 On lots in Section B of the park, only "primary" uses shall be considered, including warehousing/distribution facilities.
- 2.5 On lots in Section C of the park, only "primary" uses shall be considered, including warehousing/distribution facilities, but excluding "mini-warehouses."
- 2.6 Because job creation is a major objective of this Redevelopment Plan, no more than fifteen percent (15 %) of the saleable lot acreage in the Park may be used for warehousing/distribution facilities.
- 2.7 No more than a total of twenty-six (26) acres of saleable lot acreage in the Park shall be used for corporate offices and "supportive" uses.
- 2.8 It is the intention of the City of Bristol to locate a helipad on Lot 8 at some future date; in addition, the Economic and Community Development may allow a helipad as an accessory use to a "primary" use if located on the same lot as the "primary" use.
- 2.9 Lots 14-23 inclusive – those located within the block bounded by Century, Horizon and Enterprise Drives and Crystal Pond Place shall be sold off only in clusters, each of which shall contain at least three contiguous lots.
- 2.10 If needed at some future date, one of the following lots may be re-assigned by the Economic and Community Development from Section B to Section A: Lot 4, Lot 31, Lot 38, or Lots 37 and 38 (combined).
- 2.11 The 23.2-acre portion of the site designated on the Land Disposition Map as "Reserved for Possible Future Development" is presently vacant; due to existing site constraints (e.g., wetlands) and the relatively high cost of development associated therewith, this reserved land is not intended to be developed at this time. Should the City decide to develop this land in the future, the Redevelopment Plan will be appropriately amended in accordance with the Connecticut General Statutes to reflect this change.
- 2.12 If needed at some future date one or more of the following lots may be re-assigned by the Economic and Community Development from section B to section C: lots 31 and 32 and 33 (combined).
3. Building & Site Design Standards