



BRIAN DELK/THE DAY

Excavators break rocks and move rubble Friday for a planned apartment complex on New London's Fort Trumbull peninsula.

A new name on the peninsula

The Mizzen is Fort Trumbull area's first residential project since Kelo

By JOHN PENNEY
Day Staff Writer

New London — The city's newest apartment complex — and the first being built on the Fort Trumbull peninsula since an infamous eminent domain case was settled — now has a name: The Mizzen.

The moniker, a term referring to a ship's mast or sail, is in keeping with the developer's penchant for bestowing nautical names onto its local properties.

New Haven-based RJ Development & Advisors christened its previous large apartment building The Beam, which refers to the width of a boat measured from port to starboard. That 203-unit complex, completed in 2023, is located on

Howard Street not far from where construction crews this week continued site clearing on The Mizzen project, which developers described as the second phase of a "multi-phase waterfront redevelopment" plan.

The 249,840-square-foot Mizzen project is being built off Nameaug Street, part of a larger parcel north of Chelsea Street next to the U.S. Coast Guard's Research & Development Center and not far from the community center.

The 251-unit apartment complex

The 251-apartment complex's name refers to a ship's mast or sail.

is slated to include a mix of studio and one- and two-bedroom apartments on land overlooking the Thames River, just across from Electric Boat's Groton submarine manufacturing facilities and near the company's global headquarters in New London.

RJ Development co-founder and CEO Yves Joseph said that, on the basis of The Beam's tenant demographics, he expects to welcome a mix of occupants into The Mizzen — not just EB employees.

"At The Beam, we have casino workers, people from Pfizer and, before the team left, those from the Connecticut Sun," Joseph said Friday. "There's not one niche of the population we're looking to attract."

Rents at The Beam as of Friday ranged from \$1,671 for a studio to \$2,899 for a two-bedroom apartment.

The Nameaug Street project, after its 2028 completion, is scheduled to be followed by construction of a second nearby complex, a 249-unit project on Walbach Street across from the city's water treatment plant.

RJ Development also plans to build a six-story private parking garage bordered by Walbach, Smith, East and Trumbull streets.

In 2023, the Renaissance City Development Association, the city's development arm, brokered a

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ELECTION2026

Three vie to represent the 139th House District

Rep. Pemberton, Adams, Sabbag compete in parts of Ledyard, Montville and Norwich

By JACK LAKOWSKY
Day Staff Writer

The three candidates competing to serve the 139th House District, which consists of parts of Ledyard, Montville and Norwich, agree that the costs of basics like food and energy are straining voters' budgets.

Independent candidate Mark Adams, Republican Brandon Sabbag and incumbent Democrat Larry Pemberton each recently discussed why they say voters should send them to the state's General Assembly in Hartford.

Affordability

Candidates in races across the region have said voters' top concern is the rising cost of living, with basics

like food, energy and rent squeezing their wallets. The 139th District was no exception.

"It's gotten more difficult to keep families together in the state, and it's more difficult for businesses to conduct business in Connecticut," said Adams, 53, adding that his adult children are having a hard time finding an affordable place to live.

This is Adams' fourth time running to represent the district.

Asked about whether and how the state should make up for federal cuts to food assistance programs like SNAP, Adams said he feels that "there's a lot of people who've worked the system over the years to receive benefits they weren't eligible for."



Republican Brandon Sabbag, from left, independent candidate Mark Adams and state Rep. Larry Pemberton, D-139th District.

At a recent debate at Kelly Middle School in Norwich, he said suspending the state's tax on diesel fuel would lower costs for grocery stores and said Connecticut stores should be required to buy a certain percentage of produce from local farmers, a measure that he said would reduce overhead.

Another way, Adams said, is for the state to more aggressively pay

down its massive pension debt. He said this would prevent future tax hikes to pay it off later.

Pemberton, on the other hand, recently said he believes the state is paying down its pension debt of at least \$30 billion at a good pace, about \$11 million over the last several years.

SEE CANDIDATES PAGE A3

Official sues nonprofit over use of land

Stonington police chief says sprayed chemicals caused physical symptoms

By GREG SMITH
Day Staff Writer

A Mystic resident has filed suit against the Denison Society and several people associated with the Mystic-based nonprofit, seeking damages related to the spraying of pesticides or herbicides near his property. He is also asking a judge to block any future commercial development on the organization's land.

The complaint, filed last month in New London Superior Court by Jay DelGrosso, alleges that he suffered physical symptoms after chemicals were applied to hay fields bordering his property in September 2025. The fields are farmed by the Lewis family, whose members are also named as defendants. DelGrosso, the Stonington police chief, owns property abutting land held by the Denison Society.

The suit comes in the wake of a failed attempt by the Denison Society

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Troubled Montville intersections to be redone in 2028

By JACK LAKOWSKY
Day Staff Writer

Montville — Chesterfield Fire Co. firefighters often hear accidents at the two intersections right outside their station, including one this week.

The fire company's CEO, Steve Frischling, said Thursday that as he spoke, crews were repairing a damaged guardrail along the stretch of road between the Route 85/Chesterfield Road and Route 85/Route 161 intersections that a driver had struck two days before.

The two intersections, which are slated to be redone in 2028, get gnarled with traffic, especially with drivers coming from Route 85 northbound caught in the Route 161 intersection as drivers from that direction try to turn left onto Route 85. Sometimes the light at this intersection will be green while the Route 85/Chesterfield Road light is red, or vice versa, making the logging worse.

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WEATHER

Today, chance for AM showers, partly cloudy and breezy. High 53. Sunday, mostly sunny and cool. High 54. **B8**

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COMING SUNDAY

News: Today's housing crisis is part of a bigger story. An exhibition in New London tells a comprehensive local version of that story, tracing housing in the city through national context, historical timelines, maps, interviews and glimpses of what the future could hold.

Daybreak: "Carrie" is bringing the horror to Norwich. The Chestnut Street Playhouse is staging the musical drama adaptation of the novel, and its star and director talk about how the Stephen King tale from 1974 resonates today.

Business: Chef David Standridge and hospitality executive Charles Mallory have won Mystic tourism-related awards for their work to upgrade the experience of visitors who come to the region.

Perspective: The last five times a president went into a midterm election with unified control of government, voters revoked it. Donald Trump is likely to be the next in line, a Bloomberg Opinion columnist writes.

POLICE: TEENS ARRESTED IN DOORDASH ROBBERY

Waterbury — Two people were arrested in Waterbury after taking a DoorDash order without paying while appearing to brandish a gun early Thursday, police said.

Jakai Miller, 19, and Javion Miller, 18, both of Waterbury, took a food delivery at a house on Lone Oak Drive around 1 a.m. Thursday, according to Waterbury police spokesperson Sgt. Joseph Morais.

Morais said the department's emergency response and hostage negotiation teams responded to the robbery call. After police held the scene and negotiated with the suspects, the pair surrendered to police, Morais said.

— Journal Inquirer, Manchester

Gently down the street



JORGE SAENZ/AP PHOTO

Javier Barreto navigates a boat Friday along a street in Ciudad del Este, Paraguay, after rain made the Paraná River overflow.

