

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

Wednesday, January 8, 2025 at 4pm
City Hall, 111 N. Main Street, Bristol
Meeting Room 1-3 (Rm. 111), and on Zoom

ATTENDEES: Mayor Caggiano, Commissioners Goldwasser (Zoom) and Cowdell (Zoom)

ABSENT: None

GUESTS: Charlie Talmadge of Development Planning Solutions, LLC
Attorney Timothy Furey of Furey, Donovan, Cooney & Dyer, PC

STAFF PRESENT: Justin Malley, ECD Executive Director

I. Call to Order

Mayor Caggiano called the meeting to order at 4:00pm and led attendees in the Pledge of Allegiance.

II. Public Participation

Michael J. Dudko, 116 Lewis Rd., Bristol, CT spoke regarding the Southeast Bristol Business Park (SEEBP) with concerns about the proposed 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 provided a copy of the letter to the Committee for the record.

Mayor Caggiano advised Mr. Dudko that answers to his questions will be provided but it's not appropriate at this time during Public Participation. The mayor also advised Mr. Dudko to submit his letter of Intervener Status to the Department of Environmental Protection (DEEP) as it is appropriate to file it with them, not the ECD Board.

There was no further Public Participation.

III. Approval of Minutes

A. Special Meeting of October 3, 2024

Mayor Caggiano called for a motion to approve the Minutes from the Committee's Special Meeting of October 3, 2024. Commissioner Goldwasser 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. Southeast Bristol Business Park (SEBBP) Lot #3 Site Plan/Building Plan

Justin Malley provided an overview of the process as it applies to businesses looking to build in the SEBBP. The ECD Industrial Committee is the beginning of the overall process that includes other city Committees such as Inlands and Wetlands. This Committee reviews the SEBBP Guidelines and the request, and addresses items as applicable.

This initial review is for the proposed FORCE Automation site, Phase I. FORCE Automation is a high-tech manufacturing firm with proposed tenant space. Once tenants are set in Phase II of the project, the Committee will meet again to review that everything meets the SEBBP Guidelines. Justin advised that his review of the project includes the intended use of the site, identifying any setbacks, parking, loading docks, driveways, landscaping, building materials, and design. Justin Malley then asked Charlie Talmadge and Attorney Furey to provide additional information on the project.

Attorney Furey advised that this pairing of FORCE Automation and the SEBBP is ideal. He spoke to their commitment with regards to meeting the SEBBP Guidelines, including the wetlands concerns, being a good neighbor in the park, and that the company is new to town, will have new employees and already has established relationships with other businesses in the SEBBP.

Charlie Talmadge confirmed that when it comes to the second building and the new tenants in it, they will come before the Committee again for their review and approvals separately. Tonight's focus is on the first building as it pertains to the SEBBP Guidelines.

Mayor Caggiano proceeded to read the following Motions. They were voted on as noted below each Motion.

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.

Commissioner Goldwasser made the motion to approve, and Commissioner Cowdell seconded it. All were in favor and the Motion passed into the record.

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.

Commissioner Cowdell made the motion to approve, and Commissioner Goldwasser seconded it. All were in favor and the Motion passed into the record.

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.

Commissioner Goldwasser made the motion to approve, and Commissioner Cowdell seconded it. All were in favor and the Motion passed into the record.

Proposed Motion #4

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

Commissioner Goldwasser made the motion to approve, and Commissioner Cowdell seconded it. All were in favor and the Motion passed into the record.

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.

I further move that this matter be referred to Economic and Community Development Board for action.

Commissioner Cowdell made the motion to approve, and Commissioner Goldwasser seconded it. All were in favor and the Motion passed into the record.

Commissioner Cowdell excused herself from the meeting at 4:30pm.

V. Take Any Necessary Actions

Necessary actions will be taken as outlined in the approved motions listed above.

VI. Adjournment

Mayor Caggiano called for a motion to adjourn. Commissioner Goldwasser made the motion which was seconded by the mayor. All were in favor and the meeting adjourned at 4:34pm

Respectfully submitted,

Sharon Arsego
Recording Secretary