

**TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
February 26, 2015**

I. CALL TO ORDER

Chairman Barry Berson called the regular meeting of the Town Plan & Zoning Commission to order at 7:02 pm in the Main Meeting Room at Bloomfield Town Hall. The following members were also present:

Fannie Gabriel, Alfred Lefebvre, Nicholas Panke, Daniel Mara. Also present were José Giner, Director of Planning, Sharon Steinle, Recording Secretary and other interested parties.

II. APPROVAL OF JANUARY 22, 2015 MINUTES

Commissioner Gabriel moved to approve the minutes of the January 22, 2015 with the correction to the spelling of the Chairman's name in section III.A. Commissioner Lefebvre seconded the motion, and it carried.

III. INFORMAL DISCUSSION

An informal discussion led by Fuss & O'Neil architect Chris Ferraro ensued regarding the re-purposing of the Garden Homes Privilege Road sub-division. Mr. Ferraro alerted the commissioners that the developers would seek to gain permission to re-purpose the approved lots for 77 single homes to be re-designed for 100-150 apartments due to marketability and the decrease in the sale of single family homes. Mr. Ferraro stated that the new proposal would re-work the existing environmental conditions and the developers would not seek new applications from the Inland Wetlands Commission. He stated that the new proposal would have a traffic impact of approximately 55% increase, most of which travelling through Windsor would use the existing infrastructure. The Commissioners expressed relief that the unoccupied land would be put to use and it appeared that the new plans were in keeping with the original proposal but stated they were reluctant to make any determinations during an informal discussion and suggested that Mr. Ferraro bring a formal application to the regular meeting.

IV. LIGHTHOUSE FOR HUMANITY

Lighthouse For Humanity informed the Commissioners of their delay in securing funds to make the required renovations to their building thereby putting their the renovation permit in jeopardy. The original permit requires the entire building to be handicap accessible with the installation of an elevator if occupancy exceeds 89 visitors. They stated they would utilize a smaller portion of the second floor not which would not exceed 41 visitors thereby not requiring the installation of an elevator. They assured the Commissioners they would continue raising funds and were committed to fulfilling their permit regulations. The Commissioners informed them that the issue was more of a building issue than a zoning issue and wished them well on their fund raising efforts.

V. OTHER BUSINESS

Mr. Giner informed the Commissioners that Wintonbury Mall was in receivership and the new holding company would soon start the liquidation process. He stated that this was an opportunity for greater involvement and partnership with the new owners.

He also informed the Commissioners of an in-depth parking study that could affect traffic and pedestrian access around the town green.

VI. ADJOURNMENT

Commissioner Berson moved to adjourn the meeting at 8:10pm. Commissioner Panke seconded the motion, and it carried unanimously.

Byron Lester, Secretary