

**Economic and Community Development
INDUSTRIAL COMMITTEE MINUTES
Special Meeting
City Hall Council Chambers
April 1, 2021, 4:30 p.m.**

ATTENDEES: Mayor Zoppo-Sassu, Council Member Preleski, Commissioners Cyr, Goldwasser
ABSENT: - - -
STAFF PRESENT: Justin Malley, ECD Executive Director
Ray Rogozinski, Public Works Director

- I. Council Member Preleski called the meeting to order at 4:33 p.m.
- II. Public Participation - None
- III. **Commissioner Goldwasser made a motion to approve the minutes of the Special Meeting of January 7, 2021. Commissioner Cyr seconded the motion, all present voted in favor and the minutes were approved.**
- IV. Discussion of Southeast Bristol Business Park Technical Items

Justin would like to review several items and have the committee’s input on the first.

1. Bob Desmarais wants to purchase lots 8 & 9 in the Southeast Bristol Business Park and brought up one question: Would there be any interest in the city taking the wetland portion and maintaining it. There are some responsibilities in owning a wetland. Ray Rogozinski spoke about the difference between wetlands and the retention ponds (which are maintained through the storm-water trust). At the time the business park was created, the city operated as the developer so funds were deposited in a storm-water trust to be maintained in perpetuity. On lot 9 there is wetlands adjacent to a retention pond. These wetlands are not part of the trust. The city maintains them only because they are the current owners of the property which would then be transferred upon sale. For a new lot to be created there would have to be a re-subdivision process and there is a time component associated with that because per state statute there would be a public hearing. He spoke of other considerations, such as taking creating new property lines which would then result in additional setbacks but the impact would be minor. Also in Bristol there is no advantage to adding acreage.

General discussion was held about process, responsibilities, and possibility of re-subdivision. There are several wetlands located in the SEBBP. Without them would improve the lots’ marketability. We would be looking at lots (8) & 9 or at lots, 3, 9, and 10. If done this would not affect the selling price but it would improve the value because of the removal of the responsibilities of the maintenance of the wetlands from the lot owner. Public Works does prefer these on a separate lot. They are more efficient to do all at once. This would help the city with selling the remaining lots.

- V. Take Any Necessary Actions

Commissioner Goldwasser made a motion to allow staff to pursue a Re-subdivision with the goal of the city maintaining the ownership of wetlands in the Southeast Bristol Business Park. Discussion. Commissioner Cyr seconded the motion. All present voted in favor and the motion passed.

IV. Discussion, continued.

2. Lot #2 (BHF Logistics): The water service on lot 2 was taken by PODS and the service at lot 1 was capped. Lot 2 does not currently have water service. Ray provided additional information. Justin said that the fix is to run a new water service line to lot 2. We have funds available for this purpose.

3. Lot 2 has some topography items and a lot of fill would be needed. There are a couple of problems and Justin reviewed the options. One is to have a septic system. No decision is needed tonight. Ray offered more information.

VI. Adjournment

Commissioner Goldwasser made a motion to adjourn the meeting at 5:00 p.m., seconded by Commissioner Cyr. Meeting was adjourned.

Respectfully submitted,
Christine Cooper
Recording Secretary