

**BLOOMFIELD TOWN COUNCIL**  
**LAND USE & ECONOMIC DEVELOPMENT**

There was a regular meeting of the Land Use & Economic Development subcommittee held on **Tuesday, July 17, 2012 at 7:00 p.m.** in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee member present: Councilors Gamble (no quorum present)

Non-Committee members present: Also present were: Thom Hooper, Director of Planning and India Rodgers, Clerk of Council.

Guest present: Heidi Samokar, Senior Planner - Planimetrics

The meeting was called to order at 7:05 p.m.

**Consider and Take Action regarding the Plan of Conservation & Development for Council Endorsement**

Mr. Thom Hooper, Director of Planning gave a brief update to the committee on the progress for the Plan of Conservation & Development. The Town, Plan and Zoning Commission (TPZ) approved the plan on June 28, 2012 and its effective date will be August 15, 2012. There were some changes to be made but overall the plan is a success. Mr. Hooper has requested Council endorsement to apply for state reimbursement of \$120,000 for this project through the LoCIP program. This item will be referred for the next scheduled Town Council meeting, August 13, 2012.

**Presentation and Discussion regarding Bloomfield Center Study**

Ms. Heidi Samokar, Senior Planner from Planimetrics presented an update regarding the Bloomfield Center Study. This is an expansive study to obtain ideas about contents for the Bloomfield Center. RKG & Associates are the sub-contractors for the project and Economic Development Commission serves as the lead agency.

RKG & Associates will conduct two levels of assessments:

1. An evaluation of future uses in a market analysis for stakeholder interests.

2. An evaluation with realtors to identify where the market has been as well as future target sites and opportunity areas.

Once these assessments have been completed, several meeting will occur to discuss findings and timeframes.

Councilor Gamble commented about bringing more restaurants to the town center, however this trend may be diminishing over time.

The committee also brainstormed other mixed uses with the space such as: boutique styled stores, capitalizing the needs of University of Hartford student population, hotel development and possible housing (discussion about condos and closing off Seneca Road).

The committee would also like the town center to be more walkable to local businesses and shops.

Once the study has been completed, the Town Council would need to be prepared to move forward in planning such as possibly offering:

- Tax Incentives for new businesses
- Fiscal and needs sense for the Town of Bloomfield
- List of uses to attract businesses to the center of town
- Utilizing the market analysis that will be driven by major businesses.

### **Adjournment**

The meeting was adjourned at 7:45 p.m.