



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

<https://bristolct-gov.zoom.us/j/88677210794?pwd=M2xITXBOVIRsSDROR1VlSmtnbmdudz09>

Meeting ID: 886 7721 0794

Passcode: 379107

The regular ECD Board Meeting will be held on Thursday, February 6, 2025 at 5:00pm in City Council Chambers, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Minutes of the January 9, 2025 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Marketing Report
 - B. Budget Updates
 - C. BOF Transfer Request
 - D. Zoning Regulations
 - E. Industrial Update
 - F. Downtown Update

VI. New Business By Commissioners

VII. Old Business by Commissioners

VIII. Committee Reports

A. CDBG Policy Committee

B. City Council Member Report

IX. Executive Session

A. 894 Middle Street Proposal

X. Adjournment

PER ORDER OF THE CHAIRPERSON

Jeff Caggiano
Mayor

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting Minutes

Thursday, January 9, 2025 5:00pm

Meeting Room 1-3 (Room 111), City Hall, 111 N. Main Street and on Zoom

ATTENDEES: Mayor Caggiano, Commissioner Schmelder, Council Member Dickau, Commissioners Mills, Goldwasser (Zoom), Hick, Cowdell, and Kearney-Gonzales (Zoom)

ABSENT: Commissioner Provenzano

STAFF PRESENT: Justin Malley - Executive Director, Dr. Dawn Leger - Grants Administrator, and Dawn Nielsen - Marketing & Public Relations Specialist (Zoom)

GUESTS: Charlie Talmadge of Development Planning Solutions, LLC
Attorney Timothy Furey of Furey, Donovan, Cooney & Dyer, PC
Meg Close, Andrea Keeney, and Jack McGovern of The Michaels Organization
Louis Silva of Community Investment Corp.

I. Call to Order

Mayor Caggiano called the meeting to order at 5:00pm, and led all present in the Pledge of Allegiance.

II. Public Participation

Donald Palaia, 15 Magnolia Ave., Bristol, CT spoke regarding the property on East Main in Forestville. It's his understanding that three parcels of land will soon belong to the City of Bristol. This includes the area where Connecticut DEEP's fish hatchery stocks the Pequabuck River. Mr. Palaia owns land in the immediate area and provided suggestions for business groupings for Forestville, CT that could create a feel similar to the center of Collinsville, CT. Discussion followed with Mayor Caggiano suggesting that Mr. Palaia first reach out to the Real Estate Commission, followed by possible private sale and then also the city's Parks and Rec Dept.

Michael J. Dudko, 116 Lewis Rd., Bristol, CT spoke regarding the Southeast Bristol Business Park (SEEBP) with concerns about development on Lot #3 which he believes is too close to the wetlands. He also submitted, and read, a letter requesting Intervener Status per the Connecticut General State Statutes CGS 22a-19(a). Mr. Dudko had previously provided this letter to the ECD Industrial Committee on January 8, 2025, and stated he had provided it to the DEEP and the Inlands and Wetlands Commission.

There was no further Public Participation.

Mayor Caggiano called for a motion to move Agenda Item **VIII. Committee Reports, A. Industrial Committee Report** up for immediate discussion. The motion was made by Commissioner Schmelder and was seconded by Commissioner Mills. All were in favor and Item VIII. Committee Reports, A. Industrial Committee Report came into discussion.

VIII. Committee Reports

A. Industrial Committee Report

Mayor Caggiano advised, as he had at the Industrial Committee meeting, that Mr. Dudko's letter requesting Intervenor Status isn't appropriate for the ECD Board, but rather the city's Inlands and Wetlands Commission. For this Board, the discussion is about the proposed FORCE Automation building for Lot #3 in the Southeast Bristol Business Park (SEBBP) and it fitting into existing SEBBP Guidelines.

Justin Malley presented the Board with the building's minimum square footage which is the one guideline item that needs to be reviewed and why. Discussion followed regarding the lot size, as well as FORCE Automation's work with robotics with specs that support other manufacturer's requests and production. The proposed building façade was also shown and discussed.

Attorney Timothy Furey and Charlie Talmadge offered additional information to the Board on behalf of FORCE Automation. This included addressing the wetland concerns expressed by Mr. Dudko. They also clarified that all future requests and plans for Lot #3 would need to come before the Board for review. Attorney Furey and Charlie Talmadge asked the Board to approve the size and location proposed for the buildings.

Mayor Caggiano called for a motion to waive the reading of the five proposed motions on this item due to their lengthiness. These same motions had been presented, read, discussed, and voted on at the ECD Industrial Committee Special Meeting on January 8, 2025.

Commissioners not on the Industrial Committee read the motions before a vote was taken. Commissioner Goldwasser assured the Board that the Industrial Committee heavily vetted each motion. There were no additional questions and the vote was taken.

Commissioner Goldwasser (also on the Industrial Committee) made the motion to waive the reading of the five proposed motions. That was seconded by Commissioner Cowdell (also on the Industrial Committee). All were in favor and the reading of the motions was waived.

The proposed motions were as follows:

Proposed Motion #1

Motion to waive the minimum building coverage requirement of 20% as indicated in the Southeast Bristol Business Park Design Guidelines and Regulations for the site plan for FORCE Automation Inc. on Lot 3 of the Southeast Bristol Business Park, as the lot's significant percentage of wetlands limits the total buildable square footage, which is considered an "extraordinary circumstance" per the Guidelines.

Proposed Motion #2

Motion to approve the site plan, landscaping plan, lighting plan, and building elevation plan dated December 3, 2024 titled "Improvement Location Survey – Proposed: Lot 3-3 Force Automation Business Park Drive" representing the new construction project for FORCE Automation Inc. on Lot 3 of the Southeast Bristol Business Park that includes construction of an approximately 30,000 square foot building and associated parking/loading area known as Phase I and construction of an approximately 12,000 square foot building and associated parking/loading area known as Phase II.

Proposed Motion #3

Motion that Economic and Community Development staff must report to the Economic and Community Development Board details on final construction of Lot 3, including the mounting of building signage and final building façade materials, to ensure these activities align with the Southeast Bristol Business Park Design Guidelines and Regulations.

Proposed Motion #4

Motion to approve the occupancy of FORCE Automation, a high technology design and manufacturing firm, for the Phase I building.

Proposed Motion #5

Motion that future tenants other than FORCE Automation occupying Phase I and/or Phase II of Lot 3 seek approval to occupy these spaces by the Economic and Community Development Board to ensure alignment with the Southeast Bristol Business Park Design Guidelines and Regulations

Mayor Caggiano asked the Board to entertain a motion to approve the five proposed motions as they have been reviewed and were approved in the Industrial Committee. Commissioner Schmelder put forward the motion to approve. The motion was seconded by Commissioner Mills. All were in favor and the motions were accepted into the record.

Mayor Caggiano called for a motion to move to Agenda Item **V. New Business, A. 273 Riverside Avenue Update**. Commissioner Schmelder made the motion which was seconded by Commissioner Mills. All were in favor and Item V. New Business, A. 273 Riverside Avenue was moved up for discussion.

V. New Business

A. 273 Riverside Avenue Update

Meg Close, Andrea Keeney, and Jack McGovern of The Michaels Organization attended and presented on Zoom. The Michaels Organization is the current developer of interest for 273 Riverside Avenue aka The Sessions Building. They have been in discussion with the State of Connecticut regarding funding for the affordable workforce housing proposed for that location.

The state advised that funding is dependent on the flexibility of adjusting the proposed percentage of the Average Medium Income (AMI) deck. This means a balance of approximately eighty-one (81), 1- and 2-bedroom units from 30% to 100% AMI which expands the AMI range from the original project. The AMI is calculated using Hartford County AMI numbers which are higher than those for Bristol alone. Among benefits of this AMI deck change is more State funding available which would reduce the city's portion of funding for the project. Discussion followed.

Consensus among the Board was that expanding the AMI range was a good idea, and should be pursued further. Justin Malley and Mayor Caggiano will speak with Corporation Counsel regarding clarification of the RFP parameters in regards to the change.

Commissioner Goldwasser excused himself at 6:00pm.

Mayor Caggiano requested a motion to continue with New Business. The motion was made by Commissioner Hick and was seconded by Commissioner Cowdell. All were in favor, and the Board continued with **V. New Business, B. Revolving Loan Fund Program Update**.

V. New Business

B. Revolving Loan Fund Program Update

Louis Silva, President and CEO of Community Investment Corp., and partner with the City of Bristol, joined on Zoom and presented a report on the Revolving Loan program applications and awards activity.

Highlights from the report include 46 loan inquiries with 5 closed transactions totaling \$157,500, representing an average loan size of \$35,000. Industries and businesses assisted include Edgewood Liquors (liquor retailer), Alloy Welding (manufacturer), 10 Main Street Cafe (food service), Amy Chase - State Farm (insurance agency), and Dark Moon (a specialty goods retailer). Two of those businesses are located in the City of Bristol's Enterprise Zone.

Some applications were either denied, withdrawn by the borrower, or deemed ineligible. The most common reason for not moving forward was the applicant not meeting the minimum credit score of 675. Other ineligible applicants included those not located in Bristol with no plans to relocate here, home businesses not interested in moving to a commercial space, and landlords looking for funds to improve their investment properties.

Additionally, there is approximately \$495,000 remaining for FY25 and there are no payment delinquencies. Everyone is being responsive and receptive to the program. The bulk of the application volume was in the last calendar quarter of 2024. A 4th quarter report will be provided for future review.

The mayor requested a motion to move to **Agenda Item VIII. Committee Reports, B. Budget Committee**. Commissioner Schmelder made the motion which was seconded by Commissioner Hick. All were in favor and the Board continued to Agenda Item VIII. Committee Reports, B. Budget Committee.

VIII. Committee Reports

B. Budget Committee

Commissioner Schmelder advised the Board that the Budget Committee met prior to the ECD Board Meeting, and reviewed each budget line item. All were in agreement with the proposed ECD Budget for the 2025-2026 year with a mostly flat budget from the prior year. Salaries are the only items with expected to increase based on contract negotiations. The employee health benefits line item shows an increase per notification from the Office of the Comptroller after meeting with providers. There were no questions from the Board.

Commissioner Schmelder made the motion to approve the proposed budget as follows:

Motion to approve the ECD FY 2025-2026 budget request as recommended by the Budget Committee on January 9, 2025 and to submit to the Comptroller's Office for revisions if necessary.

Commissioner Mills seconded the motion. All were in favor and the motion passed into the record.

Justin Malley commented that the budget review includes the Community Development Block Grant (CDBG) projects and funding (HUD provided grant money). Commissioners Hick and Schmelder added that CDBG funds subsidize staff salaries as well as the residential rehabilitation and community service grants. Mayor Caggiano added that the CDBG program adds value to the

city and the grand list.

Commissioner Schmelder excused himself from the meeting at 6:18pm.

At this time the mayor returned to the regular scheduled meeting agenda order.

III. Approval of Minutes

A. Minutes of the January 9, 2025 Regular Meeting

Mayor Caggiano called for a motion to approve the Minutes of the January 9, 2025 Regular Meeting. Commissioner Hick made the motion which was seconded by Commissioner Cowdell. There were no changes or corrections to be made. 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 approve the Consent Agenda. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. There were no questions or comments. All were in favor and the Consent Agenda was accepted into the record.

V. New Business

C. 894 Middle Street Update

Justin Malley advised the Board that one proposal from the Carrier Group was received in response to the 894 Middle St. RFP. The project is an industrial condo with units available to a range of businesses from electricians to sports. The goal is to work with the Carrier Group to vet the project details and consider next steps.

D. CDBG Year 51 Report

Dr. Dawn Leger reported that the Community Development Block Grant (CDBG) applications for the FY51 grant season are currently available online. They are a fillable PDF document. The application deadline is 1:00pm on Friday, January 31, 2025. The first public hearing for applicants to speak to their requests is scheduled for February 10, 2025. ECD is often made aware of awarded funds from the Department of Housing and Urban Development (HUD) late in the process, and the applications are accepted and reviewed now for when the funds are awarded.

Dr. Leger advised that the 5-Year Consolidated Plan is in progress. A public meeting is scheduled for January 21, 2025 to begin the FY51 conversation and process. The first rough draft of the plan is available online. The draft is built with information from various sources and then submitted to HUD in August 2025.

Dr. Leger also shared a summary of approved grants for the city and various departments.

The mayor called for a motion to approve the CDBG Report. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. There were no additional questions or comments. All were in favor and the report was accepted into the record.

E. BOF Transfer Request

Mayor Caggiano called for the reading of the motion for the BOF Transfer Request. Commissioner Hick read the proposed motion as follows:

Motion to transfer \$3,000 from the Fair Housing/Planning account #1044103-587902-G2025 to the Advertising account #1044103-557700-G2025 and to forward to the Board of Finance.

Commissioner Cowdell seconded the motion. Dr. Leger clarified that they hadn't accounted for the additional advertising needed for the 5-Year Consolidated Plan process this year. She found \$3,000 in an account that is not needed in the line item where it currently sits, making this BOF Transfer Request possible.

There were no additional comments and no questions. All were in favor and the Motion was accepted into the record.

F. Strategic Plan

Mayor Caggiano shared that the city is working to bring together a five, ten, fifteen-year strategic plan that includes the city departments of Planning, the ECD, Board of Finance, and the CIP Strategic Group. The plan includes Forestville and areas outside downtown Bristol. Justin Malley added that they're working closely with the Comptroller on this as well. Next steps would be to bring in other departments. Each Department Head would be tasked with working with their Boards and Commissions to look at long range goals. Ideas are welcome and should be brought to Justin Malley for consideration.

The mayor called for a motion to accept the Strategic Plan report. The motion was made by Commissioner Hick and seconded by Commissioner Mills. All were in favor and the report was accepted into the record.

VI. New Business by Commissioners

Commissioner Kearney-Gonzales spoke regarding The Soul Session event scheduled for Saturday, January 18, 2025 at Downtown Live at the Rockwell Theater on Memorial Boulevard. This is a one-of-a-kind cultural celebration with musicians, visual and spoken word artists. The event is sponsored by both Downtown Live and Paradigm Arts and Culture, with great support from the Arts and Culture Commission. Marketing has included online pieces as well as an interview with TV's Ann Nyberg. City Council Member Cheryl Thibeault also spoke, requesting the Board members share out the event details and also attend.

Dawn Nielsen announced that John Beardsley is returning to perform his well-received performance, a tribute to Elvis, at Downtown Live December 13, 2025. There is also a Downtown Live Sponsorship package piece available to help support the theater in the community. She also invited Board members to join them at Stop and Shop on Farmington Avenue in Bristol at 1:00pm to welcome CLYNK to Bristol. CLYNK is a new way for residents to more easily recycle bottles and cans, and Bristol is their first Connecticut location. There will also be a short tour of Recycle X that day, as the sole redemption center for all the Connecticut CLYNKs. Discussion about the CLYNK process and benefit to both residents and the city followed.

There was no other New Business by Commissioners.

VII. Old Business by Commissioners

There was no Old Business by Commissioners.

VIII. Committee Reports

B. City Council Member Report

City Council Member Mark Dickau reported that he had attended that morning's Regional Economic Development breakfast with the mayor and Justin. He shared that it was encouraging to hear what's happening in surrounding towns. Discussion about some of those projects were discussed.

IX. Adjournment

With no further items to discuss, the mayor called for a motion to adjourn. Commissioner Mills made the motion which was seconded by Commissioner Hick. All were in favor and the meeting adjourned at 6:48pm.

Respectfully Submitted,

Sharon Arsego
Recording Secretary

Unapproved

Hartford Courant

Sunday, January 5, 2025

Housing booms across central Connecticut

Towns added hundreds of apartments in 2024, with more coming this year

BY DON STACOM HARTFORD COURANT

In the midst of the state's housing shortage, developers put more than 500 new apartments on the market in central Connecticut in 2024 and anticipate adding more than 1,000 in the new year.

The hottest markets for new apartments in the year were Fairfield and New Haven counties, with Stamford alone getting close to 1,000 new units. But construction has also been extensive in the center of the state; New complexes opened this year in Bristol, New Britain, Newington, Granby and elsewhere.

Nearly every community in the region has apartment buildings approved for next year, with some of the biggest expected in Rocky Hill, Windsor and West Hartford. Market-rate pricing is the most common by far, although a number of projects have set aside 10 to 15% of their units as "affordable" and a few complexes being built exclusively at affordable rates.

Some of the larger additions in central Connecticut in 2024 were:

Centre Square Village, Bristol: The first phase of By Carrier's 104-unit complex in downtown opened in late fall and offers one, two- and three-bedroom apartments. Each unit comes with a private balcony or patio, quartz countertops, stainless steel appliances and 9-foot ceilings. The two four-story buildings will share a fitness center, conference room, outdoor gazebo with grilling stations, a dog park and dog wash station. Vice President Ryan Carrier said more than 60% of the first building is leased, with more than 40% of tenants already moved in. Rents range from \$1,800 to \$2,200 for one-bedroom units. Two-bedroom apartments have either one or two bathrooms, and range from \$2,300 to \$2,600. Three-bedroom units all have two bathrooms and lease at \$2,700. The penthouse is \$3,200.

The Brit, New Britain : The Brit, a six-story complex in the heart of downtown, began moving in tenants this fall. Its 107 apartments range from 501 to 1,000 square feet; the building offers 60 studios, 38 one-bedroom units, and nine two-bedroom apartments. Units feature smart-home technology, exposed ductwork and polished-concrete floors, quartz countertops, stainless-steel fixtures and appliances, glazed windows, staggered Juliet balconies, and glass-and-tile bathrooms with multi-jet shower systems. Rents are listed at \$1,559 to \$2,800, and the size of units ranges from 501 square feet to 1,043 square feet. Avner Krohn's Jasko Development is constructing a twin building, The Highrailer, immediately to the north on Main Street.

The Pike, Newington: The 151 units at The Pike in Newington came on the market this year as Smith & Henzy, MDG Design & Construction and Konover Residential Corp. completed the \$40 million project in the fall. Two four-story buildings have 64 one-bedroom apartments and 87 two-bedrooms, and 10% are set aside for individuals or families earning less than 80% of the area's median income. Amenities at the complex include a 2,000-square-foot community lounge with spacious kitchen island, cafe and conference room; a 2,000-square-foot fitness center; a bicycle storage room; and an outdoor plaza with grills, yard games and sofas surrounding a fireplace. Apartments range from 750 to 1,325 square feet, and some of the two-bedroom units have two baths. The market rate units are offered at \$2,150 to \$3,050. The Pike's apartments feature 9-foot ceilings, open floor plans, walk-in closets, in-unit washers and dryers, breakfast bars, stainless steel appliances and quartz countertops.

Ellis Commons, New Britain: WinnCompanies got more than 600 applications in the late fall as it finished major construction on Ellis Commons, 154 apartments offered at a mix of affordable housing rates. Move-in isn't planned until February, but the company in mid-December held an open house and has been providing tours and running a social media campaign encouraging prospective tenants to apply now. Modern affordable housing is one of the worst areas of shortage in the housing market, and the \$85 million Ellis Commons project offers the rare chance for people making as little as 30% of the area median income to qualify for an apartment.

The complex is also offering units at the 50, 60 and 80% levels. One-bedroom units are priced as low as \$625, with rates ranging up to \$1,728. There are also two- and three-bedroom apartments available. Amenities include a fitness center, lobby lounge with fireplace, clubhouse, a patio and a laundry room. Ceilings of 11 to 12 feet; stainless steel ranges, dishwashers and refrigerators; large energy-efficient windows and original wood pillars and beams are among the features.

Station 280, Granby: Burkentine Builders has begun leasing at the largest apartment complex in town, the 235-unit Station 280. It anticipates completing construction before March, according to Michael Burkentine, company co-owner.

Currently about 60 apartments are listed at \$1,785 to \$3,050, with one-, two- and three-bedroom units that range in size from 719 to 1,663 square. Apartments have a washer and dryer, dishwasher and microwave along with refrigerator and freezer, granite countertops, walk-in closets and patio or balcony. The amenities list includes a pool, clubhouse, outdoor cabana, fitness center, dog park and movie lounge.

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Serving the Communities of Central Connecticut



Brian Johnson

Brendan Schain, legal office director at DEEP points to a chart explaining plans to revise the Brownfields cleanup policy.

State looks to change rule slowing development of polluted properties

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — The local business community hear state officials plans to change how contaminated sites are remediated, aiming to put properties back into use rather than let them sit and crumble. The Department of Economic and Community Development Deputy Commissioner Matt Pugliese and Brendan Schain, legal office director at the Department of Energy and Environmental Protection, spoke at the Central Connecticut Chambers of Commerce's Economic Outlook at the DoubleTree hotel at 42 Century Dr.

Pugliese and Schain focused their discussion on plans to revise how the state deals with Brownfields sites. The DECD is offering

See RULES ON PAGE 4

Plainville Choral Society invites new members

BRIAN M. JOHNSON
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PLAINVILLE — After a joyful wrap-up of last year's season with their 54th Annual Christmas Concert, The Plainville Choral Society is beginning rehearsals for its 2025 season starting Monday.

Rehearsals for this season begin Jan. 13 from 7 to 9 p.m. at Gloria Dei Lutheran Church at 355

Camp St. The group's next concert, their annual spring concert, will be May 16 and 17. More information will be announced closer to that event.

The Plainville Choral Society held its 54th Annual Christmas Concert, "Sounds of Christmas Joy", Dec. 14 and 15 at Gloria Dei Lutheran Church. The concert was directed by the group's new music director

Karl Gallmeyer.

"More than 50 men and women from various cities and towns across Connecticut joined together to perform a mix of beloved Christmas and winter songs," Eileen Glancy, publicity director for the Plainville Choral Society, said.

Some of the songs featured in the concert included "Do You

See CONCERT ON PAGE 4



Eileen Glancy

The Plainville Choral Society singing during their Christmas Concert.

DOWNTOWN DIGS



Dylan Braccia

The recently built mixed use building 110 N Main St. will hold retail and apartments.

New buildings bring new business

DYLAN BRACCIA
@THEBRISTOLPRESS

BRISTOL — With the development to the downtown area, new businesses are coming to add life to the downtown scene. Bristol has already built

up new buildings, including the new Wheeler Health headquarters, and the mix of retail and apartments at 100 N Main St.

Justin Malley, Executive Director of Economic and Community Development in Bristol, said there will

be another building mirroring 100 N Main St. that will also include apartments and retail, making space for six businesses in total moving into the new spaces.

Dark Moon, a gifts, art, jewelry, and home decor

store will be coming soon to fill one of the retail spaces at 100 N Main St. Pure Foods cafe and smoothie bar is moving in to another from down the street at 457 N Main St. And the final space will be home to another restaurant that hasn't yet been announced.

JR Rusgrove owns Pure Foods, and said he is excited for the move to 100 N Main.

"It's taken a little while to get here, but it's been

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Rules push owners to let properties rot

Continued from Page 1

\$300 million to assist with industrial cleanup of formerly blighted sites.

The state's current policies fall under what is called the Transfer Act. Currently, these policies only align with New Jersey. The rest of the country, Schain said, utilizes a "release-based policy."

The Legislative Review Committee will discuss a potential switch in policies in February of this year.

Schain explained that under the current policy, certain types of businesses, including dry cleaners, auto repair shops and industrial waste storage facilities, require a complete site survey and remediation if they sell the business.

This often includes the removal of four feet of "coal ash fill" from the soil, which can be very expensive. They are also required to produce evidence that there is no pollution, going back over the site's history of past ownership.

Schain said many property owners opt not to sell potentially contaminated sites due to the high cost of remediation. They instead put fences around them, pay their property taxes, and "let them crumble" while still mowing the grass to meet local ordinances. These become Brownfields sites.

"There are approximately

3,000 Brownfields sites in Connecticut," Pugliese said. "Every mayor knows about these places. Making it easier to remediate them would help the rebirth of many of our downtowns to come to fruition. It is cheaper to develop sites which already have infrastructure in place and which are often close to transportation hubs."

Under a new "Release-based policy," specific businesses would not be singled out. The buyer and the buyer's lender would instead determine what cleanup is needed for the sites. If any evidence of pollution is found during that cleanup, the state would have specific guidelines on how to remediate it. In the case of coal-ash fill, the state would provide guidelines for managing it in-place.

Pugliese said the state's goal is to streamline the process of site remediation, make it less costly and move it along quicker. This would encourage more businesses to invest in restoring blighted properties, he said.

"We want to improve the process and make us more competitive with states like Massachusetts," he said.

Pugliese and Schain said DEC and DEEP are both in agreement that this new "release-based" policy is the best way to move forward with Brownfields sites.

Concert inspired former members to re-join the Plainville Choral Society

Continued from Page 1

Hear What I Hear," and "Marshmallow World."

Audience members were also invited to join in the singing of Handel's "Hallelujah Chorus," which has been a long-standing tradition for the Plainville Choral Society.

Glancy said the program also included "insightful commentary" on the origins and rich history behind the music.

"Over the years, the Plainville Choral Society has enjoyed the leadership of talented directors who craft musical arrangements specifically suited to the choir's unique voices," she said. "Under Galmeyer's direction, this tradition continues."

Among the audience were former Plainville Choral Society members who, inspired by the concert, made the decision to come back to be part of

this group. Glancy said that the Plainville Choral Society has "become like family to so many."

"I was so excited to see many regulars in our audience as well as some new faces," longtime member and current President, Debi Wishart-Parker said. "This year we have a lot of young people who joined the group and they invited their families and friends."

Glancy said one new member sold more than 30 tickets to the concert.

"The Plainville Choral Society is more than just a choir—it's a 'family of friends,'" Glancy said. "At PCS, every voice matters. The choir welcomes people from all walks of life, regardless of their background, ability, politics or idiosyncrasies. This diversity is part of what creates the distinctive sound heard in every performance. As a non-auditioned ensemble, PCS invites anyone with

a love of singing and a desire to perform for the community to join."

Glancy said many of the new members this season joined as pairs. She encouraged those interested in joining not to hesitate to share the experience with a family member or friend.

"Each season, PCS grows and evolves—thanks to the dedication of its leaders, directors and singers, both past and present," she said. "Be part of something fun and special as we celebrate our 55th year of bringing music to the community."

For more information, visit pcsmusic.net, follow the Plainville Choral Society on Facebook and Instagram, or call the group's president, Debi Wishart-Parker, at 860-573-8526.

Brian M. Johnson can be reached at 860-269-0822 or bjohnson@bristolpress.com.

Pure Foods and Dark Moon are first tenants of new building

Continued from Page 1

worth the wait," Rusgrove said.

Pure Foods has been in Bristol for almost five years. When they opened, Rusgrove said they had to adapt a to-go style, due to COVID. In their new space, Pure Foods will now have both seating and to-go.

"We've never been able to have a regular restaurant style," Rusgrove said. Rusgrove said he and his wife worked with Carrier, who built the retail and apartment buildings, to design the new Pure Foods space.

"I think the Carrier family has put out a beautiful product," Rusgrove said. Rusgrove said this was the first restaurant Carrier has ever built, as they are primarily focused on housing. He also said that this is the first time he's not fitting his business into a space that was already existing.

"For my wife and I, we are just happy to be a part

of the building and the process," Rusgrove said.

The indoor seating of the new Pure Foods will hold 30 people. There will also be an outdoor patio section that can hold another 30 people, for when the weather is nice.

"The volume alone will make such a difference," Rusgrove said.

Rusgrove said even the staff is excited for the move.

"The existing Pure Foods is in a very old building, over 100 years old," Rusgrove said. "Now they're about to walk into something that's state of the art. They are excited for the changes."

Rusgrove said that 99% of everything is done. The next steps for the move will include closing the current Pure Foods location, and moving equipment over into the new space.

Rusgrove hopes to only be closed for about a week. He will look to train new and current employees for the changes. He plans on

hiring five new employees for the move.

"Our hopes are by the first of February," Rusgrove said. "We'd like to be in there sooner, if possible."

Rusgrove said he wished Bristol had something like what West Hartford has for their downtown area. He said he is really glad to see development happening downtown.

"There weren't a lot of people who wanted to do food downtown," Rusgrove said. "Now in the last six months, there's like four restaurants moving into the downtown area in the next year; and that's great. It gives more variety for people to choose from."

Mayor Jeff Caggiano is excited for the new businesses coming to the downtown area.

"I'm pleased with where we are at," Caggiano said. "We are moving the needle forward. We have finally turned that corner."



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SOUTHINGTON ARREST BLOTTER

Felicia Jenkins, 48, of 553 East 108th St., Brooklyn, NY, was charged Dec. 23 with criminal attempt to commit sixth degree larceny, interfering with an officer/resisting arrest and second degree breach of peace.

Evan Mitchell Munger, 20, of 922 Jacobs Lane, Newington, was charged Dec. 23 with second degree

breach of peace. Thomas M. Beaudry, 36, of 303 George Washington Turnpike, Burlington, was charged Dec. 31 with fifth degree larceny and conspiracy to commit fifth degree larceny.

Jose Manuel Valdivia, 37, of 23 Preston Terrace, Waterbury, was charged Dec. 31 with disorderly conduct and public inde-

cency. Jamie Chace, 27, of 797 West Main St., Apartment D, Meriden, was charged Jan. 1 with second degree criminal mischief and second degree breach of peace.

Robert Dziedzic, 41, of 90 Sabrina Dr., was charged Jan. 3 with misuse of emergency 911 (false alarm).

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Close to Gaza ceasefire

Insiders claim Hamas has accepted latest draft of deal as sides remain hopeful. **Page 3**

Airline cuts three routes

Avelo scraps trio of nonstop destinations flying out of Bradley. **Connecticut, Page 1**

Luck of Irish announcer

Student from Connecticut relishing chance to call Notre Dame title run. **Sports, Page 1**

Breezy, but bright

Plenty of sunshine in the afternoon, with a high of 33. **Living, Page 6**

Hartford Courant

VOLUME CLXXXIX

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WEDNESDAY, JANUARY 15, 2025

HARWINTON

Two charged with manslaughter

Woman allegedly conspired with best friend to hit her boyfriend with car following argument

By Justin Muszynski
Hartford Courant

A woman and her best friend face manslaughter charges for allegedly running down her boyfriend in Harwinton last July

following a tumultuous argument that led to her texting the friend and asking if he could beat up the boyfriend, saying she wanted him "hurt."

Logan Diaz-Lopardo, 21, and Abbigale Whipple, 20, both of

Torrington were arrested Monday in connection with the death of 24-year-old Kevin Gangelli of Harwinton who was run down in the driveway of his home by a vehicle being driven by Diaz-Lopardo, according to Connecticut State Police. Whipple was a passenger in the car.

Diaz-Lopardo faces charges of first-degree manslaughter

with intent to injure, first-degree manslaughter with grave risk of death and conspiracy to commit first-degree manslaughter. Whipple has been charged with conspiracy to commit first-degree manslaughter and accessory to first-degree manslaughter.

According to the warrant affidavit supporting the arrests, the series of events that led to Gangelli's

death began on July 27, 2024, when he went to a car show instead of spending time with Whipple, she told detectives. Whipple said she had been in a relationship with him for over a year, while describing Diaz-Lopardo as her best friend for many years who is allegedly "obsessed" with her, the warrant

Turn to Charges, Page 2



State ranks near bottom for bottle and aluminum can redemption, but a tech-based company and grocery chain are trying to change that

EASY AS CAN BE

By Stephen Underwood
Hartford Courant

Bristol resident Chris Hayden said he never brought his used cans back to the supermarket to get the 10 cent deposit until he heard about a new way to return bottles and cans that he says is faster, easier and more efficient. "I always just put my cans in the recycling bin and take them out to the curb because it was always such a pain to put each can in the machine and then have it go full," Hayden said. "But now all I have to do is just scan my card, drop my bag off and go shop. It's such an easy process." Hayden is now a customer with Maine-based CLYNK, a company offering a technology-



Above: Dan Kiley, from CLYNK, helps David Gonzalez, of Bristol, deposit his first bags of recyclables in a redemption container at the Stop & Shop parking lot along Farmington Avenue in Bristol on Tuesday. Top: Gonzalez reads his recyclables. AARON FLAUM/HARTFORD COURANT PHOTOS

gy-based bottle and can return system that bills itself as quicker and simpler than visiting the local supermarket bottle room or one of the state's increasingly rare redemption centers. In Maine, CLYNK has had a partnership with the Hannaford's grocery store chain for years, crediting customer accounts each time they return bags of bottles and cans at a CLYNK drop-off location.

Now in Connecticut, CLYNK has announced a new partnership with the Stop & Shop grocery chain, rolling out the first locations at the Bristol Stop & Shop on Farmington Avenue and the Simsbury Stop & Shop

Turn to Cans, Page 2

WEST HARTFORD

Condos to come with big price tag

Some luxury units in Center Park Place plan to cost millions

By Don Stacom
Hartford Courant

Developers of the Center Park Place luxury condominiums in West Hartford's center plan to begin constructing the basement garage early this year and anticipate completing the six-story building by the end of 2026.

Prospective buyers have already reserved more than a quarter of the 58 condos, including 10 of the 13 premium sixth-floor units, according to real estate agents working with developer Arapahoe.

A 2,700-square-foot penthouse unit with three bedrooms and four baths that was listed at over \$2.8 million has been reserved, said Kate D'Aaddabbo of Coldwell Banker. One buyer decided to merge two condos to create a single 3,600-square-foot unit that was priced north of \$3 million, she confirmed.

Mayor Shari Cantor said Monday that the Center Park adds to the diversity of housing opportunities near West Hartford's center, one of the most popular retail and dining destinations in Connecticut over the past two decades.

"It shows an incredible interest in the center. People want to live here because of its vibrancy," she said.

Contractors demolished two small buildings on Arapahoe Road last month to make way for the project.

Just a few blocks away, builders are completing The Camelot, a 44-unit apartment complex dedicated entirely to affordable housing. At the same time, Avner Krohn's Jasko Development is completing The Byline and Continental Properties has largely completed the framing for the

Turn to Condos, Page 2

Report lays out Trump election plot

Special counsel says evidence of plan to overturn 2020 result would have likely led to guilty verdict

By Alanna Durkin Richer,
Eric Tucker and
Colleen Long
Associated Press

WASHINGTON — Special counsel Jack Smith said his team "stood up for the rule of law" as it investigated President-elect Donald Trump's efforts to overturn the results of the 2020 election, writing in a much-anticipated report released Tuesday that he

stands fully behind his decision to bring criminal charges that he believes would have resulted in a conviction had voters not returned Trump to the White House.

"The throughline of all of Mr. Trump's criminal efforts was deceit — knowingly false claims of election fraud — and the evidence shows that Mr. Trump used these lies as a weapon to defeat a federal government function foundational to the United States' democratic

process," the report states.

The report, arriving just days before Trump is to return to office next week, focuses fresh attention on the Republican's frantic but failed effort to cling to power in 2020 after he lost to Democrat Joe Biden.

With the prosecution foreclosed thanks to Trump's 2024 election victory, the document is expected to be the final Justice Department chronicle of a dark chapter in American history that threatened to disrupt the peaceful

Turn to Trump, Page 2



Then-President Donald Trump records a statement to his supporters on Jan. 6, 2021, after they stormed the U.S. Capitol amid alleged efforts to overturn the 2020 election. HOUSE SELECT COMMITTEE 2022

Coming to West Hartford, 'not a typical breakfast' spot

A popular all-day breakfast and brunch bar is bringing its first location to the state later this year, with twists on classics along with vegan and allergy-safe options. **Connecticut, Page 1**

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Obits **Connecticut, 3-5**
World & Nation **News, 3**
Classified..... **Connecticut, 6**

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FROM PAGE ONE

Condos

from Page 1

172-unit One West Hartford; both are upscale apartment complexes.

Adding rental and ownership housing along with offerings at various points on the income spectrum means a wide range of people can live in West Hartford, Cantor said. D'Addabbo said the town's center is the key factor attracting people to Center Park Place.

"Our typical clients, the people we've seen and the calls we're getting, are looking to downsize. A lot of them are from the area, or grew up in the area and have come

back to the area. They really want to be in West Hartford center," she said. "They love the idea this is new construction in West Hartford center and they don't have to do anything. It's already done."

"With a lot of the calls there's some connection at some point in their life to West Hartford. They lived here at one time, raised their kids here and moved away, now maybe their kids have moved here and they want to be closer to their grandchildren," she added. "Or they lived here when they were younger, moved to New York or Boston and want to come back."

Many are retirees or nearly retired, but D'Addabbo and

her colleague Maggie Brennan said there's a range of ages. The project has drawn interest from young professionals who left for careers in bigger cities but want to return to West Hartford, they said.

When asked if the success of West Hartford center and Blue Back Square is important to buyers, D'Addabbo replied: "It's the factor. For people who already understand West Hartford, it's obvious. You are in the middle of West Hartford center. You are in walking distance to everything. You could never have to move your car if you didn't want to leave West Hartford center."

Most Center Park Place

units are in the 1,500 to 1,970 square foot range, and the price per square foot runs from \$300 on the third floor and \$1,000 on the fourth and fifth floors to \$1,150 on the sixth floor. In addition to a basement parking level, the second and third floors will be parking. Some spaces will be a public parking garage; the level for Center Park Place residents will have a separate entrance.

Units are advertised with 10-foot ceilings, 8-foot windows and doors, wide-board hardwood floors.

Amenities include a large heated pool and pool deck, a rooftop terrace, a fitness center, a two-story lobby, bike room and more.

Charges

from Page 1

affidavit said.

The next day, on July 28, Whipple told police she woke up and found that Gangell had blocked her phone number, so she contacted Diaz-Lopardo and asked him to pick her up from her home, the warrant affidavit said. At some point, she was able to contact Gangell through a FaceTime call, during which she told police she flipped her camera around to show Gangell that Diaz-Lopardo was parked in her driveway, according to the warrant affidavit. This reportedly angered Gangell.

State police found during their investigation that Diaz-Lopardo and Gangell allegedly had much hostility toward one another and that they had previously made threatening remarks to each other, according to the warrant affidavit. Whipple told police Gangell had allegedly once pulled a knife on Diaz-Lopardo because he thought Whipple had an affair with him, state police wrote.

After seeing that Diaz-Lopardo was with Whipple, Gangell allegedly told her to come to his home. The pair then got into Diaz-Lopardo's 2008 Audi A4 and began driving there. In the warrant affidavit, state police wrote that Diaz-Lopardo initially passed the Clearview Avenue home while the horn was honked multiple times. Diaz-Lopardo and Whipple gave conflicting statements about who sounded the horn.

According to the warrant affidavit, Diaz-Lopardo then circled back and was heading south on Clearview Avenue when he allegedly turned into the driveway where Gangell was standing and struck him. Gangell, state police wrote, was thrown about 70 feet and was left lying on the ground.

The Audi struck a stone retaining wall before coming to rest.

An analysis of the crash conducted by the state police Collision Analysis and Reconstruction Squad found that Diaz-Lopardo was reportedly going about somewhere between 32 to 38 mph, according to the warrant affidavit.

Whipple alleged that Gangell left his home with a pipe in his hand and ran out in front of the vehicle, the warrant affidavit said. She later contradicted this and told police she was afraid because she thought he was holding a firearm, adding that he allegedly alluded to having firearms in the past.

Diaz-Lopardo also claimed that Gangell had run out in front of his vehicle and that he did not mean to strike him, the warrant affidavit said.

Emergency crews responded to the home at 11:53 a.m. on the report of a crash involving a pedestrian. Gangell was taken to Charlotte Hungerford Hospital where he was pronounced dead at 12:38 p.m., state police wrote.

An autopsy conducted by the Office of the Chief Medical Examiner found that Gangell died of blunt force trauma to his head, torso and extremities, the warrant affidavit said. His death was ruled a homicide.

Following the crash, Whipple and Diaz-Lopardo were both taken

to Waterbury Hospital. Whipple suffered several abrasions and a broken jaw, while Diaz-Lopardo was treated for minor abrasions and a broken sternum, according to the warrant affidavit.

They both agreed to speak with detectives at the hospital, where state police told Whipple they would be seizing her phone and seeking a search warrant for it. In response, she told state police they might find her "being impulsive" and saying that Gangell "could die," the warrant affidavit said. She also reportedly told police "I have threatened him, but I didn't mean nothin' (sic) I said."

Investigators seized the cell phones of Whipple and Diaz-Lopardo and obtained search warrants allowing them to examine the devices. They also examined Gangell's phone. Investigators unearthed messages over Snapchat between Whipple and Diaz-Lopardo on the morning of the crash. According to the warrant affidavit, Whipple reportedly asked him if they could "beat his (expletive) pleas (sic)" and told him "I'm so done."

"I want him too (sic) hurt," she reportedly wrote, according to the warrant affidavit. "I wanna go there with you." "I want him hurt," she continued. "I want it done."

Messages exchanged between Whipple and Gangell on the morning of the crash reportedly showed that she threatened to go to his probation officer, saying she would be "reporting all the threats."

"Ur (sic) going too (sic) jail," she reportedly wrote, according to the warrant affidavit.

Whipple went on to tell Gangell "I'ma (sic) ruin your life" and that "I wanted u (sic)," the warrant affidavit said.

During an analysis of the phones, state police also reportedly found "tumultuous" and "toxic" pattern of Whipple's "spam texting" Gangell when he would block her from her, the warrant said. When this would happen, state police said Whipple would continue to send him messages and would sometimes express her desire for him to die.

Investigators also examined the Facebook profiles of Whipple and Diaz-Lopardo and allege that they were in an intimate relationship, the warrant affidavit said. Though Whipple only admitted that the two had previously kissed, state police said they found messages she sent to him the night before the crash in which she allegedly alluded to the two having an affair.

According to an obituary, Gangell was born in Bristol and graduated from Lewis S. Mills High School in Burlington in 2018.

"Ken had a heart and was a dreamer," the obituary said. "He loved to be outside hiking and exploring the great outdoors in Connecticut. Kevin loved all animals and cars (taking after his father). He was a very loving son and will be missed immensely by his parents."

Diaz-Lopardo was being held on a \$500,000 bond, and Whipple was held on a \$250,000 bond. They were both expected to be arraigned on Tuesday in Torrington Superior Court.

Cans

from Page 1

on Bushy Hill Road. The company said more drop-off locations will soon follow.

"We've been in business for about 18 years in Maine and we're incredibly excited to be here in Connecticut," said Dan Kiley, chief of staff at CLYNK. "Part of our commitment to the state of Connecticut is not only bringing a different modality for bottle and can redemption to the state, but with our partner RecycleX LLC, we're bringing new processing power and capabilities to the city of Bristol. All of these bottles and cans will get processed in Bristol."

How it works: Customers bring their CLYNK bags full of redeemable beverage containers to "sustainability drop-off stations" located in Stop & Shop grocery store parking lots. The drop-off stations process the bags using high-tech barcode scanners that instantly credit the deposits to a customer's account. The materials are then sold to manufacturers to help close the recycling loop and prevent more waste from ending up in landfills and oceans.

"I will start off by saying I'm a CLYNKster myself," said Bristol Mayor Jeff Caggiano at a press briefing Tuesday. "This is really a win-win situation. I'll bring all my bottles and cans here from now on and they won't go into the blue recycle barrel anymore. That really helps the city of Bristol because the city is paying to have cans and bottles taken to the recycling facility on Murphy Road."



Bristol Mayor Jeff Caggiano scans an app on his phone at a CLYNK redemption station in the Stop & Shop parking lot along Farmington Avenue before depositing a bag of recyclables on Tuesday. AARON FLAUM/HARTFORD COURANT

"By the way, they do a great job on Murphy Road, as they say 40% of recyclable bottles and cans come through their facility. But now it's (the deposits) going directly back to where it's intended, to the citizens of Bristol. I'm very proud that we're going to be the first one to have this," he said.

The goal of the new program is to increase recycling efforts across Connecticut, according to CLYNK. Connecticut's bottle redemption rate is just 48%, the second-lowest in New England states with bottle bills, ahead of only Massachusetts which has a redemption rate of just 38%, according to the company.

To encourage more people to redeem bottles, Connecticut passed a bill to further expand the bottle redemption program by raising the deposit values from five cents to 10 cents and the handling fee from two cents to 3.5 cents, to modernize the bill to current levels of inflation and other trends. Eligible beverages

now include noncarbonated beverages, hard ciders and malt-based hard seltzers. Those changes went into effect on Jan. 1, according to officials.

"Connecticut has always been dealing with a lack of convenient redemption access," said Shahil Kantesaria, CEO and Founder of RecycleX. "We only have about 18 redemption centers in the state, whereas other states have hundreds of centers. It's very tough to get a permit and site locations, and with real estate prices being elevated, it's a tough business position to be in. But we're hoping with the CLYNK bag drop system, we can go and cover all the untouched territories and make it easy to redeem their bottles."

RecycleX LLC, a 21,000-square-foot recycling plant located at 95 Wooster Court in Bristol, is partnering with CLYNK to create the drop-off location for the thousands of bottles and cans deposited at sustainability stations. Kantesaria

Trump

from Page 1

transfer of power, a bedrock of democracy for centuries, and complements already released indictments and reports.

Trump responded Tuesday with a post on his Truth Social platform, claiming he was "totally innocent" and calling Smith "a lamebrain prosecutor who was unable to get his case tried before the Election."

Trump had been indicted in August 2023 on charges of working to overturn the election, but the case was delayed by appeals and ultimately significantly narrowed by a conservative-majority Supreme Court that held for the first time that former presidents enjoy sweeping immunity from criminal prosecution for official acts.

That decision, Smith's report states, left open unresolved legal issues that would likely have required another trip to the Supreme Court for the case to have moved forward.

Though Smith sought to

salvage the indictment, the case was dismissed in November because of longstanding Justice Department policy that sitting presidents can't face federal prosecution.

"The Department's prohibition of the Constitution prohibits the continued indictment and prosecution of a President is categorical and does not turn on the gravity of the crimes charged, the strength of the Government's proof, or the merits of the prosecution, which the Office stands fully behind," the report states. "Indeed, but for Mr. Trump's election and imminent return to the Presidency, the Office assessed that the admissible evidence was sufficient to obtain and sustain a conviction at trial."

The Justice Department transmitted the report to Congress early Tuesday after a judge declined a defense effort to block its release.

A separate volume of the report focused on Trump's hoarding of classified documents at his Mar-a-Lago resort in Palm Beach, Florida, actions that formed the basis of a separate indictment of Trump, will remain under

wraps for now.

The report about election interference is unsparring in its details about schemes undertaken by Trump to undo the presidential contest, accusing him of an "unprecedented criminal effort to overturn the legitimate results of the election in order to retain power."

It recounts his role in trying to force the Justice Department to use its law enforcement authorities to advance his personal interests, participating in a scheme to enlist fake electors in battleground states won by Biden and having directed "an angry mob to the United States Capitol to obstruct the congressional certification of the presidential election and then leverage rioters' violence to further delay it."

And it documents his fallout with his vice president, Mike Pence, over Trump's demands that he refuse to certify the electoral count before Congress on Jan. 6, 2021. It says that just before Trump left the White House to deliver a speech at the Ellipse that day, he called Pence one last time and that

when the vice president told him that he planned to issue a public statement that he lacked the authority to do so, Trump had requested, "Mr. Trump expressed anger at him. He then directed staffers to re-insert into his planned Ellipse speech some language that he had drafted earlier targeting Mr. Pence."

Though most of the details of Trump's efforts to undo the election are already well established, the document includes for the first time a detailed assessment from Smith about the report of election interference, as well as a defense by Smith against criticism that the inquiry was politicized or that he worked in collaboration with the White House — an assessment he called "laughable."

"While we were not able to bring the cases we charged to trial, I believe the fact that our team stood up for the rule of law matters," Smith wrote in a letter to Attorney General Merrick Garland attached to the report. "I believe the example our team set for others to fight for justice without regard for the personal costs matters."

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Hartford Courant

Wednesday, January 15, 2025

Easy as can be

State ranks near bottom for bottle and aluminum can redemption, but a tech-based company and grocery chain are trying to change that



Above: Dan Kiley, from CLYNK, helps David Gonzalez, of Bristol, deposit his first bags of recyclables in a redemption container at the Stop & Shop parking lot along Farmington Avenue in Bristol on Tuesday. Top: Gonzalez readies his recyclables. AARON FLAUM/HARTFORD COURANT PHOTOS

BY STEPHEN UNDERWOOD HARTFORD COURANT

Bristol resident Chris Hayden said he never brought his used cans back to the supermarket to get the 10 cent deposit until he heard about a new way to return bottles and cans that he says is faster, easier and more efficient.

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“By the way, they do a great job on Murphy Road, as they say 40% of recyclable bottles and cans come through their facility. But now it’s (the deposits) going

directly back to where it's intended, to the citizens of Bristol. I'm very proud that we're going to be the first one to have this," he said.

The goal of the new program is to increase recycling access and sustainability efforts across Connecticut, according to CLYNK. Connecticut's bottle redemption rate is just 45%, the second-lowest in New England states with bottle bills, ahead of only Massachusetts which has a redemption rate of just 38%, according to the company.

To encourage more people to redeem bottles, Connecticut passed a bill to further expand the bottle redemption program by raising the deposit values from five cents to 10 cents and the handling fee from two cents to 3.5 cents, to modernize the bill to current levels of inflation and other trends. Eligible beverages now include noncarbonated beverages, hard ciders and malt-based hard seltzers. Those changes went into effect on Jan. 1, according to officials.

"Connecticut has always been dealing with a lack of convenient redemption access," said Shahil Kantesaria, CEO and Founder of RecyclX. "We only have about 18 redemption centers in the state, whereas other states have hundreds of centers. It's very tough to permit and site locations, and with real estate prices being elevated, it's a tough business position to be in. But we're hoping with the CLYNK bag drop system, we can go and cover all the untouched territories in Connecticut and make it easy to redeem their bottles."

RecyclX LLC, a 21,000-square-foot recycling plant located at 95 Wooster Court in Bristol, is partnering with CLYNK to be the drop-off location for the thousands of bottles and cans deposited at sustainability stations. Kantesaria said that the goal is to have drop-off stations at over 80 Stop & Shop locations across Connecticut in the next year, giving customers easy access to bottle redemption.

"It's so much easier for customers than having to wait in line or have to wait once a bottle machine is full," Kantesaria said. "It's really the ease of use and the greater access that are a huge win for customers."

Downloading the CLYNK app and signing up is free, but the company does charge to use its bags. Anyone using the recycling service must only use official CLYNK bags to drop off their bottles and cans. A box of 10 CLYNK bags costs \$2.49 plus tax, and each 30-gallon bag can hold approximately 20 pounds of empty containers. Customers can buy the bags at Stop & Shop locations.

With each new account sign-up, the first box of 10 CLYNK bags is free, according to the company. If you sign up online, a voucher will be included in the company's welcome kit, which is mailed within two to four days of signing up.

CLYNK offers customers two ways to redeem their deposits, including “grow your balance” or a \$5 instant payment. With “grow your balance,” customers can collect containers without counting, let their balance accumulate in the CLYNK app and withdraw up to \$99.99 per transaction. For immediate payment, customers can use the \$5 instant payment option by counting exactly 50 containers per bag, dropping it and redeeming their instant \$5 voucher at any Stop & Shop register.



**The Reworld plant
insists it has
improved
Bristol plant**

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — After a local lawmaker proposed bills aimed at addressing resident complaints of persistent, disruptive noise from the Reworld trash-burning plant, the company again said it has worked to improve the noise.

A Reworld spokesperson said the company has undertaken "extensive improvements" at its Bristol plant, with the goal of addressing resident complaints. That includes replacing fan motors, implementing "quiet fan technology," and installing new inserts in two boilers, the company said.

Residents have said they do not notice any improvement, and that the noise continues to disrupt their lives.

"Reworld has served the Bristol community with important sustainable waste solutions for over 35 years and employs more than 40 local employees,"

See REWORLD ON PAGE 4

'We can't escape it.' Residents describe Reworld noise

DYLAN BRACCIA
@THEBRISTOLPRESS

BRISTOL — People living near the Reworld trash-burning energy plant in Bristol took to the City Council meeting Tuesday to again express their concerns with constant, disruptive noise from the facility, and the company's proposal to start burning medical waste.

Reworld, formerly known as Covanta, runs the "waste-to-energy" power plant at 170 Enterprise Dr. In October, Reworld said in a letter to the Press that they had reduced noise in the neighborhood. However, residents in neighboring towns have continued to hear the noise, and looked to make their voices heard at the meeting.

Diane Kosis of Southington said the noise is as disruptive as an unanswered telephone ringing all day and night, or a baby crying that you can not help.

"All you want is peace," Kosis said.

Kosis said the town of Southington had written to DEEP, and residents recently voted in State Rep. Rebecca Martinez. See NEIGHBORS ON PAGE 3



Bristol City Council members listen to David James over Zoom as he speaks about the noise from Reworld.

MONEY BAGS



Bristol Mayor Jeff Caggiano deposits cans at the CLYNK redemption station near the Stop & Shop at 597 Farmington Ave.

Brian Johnson

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CLYNK machine makes redeeming bottles a breeze

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Getting your 10 cents back just got faster in Bristol.

The first CLYNK redemption station in Connecticut opened at the Stop & Shop on Farmington Ave. last week,

using bar-code scanners to quickly count bottles and cans deposited in the machine.

Bristol city leaders celebrated the opening on Tuesday, then toured the RecycleX center on Wooster Court where redemptions will be processed.

CLYNK redemption station, which was installed last week, is powered by wind and solar power and is made from recycled materials. It is covered with signage that explains how the station makes returning bottles and cans a quicker and easier process. Using barcode scanners, the station can instantly credit

deposits to consumers' accounts.

The station requires users to deposit cans and bottles using CLYNK bags — a pack of 60 CLYNK bags costs \$2.49 at the local Stop & Shop. Each bag can hold up to 68 cans and bottles.

People then can scan a

QR code on the CLYNK mobile app or a physical CLYNK card at the station. They can then scan the QR code sticker on their bag at the station to unlock the door and drop in their bags.

There are two ways to get your cash back from the CLYNK station:

See CANS ON PAGE 4

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Scott Rosado will be inducted to the Connecticut Veterans Hall of Fame.

**Rosado to be inducted in
Conn. Veterans Hall of Fame**

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Scott Rosado was named by Gov. Ned Lamont as one of 14 people selected as part of the 20th class of honorees for the Connecticut Veterans Hall of Fame.

Rosado said that he is

"ecstatic" to be inducted into the Connecticut Veterans Hall of Fame. He said he was nominated by Lt. Gov. Susan Bysiewicz.

"I do things without expecting to get recognition, but it's a great feeling," he said.

The honorees will be inducted Thursday, Jan. 23 at 5 p.m. at the old Star Families

Memorial Auditorium on the campus of the Connecticut Department of Veterans Affairs at 287 West St. in Rocky Hill.

Rosado served in the U.S. Navy from 1992 to 1994. He enlisted when he was 17 and served on the USS Wabash. He said he was on the first

See ROSADO ON PAGE 2



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Cans and bottles deposited at CLYNK processed at nearby RecyclX

Continued from Page 1

—Grow Your Balance—
The standard CLYNK option that allows customers to grow a balance over time and withdraw any amount at any time. CLYNK processes each container in the CLYNK bags and then credits the account with the exact deposit amount.

—\$5 Instant Payment—
With this option, the consumer is responsible for counting the containers and each bag. They then fill the CLYNK bag with 50 redeemable containers and drop them off at the redemption station. A payment of \$5 is then credited to their account instantly. They can head in to the nearby Stop & Shop, withdraw the \$5 cash slip and redeem it with a store associate.

People can download the app to their mobile devices, apply online at clynk.com or call CLYNK at 1-866-883-4171 to sign-up and have a card mailed to them.

Similar CLYNK stations are in use in Maine and New York State, and the company has selected Bristol and Simsbury as its first locations in Connecticut.

"Bristol is proud and excited to have the first CLYNK redemption station in the state," said Bristol Mayor Jeff Caggiano, who dropped off a bag Tuesday — a process that took less than 10 seconds. "This is a disruptive and innovative technology that will set the new standard in the State of Connecticut for the way consumers are able to recycle redeemable beverage containers."

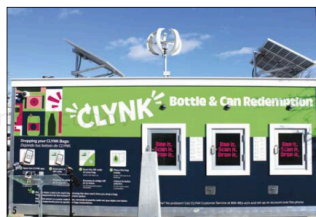
Caggiano said the new technology is eco-friendly



Brian Johnson

(Above) Cans being compacted at RecyclX at 95 Wooster Court in Bristol. The facility will handle all the cans and bottles deposited at CLYNK stations in Connecticut.

(Side) The CLYNK redemption station near the Stop & Shop at 597 Farmington Ave. Includes instructions on how to use CLYNK bags to instantly redeem the 10-cent deposit for bottles and cans.



already hard economy," she said. "CLYNK offers an easy, fast, and clean way to get your deposit back. No lines or messing with the machines."

Paul Audette, manager of operations and strategy with Stop & Shop, said he has been working on getting CLYNK to Connecticut for about a year. The 2024 state law that increased bottle redemptions from 5 cents to 10 cents helped seal the deal. CLYNK has an exclusive partnership with Stop & Shop and Hannaford.

Dan Kiley, chief of staff at CLYNK, said CLYNK reached out to Brian's Angels Homeless Outreach and provided them with several CLYNK bags for clients to use. Caggiano suggested that he also get in-touch with The Agape House and St. Vincent DePaul Mission. Kiley said CLYNK has also worked with many nonprofit groups and supported their bottle and can drives.

Laura Pointek, environmental analyst at the State of Connecticut Department of Energy and Environmental Protection (DEEP), also spoke at the CLYNK redemption station on Tuesday. She said that DEEP was excited to see CLYNK come to Connecticut and to have the new redemption station open.

The bags of deposits left at the CLYNK redemption station are picked up by RecyclX, a Maine-based company with a bulk redemption facility at 95 Wooster Ct. At this facility, they are crushed into blocks of 30,000 to 40,000 cans. Forty of these blocks fit in the trucks that then transport them out.

"We have emptied the Bristol one four times since Thursday," RecyclX Founder & CEO Shahil Kantesaria said.

The RecyclX location also had a CLYNK "mobile sustainability unit" parked at it Tuesday.

Kiley explained that this could be brought out to events, to explain how the redemption station operates. Caggiano suggested that he bring it out to the Bristol Farmer's Market.

RecyclX, which opened in October, will be handling all of the returned bottles and cans from CLYNK stations in Connecticut going forward. The 31,579 square foot facility, which was formerly a LIMO dispatch operation, currently employs six people. Kantesaria said that he plans to grow their operation to about 50 employees as CLYNK expands in Connecticut.

"Once we are in full swing, we will be running 24/7," he said.

Kantesaria said there is also room to expand the facility in Bristol by another 10,000 square feet in the future. A possible expansion could also include adding more docks for trucks.

Kantesaria said RecyclX has been lobbying since 2016 to help bring the CLYNK redemption center to Bristol. He said that it was "fabulous" working with the town throughout this process.

"I don't think that we'll be leaving Bristol any time soon," he said.

Caggiano said that having the CLYNK redemption station and RecyclX handle recycling bottles and cans is a "win-win-win" for the city. It diverts recyclable materials from the blue recycling bins, which the city has to pay to ship out, and sends them "directly where they are intended."

CLYNK was founded in 2005 and has more than 500,000 consumer accounts, including 500 that signed up in Bristol since Sunday. They have processed more than 2.5 billion containers. For more information, visit clynk.com or ct.clynk.com.

Brian M. Johnson can be reached at 860-269-0822 or bjohnson@bristolpress.com.

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01/15/25

Reworld responds to Rep. Martinez bills aimed at noise pollution, medical waste

Continued from Page 1

Reworld's statement said. Earlier this week, State Rep. Rebecca Martinez, a Democrat who represents the 22nd District, which includes Plainville, Southington, and Farmington, proposed a pair of bills that would mandate continuous monitoring of noise standards and require corrective action for violators, and would put a moratorium

on new permits for medical waste burning. She said these bills were in response to resident complaints about Reworld, formerly known as Covanta.

"Reworld has had several violations regarding noise complaints, eroding trust among my constituents," she said. "It's ridiculous that Reworld would be able to expand to medical waste burning while they have unresolved violations."

In regard to the medical waste burning, the Reworld spokesperson said that state Department of Energy and Environmental Protection has "gone through an exten-

sive multi-year permitting effort" to "ensure the proper handling and secure destruction of all medical and controlled substance waste."

"We remain committed to working with the town, the health district, and state elected officials to ensure we address all community concerns, and that we continue operating in a safe and effective manner to the benefit of Bristol and surrounding communities," the statement read.

Brian M. Johnson can be reached at 860-269-0822 or bjohnson@bristolpress.com.

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Hartford Courant

Saturday, January 25, 2025

BRISTOL

Smoothie chain, hibachi buffet find new homes in busy plaza

BY SEAN KROFSSIK HARTFORD COURANT

Multiple changes are coming to a plaza in Bristol.

Hibachi Buffet and Tropical Smoothie Cafe are opening in the Bristol Commons plaza, located at 99 Farmington Ave., in the near future. The Paper Store will be moving out, reopening at Bristol Plaza, located at 594 Farmington Ave., in the former Pier 1 location, which closed in 2020.

The Paper Store sells clothing, home decor, jewelry, accessories, gifts and greeting cards. There is no timeline for the move at this point.

Hibachi Buffet will be opening in early February, owner Jason Liang confirmed this week. The West Hartford resident said this is the first restaurant he has owned. The location has been under construction for the last six months.

The 10,000-square-foot location will seat a maximum of 350 people and will have hibachi and sushi chefs in addition to the buffet bar. The offerings will include crabmeat with cheese, steamed flounder, stuffed shrimp, seafood delight, shrimp cocktail, little neck clam, octopus salad, grilled salmon, coconut shrimp, chicken stick, chicken wings, General Tso's chicken, hibachi chicken, grilled spareribs, pork chops, roast pork, roast ham, raw salmon sushi and raw tuna sushi. There are also various soups and spring rolls.

"We loved the location, that's the main reason we chose Bristol Commons," Liang said.

When the restaurant opens, hours will be 11 a.m. to 9 p.m. Sundays through Thursdays. On Fridays and Saturdays, hours will be 11 a.m. to 9:30 p.m.

Tropical Smoothie Cafe is under construction at 123 Farmington Avenue, which was previously the home of Family Haircut. Abdallah Alsaqri owns the Bristol

location with his wife Sanaa Alsaqri and sister Ella Alsaqri, cousin Husam Alramahi and brother-in-law Mohamad Alramahi. All live in Newington.

The family also owns the Newington location near the Central Connecticut State University campus. That location opened in December 2022.

Alsaqri said the family all had corporate jobs before becoming business owners. He said after the COVID pandemic, the family was looking for something different and they decided to open the business together.

“I’m born and raised in Connecticut, and I’ve spent the majority of my life here and I graduated from Central in 2014,” Alsaqri said. “There is a lot going on in Bristol, and this location is within a close proximity to the high school and we want to become part of the community and support different events and teams with fundraisers. We want to be a part of the community of Bristol like we are in Newington.”

Alsaqri said the Newington location is a popular stop for college students after going to the gym for protein smoothies.

Alsaqri, who turned 33 on Sunday, said the Bristol location will open sometime in the spring, targeting later April or early May.

The business is known for its smoothies, but 40% of its sales come from the food. The menu includes acai bowls, flatbreads, wraps, sandwiches, salads, quesadillas, sides and cookies.

“Our food is fresh and tastes great,” Alsaqri said. “The smoothies drive people in, but they soon find out we offer food as well. We’ve recently started offering soup bowls and those sales have been picking up with the cold weather.”

Alsaqri said he’s been eyeing the Bristol Commons for a year and a half.

“We saw the plaza on the main thoroughfare, and there is a good cross-section of businesses that all complement each other and to me, that makes the plaza a one-stop shop for consumers.”

“Tropical Smoothie Cafe is all about family,” he added. “Customers will always be greeted with a smile.”

Tropical Smoothie Cafe, which has 1,500 locations in 44 states, opened its first location in Destin, Florida in 1997. This will be the fifth location in Connecticut.

Bristol Mayor Jeffrey Caggiano said he was pleased to see more businesses moving into the plaza.

“Bristol Commons, like many of our local plazas, plays an important role in our local economy by providing space for businesses that employ local residents and offer needed goods and services,” Caggiano said. “Bristol Commons is a well-kept, vibrant plaza with ownership that cares about the community. We are happy to welcome Tropical Smoothie and Hibachi Buffet to Bristol as exciting new options for the community.”

Economic Development/Marketing/Grants/CDBG Report

February 2025

Downtown/West End Updates

- Centre Square:
 - Construction of “Phase II” continues with sitework/foundation work. Pure Foods is slated to open the week of Feb. 10. Dark Moon is scheduled to open early February.
 - Hope Street Parking Garage construction has ramped up, with the large concrete “puzzle pieces” nearly complete onsite. It is expected that the elevator components will take some time to receive.
 - Streetscape construction for North Main Street (in front of McDonalds, former Dunkin, and Post Office) is nearly complete as of Feb. 3.
 - The final parcel available for development must temporarily be used for parking during the Hope Street Garage construction.
- Staff are working on a potential industrial/distribution project for the downtown area to be announced soon.
- Golden Years’ opening is pushed to late winter. The building at 118 Main Street will serve as headquarters for Golden Years’ home healthcare operation, adult daycare, and a small café that will provide food for the agency’s programs and for the public.
- The Michaels Organization is working with staff and CT Dept. of Housing. Staff anticipates Michaels submitting a Tax Increment Financing (TIF) proposal for consideration by ECD in March.
- Route 72 Streetscape Design work is nearing completion, with construction on the Park Street section expected in 2025.

Development Outside Downtown

- Industrial Update:
 - Staff are working on a large manufacturing/distribution project that we hope to announce in the coming weeks.
 - FORCE Automation has submitted site plans for Planning Commission review for Lot #3 of the Southeast Bristol Business Park. Zoning Commission and Wetlands Commission submissions are expected for February.
 - Midstate Driving School has submitted initial plans for Planning Commission review for Lot #10/11 of the Southeast Bristol Business Park.
 - Horizon Stone will submit plans for slight site plan modification for Planning Commission review in February.
 - ECD staff is working with a manufacturer from a nearby community on plans for Lot #6 of the Southeast Bristol Business Park.
- Route 6:
 - The Paper Store is moving to the former Pier One location.
 - A Halal-focused regional chain restaurant is preparing to open on Route 6 by March. More to come!

- Tropical Smoothie and Hibachi Buffet will open in the Bristol Commons plaza.
- SNIPES, a European based streetwear retailer, a 7,000 square foot store in Bristol Plaza is now open.
- Construction on the ProHealth/Platinum Car Wash/fast casual restaurant project on Route 6 is well underway.
- DESI Mandi, an established Connecticut chain of South Asian markets/eateries, will open in the former Eblens space very soon.
- Both new gas stations projects are under construction.
- Forestville
 - Environmental assessment work at 43 East Main St. is expected to begin shortly following a pause in federal grant activity.
 - ECD staff is working with a commercial building owner on a façade update using the ECD Façade Improvement Grant program.
 - There are two restaurant projects in the Forestville area that are ongoing. ECD staff hope to be able to share more detailed information soon.
 - RecycleX is a bottle/can redemption facility that is open on Wooster Court and accepting bottles/cans from the popular Clynk service.

Business Incentives

Small Business Micro Grants

- No current projects.

State of CT Urban Jobs Tax Abatement for Manufacturers

- Anticipated Applications for 2025/2026: Horizon Natural Stone, a new manufacturer moving to Birch Street, a large downtown project in the works currently

Downtown/West End/Forestville Façade Program

- Working with the owner of 14 East Main Street in Forestville – the plaza featuring Rumba Lounge/Post Office.
- Working with a food business preparing to occupy 31B Church Ave. in Forestville
- Working with the property owner of 13 Divinity Street in the “West End.”

Forgivable Revolving Loan

- Several loan projects are expected to close late January/early February. These include Pure Foods, Dark Moon, Desi Mandi, and more.

Marketing

1) ECD Ribbon Cuttings, Business Anniversaries and Business Site Visits:

Ribbon Cutting Ceremonies – 1) **CLYNK**, a new innovative way to recycle redeemable bottles and cans has come to Bristol. A press conference at the Stop & Shop in the Bristol Plaza to launch the first one in CT was held on January 14th with City and State officials, City staff, and the Chamber of Commerce following a tour at **RecyclX** on Wooster Court, a bulk redemption facility and will be the sole redemption and processing center for all

CLYNK locations in Connecticut. 2) **Iron Horse Sports Pub**: City officials, staff along with the Chamber of Commerce celebrated the Iron Horse Sports Pub being open for a few months with a ribbon cutting ceremony on Thursday, January 23rd.

New Business Openings & Business Site Visits – Mayor Caggiano, Justin, and Dawn N. visited and welcomed new businesses to Bristol: **SNIPES**, a street-style clothing store for men, women, and kids in the Bristol Plaza; **Poke Bowl**, offers healthy Poke cuisine and is located in the former Firehouse Subs; **Desi Mandi**, an Asian and Indian grocer, food court, and fresh meat market is coming soon to the former Eblens store at 1290 Farmington Avenue; **WorthWhile Reads**, a used book warehouse/store with over 20,000 books in every genre available for sale and as a place to bring your used books; **Joseph Steakhouse**: Chef and Owner, Erald Menalla gave Mayor Jeff, Justin, and Dawn N. a tour of the new restaurant located at Chippannee Golf Club which is now open to the public.

2) **Marketing and Public Relations Initiatives:**

- The Marketing Research Project survey results have been compiled – a report will be shared with the ECD Commissioners at the meeting.
- Based on the Marketing Research Project results marketing initiatives will be developed and deployed in the coming months, more information will be shared at the March meeting.
- The ARPA Video Project – two projects have been filmed to date and will be released on social media in the coming weeks.

Grants Administration

Recent Grant News:

- Federal funds were temporarily frozen in late January but that freeze was lifted. Local projects that were frozen included CDBG, Fire Department, Police Department, PRYCS, Senior Center transportation and meal programs, EMPG, and any Public Works projects receiving Federal support.

Still pending:

- An application was filed on November 27 for a DEEP Open Space Grant to purchase two parcels of land in the Hoppers-Birge Pond area to add to existing City open space.

CDBG Program Highlights

- CDBG Year 50 – Second quarter payment requisitions processed.
- 5-Year Consolidated Plan – A draft of the plan is available on the ECD website.
- Applications for CDBG Year 51 – 15 applications for CDBG funding were received by Friday, January 31.



**CITY OF BRISTOL
BOARD OF FINANCE AGENDA REQUEST FORM**

To: Board of Finance Commissioners

From: Economic & Community Development
(Requesting Department)

Date: February 7, 2025
(Submission Date)

For the: Board of Finance Meeting Agenda
February 25, 2025
(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) \$ 70,000 _____
- ☐ Grant \$ _____
- ☐ Carry-over(s) \$ _____
- ☐ Other \$ _____

Approval:

This request was approved by the Economic and Community Development Board at its Regular Meeting held on Thursday, February 6, 2025.

(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:

To fund existing and pending projects in the Multi-Family Residential Rehabilitation Program.

Transfer(s) complete the following:

From:	1044102-587100-G2025 Residential Rehab Single Family	To:	1044102-587105-G2025 Residential Rehab Multi Family	Amount:	\$70,000.00
From:		To:		Amount:	
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

Specialty Trade Contractor: An establishment or use whose principal activity is performing specific activities involved in building construction (or similar activities for other types of construction) but which is not responsible for the entire project, including but not limited to site preparation, plumbing/**HVAC**, painting, **security and similar building monitoring**, and electrical work. Activities may involve new work, additions, alterations, maintenance, or repairs. Work is typically subcontracted from general contractors but, especially in remodeling and repair, may also be done directly for the property owner. Activities are usually performed at the construction site, although the contractor may have a shop where pre-fabrication and other work are conducted. **No outdoor storage is allowed.**

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Motor Vehicle Repair or Service Facility	—	SP	—	—	—	SP	—	—	—
Motor Vehicle Sales	—	SP	—	—	—	SP	—	—	—
Nursery	—	ZP+S	—	—	SP	—	—	—	—
Nursing or Convalescent Home	—	SP	SP	—	—	—	—	—	—
Outdoor Entertainment Facility	—	SP	—	—	—	—	—	—	—
Pawn Shop	—	SP	—	—	—	—	—	—	—
Personal Service Establishment	ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Printing Shop	—	ZP+S	ZP	—	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Public Utility Building or Facility	SP	SP	ZP	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Public Warehouse	—	SP	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Radio or Television Broadcast	—	ZP+S	ZP	—	ZP+S	—	ZP+S	ZP+S	ZP+S
Recreational Vehicle Sales	—	ZP+S	—	—	—	ZP+S	—	—	—
Recycling Facility	—	—	—	—	—	SP	—	—	—
Religious Organization or Institution	SP	SP	ZP	—	SP	—	—	—	—
Removal of Earth Materials	—	—	—	—	—	SP	—	—	—
Renewable Energy Generation Facility	—	—	—	—	—	SP	—	—	—
Residential, Three-Family	—	—	—	ZP	—	—	—	—	—
Residential, Two-Family	—	—	—	ZP	—	—	—	—	—
Restaurant, Fast Food	—	SP	ZP	—	SP	—	—	—	—
Restaurant, Sit-Down	SP	ZP+S	ZP	SP	ZP+S	SP	SP	SP	SP
Restaurant, Take Out	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Retail Dry Cleaner or Laundry	ZP+S	ZP+S	—	—	ZP+S	—	—	—	—
Retail Store	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Retail Store-Large Goods	—	ZP+S	—	—	ZP+S	—	—	—	—
Sanitary Services Yard	—	—	—	—	—	ZP+S	—	—	—
Self-Storage Facility	—	SP	—	—	—	S	—	—	—
Social Services Agency or Charitable Institution	SP	ZP+S	ZP	—	SP	—	—	—	—
Specialty Food or Beverage Establishment	SP	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Food or Beverage Manufacturer	—	ZP+S	—	—	—	—	—	—	—
Specialty Retail	—	—	—	SP	—	—	—	—	—
Specialty Service Establishment	—	ZP+S	—	—	ZP+S	ZP+S	—	—	—
★ Specialty Trade Contractor	—	—	—	—	SP	—	—	—	—
Taxicab Service	—	—	ZP	—	—	—	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	—	—	—	—

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CITY OF BRISTOL
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

5-Year Consolidated Plan
2025-2029

Community Survey

Completed in 2023 by 264 individuals (95% Bristol Residents)

Question 1

■ Ranked issues of importance

- 1. Inflation/Cost of Living (62.5%)
- 2. Crime/Safety outside the home (55.3%)
- 3. Affordable Housing (46.6%)
- 4. Homelessness (37.5%)
- 5. Childcare/Educational Opportunity (26.9%)
- 6. Healthcare (17.4%)
- 7. Workforce Development/Job Training (15.5%)
- 8. Environment/Global Warming/Climate Change (14.4%)

Community Survey

Question 2

- Which of the following would you support with additional city or state funding?
 - 1. Mental Health Programs (59.9%)
 - 2. Assistance for Elderly Residents (59.8%)
 - 3. Youth Programs (48.1%)
 - 4. Education (45%)
 - 5. Vocational Education/Training (42%)
 - 6. Programs for Disabled Individuals (41.3%)
 - 7. Supportive Housing Programs (40.1%)
 - 8. Rehab Programs for Drug/Alcohol Addictions (38.6%)

Community Survey

Question 3

■ Residential Rehabilitation Program

- *The City should expand this program (50.7%), keep it the same (37.8%), or reduce its funding (12.5%).*
- *Have you or a member of your family taken advantage of this program?*
 - Yes (7.2%)
 - No (92.8%)

Community Survey

Question 4

- How do you think the City should respond to issues related to affordable housing and homelessness?
 - 1. Build workforce or affordable housing (55.7%)
 - 2. Continue providing residential rehab grants (42.4%)
 - 3. Support development of housing for adults over 55 (34%)
 - 4. Encourage developers of market-rate housing (29.2%)
 - 5. Build more low-income housing (26%)

Community Survey

Demographic Information

- Age of respondent
 - 1-18 (1.2%)
 - 18-24 (2%)
 - 25-34 (15%)
 - 35-44 (23.5%)
 - 45-54 (18.2%)
 - 55-64 (17.8%)
 - Over 65 (23%)

Community Survey

Demographic Information

- Sex of respondent
 - *Male (24.8%)*
 - *Female (69.7%)*
- Race of respondent
 - *White (93.2%)*
 - *Black (1.2%)*
 - *Hispanic/Latino (3.2%)*
 - *Asian (0.4%)*
 - *Native American (0.4%)*
 - *Other/Multi-Racial (1.6%)*

Proposed Goals for 2025-2029

- 1) Support access to decent, safe, and affordable housing for Bristol residents, by
 - a. *Funding the Housing Rehabilitation Program for low/moderate income single and multi-family homeowners for code enforcement upgrades and essential home improvements such as boilers/furnaces, window and roof replacements, that also increase energy efficiency and may help eliminate blight and improve safety; and increasing the health and safety of families with lead testing and abatement when needed.*
 - b. *Supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.*
- 2) Support public service programs that advance community needs and focus on youth, the elderly, and special needs populations, by
 - a. *Encouraging health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services.*
 - b. *Supporting the expansion of services for neglected, abused children and improved access to physical and mental health facilities for children and youth at-risk, especially those with special needs.*
- 3) Support economic development initiatives that include job training, workforce development, and ESL/GED programs.
- 4) Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.