



**ECONOMIC AND COMMUNITY DEVELOPMENT  
DOWNTOWN COMMITTEE – Special Meeting  
Meeting Minutes  
Thursday, February 4, 2021, 4:30 P.M.  
Bristol City Hall, Council Chambers**

**ATTENDEES:** Commissioners Goldwasser, Mills, Rasmussen-Tuller, Mayor Zoppo-Sassu  
**ABSENT:** - - -  
**STAFF:** Justin Malley-ECD  
Andrew Armstrong-Land Use  
**GUESTS:** Atty. Timothy Furey, 43 Bellevue Ave.  
Charles Talmadge, Development Planning Solutions LLC, 73 Meadow St.  
Gino Carrier, President, Carrier Construction, Inc.

- I. Commissioner Goldwasser called the ECD Downtown Committee meeting to order at 4:30 p.m.
- II. Public Participation – There was no public participation.
- III. Minutes

Commissioner Rasmussen-Tuller made a motion to accept the minutes of the special meeting of May 7, 2019. Commissioner Mills seconded the motion, motion was passed.

IV. New Business

A. Centre Square Development Proposal

Justin summarized the Executive Summary and the responsibilities of this committee. He spoke in general about our experience with the Carrier Group projects. Attorney Furey also spoke about various recent Carrier projects. He then introduced the new proposed project and how they began to work with Carrier Construction.

Mr. Talmadge provided detailed drawings and plans for the proposed project, both the original and revised concepts. The original project included 90 residential units and approximately 10,000 sq. ft. of commercial space. To accomplish this the building would have to be 4 stories and they are more comfortable with 3 stories. The revised concept had 60 units and the same commercial space. The third concept presented provides for the 90 units and roughly 12,500 sq. ft. of commercial space – potentially going to 15,000 sq. ft. This last version also includes Parcel 5 in addition to parcels 6-7-8 as indicated on the Executive Summary and provides for 3 buildings. He provided details of the concept they are proposing. He spoke about the constraints of the property and has met with Corporation Counsel who reminded him of the lease with the Post Office which still exists for parcel 6 and that in initial conversations that Parcel 5 may have some purposes for the City.

Commissioner Goldwasser pointed out they did not see Parcel 5 in their paperwork. Justin said that this parcel is currently reserved for public space, so right now the paperwork does not reflect it. Mr. Talmadge said that the addition of Parcel 5 makes this a cohesive project. He

added they anticipate the construction time to be in phases over 2-3 years, and Parcel 5 would be in the final phase.

There was discussion of the concept and the possible inclusion of Parcel 5.

Attorney Furey said they should not vote tonight and Justin suggested tabling this item. Attorney Furey said that they want to know what will happen on Parcel 5 because it impacts the project and what happens there affects their investment. There was additional discussion on the Parcel 5 option. Commissioner Goldwasser said they were not ready to make the decision now but do not want to wait a month. Justin added that there are options but they are not set yet. The Mayor added that alternatives need to be reviewed for the original plans for Parcel 5 and we need to contact the Post Office as well due to an earlier understanding and they need a few days to put those other pieces in place.

Commissioner Goldwasser proposed this matter be tabled and that they set up a meeting as quick as possible by next week.

Mr. Talmadge reviewed the anticipated construction schedule and said they would work their construction schedule with the City's needs in mind.

Commissioner Rasmussen-Tuller made a motion to table this topic and schedule a special meeting for next week. Commissioner Mills seconded the motion, all voted in favor. Motion passed.

#### VI. Adjournment

Commissioner Rasmussen-Tuller made a motion to adjourn the meeting at 5:00 p.m. seconded by Commissioner Mills. Meeting adjourned at 5:00 p.m.

Respectfully submitted,  
Christine Cooper,  
Recording Secretary