



*City of Bristol
Economic and Community Development Board*

INFORMATION TO ACCESS THIS MEETING

[https://bristolct-
gov.zoom.us/j/82684050003?pwd=aaZW3Wo3IdaiqT2L9lOWbpuhTPrplt.](https://bristolct.gov.zoom.us/j/82684050003?pwd=aaZW3Wo3IdaiqT2L9lOWbpuhTPrplt.)

1

*Meeting ID: 826 8405 0003
Passcode: 756445*

A Special Meeting of the ECD Industrial Committee will be held on Thursday, January 8, 2026, at 4:45pm in Meeting Room 3-1, 3rd Floor, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Special Meeting Minutes from November 6, 2025
- IV. Southeast Bristol Business Park Proposal
 - A. SEBBP Proposal
- V. Take Any Necessary Actions
- VI. Adjournment

PER ORDER OF THE CHAIRPERSON

ECONOMIC AND COMMUNITY DEVELOPMENT

Industrial Committee Special Meeting

Thursday, November 6, 2025 at 4:40pm

City Hall, 111 N. Main Street, Bristol

Meeting Room 1-2 and on Zoom

Attendees: Commissioners Goldwasser, Cowdell and Hick

Absent: Commissioner Schmelder

Staff Present: Justin Malley - Executive Director

Guests: Mr. Michael Dudko, 116 Lewis Rd., Bristol

Scott Beaulieu, President of Operations, Integrity Manufacturing

Steve Pustola, P.E., Pustola & Associates Engineers/Constructors

Andrew Pustola, Construction Supervisor, Pustola & Associates Engineers/Constructors

I. Call to Order

Commissioner Goldwasser called the meeting to order at 4:40pm, serving as the Committee Chair, and led all present in the Pledge of Allegiance. There was a quorum.

II. Public Participation

There was no Public Participation.

III. Approval of Minutes

A. Special Meeting Minutes from August 7, 2025

Commissioner Goldwasser called for a motion to approve the Special Meeting Minutes from August 7, 2025. The motion to approve was made by Commissioner Cowdell and seconded by Commissioner Goldwasser. There were no changes or edits to the Minutes. All were in favor and the Minutes were accepted into the record.

IV. Southeast Bristol Business Park (SEBBP) Proposal

Scott Beaulieu provided a brief history of their family business, Integrity Manufacturing, which provides finish grinding services to the military, and the aerospace and medical industries. The business began with 4 employees in 1998. He later took ownership and now has 21 employees. He plans to triple his business and grow to 60 employees.

Steve Pustola spoke as the builder for the project, providing a brief history of the commercial work they have completed over the years. Discussion followed regarding expanding on Integrity Manufacturing's original site plans and completing it in two phases.

Justin Malley advised that tonight's motion was to authorize the mayor to write a letter of intent, and to provide the time for Integrity Manufacturing and their team to work on approvals needed for the construction. The finalized site plan will come back for further discussion regarding the SEBBP Guidelines.

Commissioner Goldwasser then read the Motion as follows:

Motion: To approve that the mayor execute a Letter of Intent with Integrity Mfg. LLC or its assigns for the purchase of Lot #6 of the Southeast Bristol Business Park at the listed price of \$156,000 for development of approximately a two-phase approach, the first phase being a building with 17,500 square feet, and a second phase being a 15,000 square foot expansion manufacturing facility for Integrity High-Precision Grinding, and to forward this motion to the Economic and Community Development full Board.

The motion to approve the letter was seconded by Commissioner Cowdell. There was no additional discussion, all were in favor and the Motion was accepted into the record.

V. Take Any Necessary Actions

The next step will be to bring the above approved Motion to the ECD Board for their approval.

VI. Adjournment

Commissioner Goldwasser called for a motion to adjourn. Commissioner Cowdell made the motion which was seconded by Commissioner Goldwasser. All were in favor and the meeting adjourned at 4:50pm

Respectfully submitted,

Sharon Arsego
Recording Secretary

Road Construction Safety Services (RCSS) Project Narrative:

Lot #8, Southeast Bristol Business Park

Road Construction Safety Services (RCSS) continues to grow as a leading provider of traffic control, safety management, and work-zone solutions across Connecticut and the surrounding region. Our reputation is built on reliability, professionalism, and an unyielding commitment to protecting both workers and the public. As our operations expand, so does our responsibility to maintain the highest standards in training, equipment readiness, and logistical efficiency. The addition of our new facility marks a major step forward in strengthening our infrastructure and supporting the long-term success of our team and our clients.

The new RCSS facility will serve as a centralized hub for daily operations, equipment deployment, technician training, and administrative coordination. It provides dedicated space for storing and maintaining our fleet of vehicles, ensuring everything is prepped and ready for field crews each day. The building also houses enhanced training areas where technicians can refine safety procedures, review client-specific protocols, and participate in continuing education. With expanded office space for leadership and scheduling staff, the facility brings all parts of RCSS under one roof—improving communication, streamlining dispatch, and supporting the high level of service our clients expect.



Inv.=242.8 24"RCP (N)
Sump=241.74

Existing
15' Electric, Phone &
Cable Easement
(See Vol.1875-Pg.444)

CR
T.F.=244.8
Inv.=243.3 15"RCP (N)
Inv.=241.8 24"RCP (N)
Inv.=235.8 24"RCP (N)
Sump=236.8

15' Electric, Phone &
Cable Easement
(See Vol.1875-Pg.444)

CR
T.F.=242.0
Inv.=235.5 15"RCP (N)
Inv.=235.5 24"RCP (N)
Inv.=235.5 24"RCP (N)
Sump=237.04

CR
T.F.=241.9
Inv.=237.0 15"RCP (N)
Inv.=236.0 15"RCP (N)
Sump=236.04

CR
T.F.=241.1
Inv.=237.5 15"RCP (N)
Sump=237.04

Manhole
T.F.=243.8
Inv.=243.8

PROPOSED
BUILDING
10,000 S.F.

FUTURE
BUILDING
10,000 S.F.

GRAPHIC SCALE

1"=20' Feet

20' Drainage Easement
in favor of
SE Mullen, LLC
(see Vol.1877-Pg.309)

Existing
Detention Basin
see Vol.1875-Pg.448 for
Access & Easement Easement
in favor of
City of Bristol

Lot #9

113,242 S.F.
2.600 Acres

Area of Existing
Welland Mitigation

NOTES:
1. THE INFORMATION CONTAINED HEREIN IS BASED UPON THE DATA AND RECORDS PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER FEATURES OR CONDITIONS THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER FEATURES OR CONDITIONS THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER FEATURES OR CONDITIONS THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION.



FEASIBILITY PLAN
Lots #8
Business Park Drive
Bristol, Connecticut
December 28, 2021

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 PINE HILL AVENUE, BRISTOL, CONNECTICUT 06010 (860) 582-4444

