

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

Thursday, October 3, 2024 at 4:30pm
City Hall, 111 N. Main Street, Bristol
Meeting Room 1-3 and on Zoom

ATTENDEES: Mayor Caggiano, Commissioners Goldwasser and Cowdell
ABSENT: Commissioner Verikas
GUESTS: Diego Contigo and Jessica Cabanellas of Horizon Natural Stone
Charlie Nyberg, Architect
STAFF PRESENT: Justin Malley, ECD Executive Director

I. Call to Order

Mayor Caggiano called the meeting to order at 4:32pm and led attendees in the Pledge of Allegiance, and introductions of the ECD Members present for the Industrial Committee.

II. Public Participation

Mr. Michael J. Dudko, 116 Lewis Rd., Bristol, CT spoke of his concerns regarding the proposed plan for Horizon Natural Stone operating on Lot#2 in the Southeast Bristol Business Park (SEBBP). His main concern was the effects the stone business operations could have on the Lot#3 wetlands which is adjacent to Lot#2 and, with industry, what kind of future contamination could take place there.

III. Approval of Minutes

A. Special Meeting of July 11, 2024

Commissioner Goldwasser made a motion to approve the Minutes from the July 11, 2024 Special Meeting. The motion was seconded by Mayor Caggiano. All were in favor and the Minutes were approved into the record.

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

A. Lot #2 Project Proposal

In the interest of time, Commissioner Goldwasser requested approval from the Chair to put forth the Proposed Motions for discussion. Mayor Caggiano approved the request, and Commissioner Goldwasser read the Proposed Motion as follows:

PROPOSED MOTION: To approve the following modification to the Southeast Bristol Business Park Design Guidelines and Regulations Section III.B.1.2:

Modify the following language:

c. Third Priority: Distribution facilities employing 2 or more facility employees per 1,000 square feet of floor area. "Mini warehouses" for self-storage or long-term storage shall be excluded.

To read:

c. Third Priority: Distribution facilities. "Mini warehouses" for self-storage or long-term storage shall be excluded.

Mayor Caggiano seconded this motion, opening it up for discussion. Justin Malley introduced Diego Contigo and Jessica Cabanellas of Horizon Natural Stone, a distributor of high-end façade and landscaping stones.

Mr. Contigo and Ms. Cabanellas presented their company's 20-year history and their interest in purchasing the property in the business park to grow their business. Justin Malley emphasized that Horizon Stone is a distributor and the business park guideline language addresses their smaller staff and the size of the facility vs. how the guidelines are currently written. Horizon Stone confirmed they're not a manufacturer, they are wholesale selling to other companies, not end users, and are pure distribution. Horizon Stone currently employs five people but their needs are for storage space vs. accommodating staff size, hence the motion to change the SEBBP Guideline wording.

Mayor Caggiano then called for a vote on this Motion. All were in favor and the Motion was accepted into the record.

Commissioner Goldwasser then read the following Motion:

PROPOSED MOTION: Per Section IV. of the Southeast Bristol Business Park Guidelines, to notify all owners of property in the Southeast Bristol Business Park of the proposed modification of said Guidelines concerning Distribution Facilities. Pending consent by all property owners to said modification, to approve the purchase and occupancy of 101 Business Park Drive by Horizon Natural Stone, LLC, or its assigns, to conduct operations under its NAICS designation as a Brick, Stone, and Related Material Merchant Wholesaler.

This motion was seconded by Mayor Caggiano. There was a short discussion about why there is a need to reach out to the SEBBP property owners regarding the above request. He then called for a vote. All were in favor and the Motion was accepted into the record.

Commissioner Goldwasser then read the following Motion:

PROPOSED MOTION: Per Section III.B.3.8.1a of the Southeast Bristol Business Park Guidelines, to approve the outdoor storage of finished goods - in the form of high-end stone and related material stored outside the building at 101 Business Park Drive in a clean, orderly fashion using pallets and similar structures – for Horizon Natural Stone, LLC.

Mayor Caggiano seconded the motion. Justin Malley advised that outdoor storage is allowed per the SEBBP Guidelines, but it must be approved by the ECD Board. The small squares on the site plan are stacked and stored pallets with room for a forklift to access them. This was confirmed by Architect, Charlie Nyberg.

There was a call to vote. All were in favor and the Motion was accepted into the record.

Commissioner Goldwasser then read the following Motion:

PROPOSED MOTION: Per Section III.B.3.7.4 of the Southeast Bristol Business Park Guidelines, to approve the screening proposal of Horizon Natural Stone, LLC concerning the outdoor storage of finished high-end stone at 101 Business Park Drive to include appropriate vegetative buffer from

residential areas and fencing of composite or other high-quality material to screen objectional views that may be visible from adjacent properties or the street.

Mayor Caggiano seconded the motion. Architect Charlie Nyberg reviewed the site plan with the proposed style, height and location of the vinyl woven fence material to obscure the outdoor storage.

A vote was called. All were in favor and the Motion passed into the record.

Commissioner Goldwasser then read the following Motion:

PROPOSED MOTION: Per Section III.B.3.14 of the Southeast Bristol Business Park Guidelines, to approve Horizon Natural Stone LLC, or assigns, use of natural stone within a minimum of the first 8 feet of building elevation on street-facing sides as a building architectural treatment and to approve the use of all metal for portions of the building exterior that are not easily visible from the street.

Discussion centered around the need for the building to have a stone façade, and both how and where that façade would be located. This is in regards to the overall look and curb appeal of the location in the business park.

A vote was called for. All were in favor and the Motion passed into the record.

Commissioner Goldwasser then read the final following Motion:

PROPOSED MOTION: To bring all of the above items to the ECD Board for final approval and a deciding vote.

Mayor Caggiano seconded the motion. A vote was taken. All were in favor and the Motion passed into the record.

V. Take Any Necessary Actions

The necessary actions are as laid out in the approved Motions above.

VI. Adjournment

Before Adjourning, Mayor Caggiano confirmed with Mr. Dudko that he had his questioned from during Public Participation answered. Commissioner Goldwasser made the motion to adjourn which was seconded by Mayor Caggiano. All were in favor and the meeting adjourned at 4:57pm

Respectfully submitted,

Sharon Arsego
Recording Secretary