

**TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
January 22, 2015**

I. CALL TO ORDER

Chairman Barry Berson called the regular meeting of the Town Plan & Zoning Commission to order at 7:03 P. M. in the Main Meeting Room at Bloomfield Town Hall. The following members were also present: Abraham Ford, Fannie Gabriel, Alfred LeFebvre, Byron Lester, Elene Needelman, Nicholas Panke, Barbara Reid, and Daniel Mara. Mark Jacobs was absent. Also present were José Giner, Director of Planning, and other interested parties.

II. APPROVAL OF DECEMBER 18, 2014 MINUTES

Commissioner Gabriel moved to approve the minutes of the December 18, 2014 meeting, as presented. Commissioner Lester seconded the motion, and it carried with Chairman Berson abstaining.

III. PUBLIC HEARINGS

A. Application of Deringer-Ney for a Special Permit to allow a manufacturing facility at 353 Woodland Avenue, I-2 zone. (Continued from the December 18, 2014 meeting.)

Chairman Berson noted that the applicants had made a full presentation at the December 18 meeting and that the Commissioners had had an opportunity to ask questions and request additional information. He stated that although he was unable to attend the previous TPZ meeting that he had knowledge of the application since he had attended the January 20 meeting of the Inland Wetlands and Watercourses Agency.

Chairman Berson noted that the hearing was continued to allow the Inland Wetlands and Watercourses Agency to act on the application. He reported that it was approved on the 20th of January.

Mr. Giner presented the staff memo to the Commissioners and explained that most of the staff comments that were pending at the last hearing had been addressed by the applicant to staff's satisfaction. The few remaining were of a technical nature and could be cleared up when the final plans were submitted for signature. He also stated that the applicants were asking for approval of deferred parking as part of the Special Use Permit under Section 6.2.H 3 of the regulations.

Mr. Giner also stated that the applicants has requested that the Commission exercise its authority under Sections 6.1.C (Existing Vegetation) and 6.1.D (Buffers) to allow the consideration of existing vegetation in meeting the landscaping and buffer requirements. The site will retain a good deal of wooded vegetation along its western and northerly boundaries.

Mr. Giner stated that we had comments from the Fire Marshal stating that he was satisfied with the design of the access road to the east of the proposed building and that the hydrants would be maintained by the MDC.

Commissioner Panke asked whether they would be saving their existing sign for the new place. Mr. Daly, the applicant's engineer, stated that they had not fully thought out the sign design yet and that they would deal with it later on.

Commissioner Panke moved to close the public hearing. Commissioner Lester seconded the motion, and it unanimously carried.

Commissioner Panke moved to approve the application of Deringer-Ney for a Special Permit to allow a manufacturing facility at 353 Woodland Avenue, in an I-2 zone with deferred parking; allowance for the existing vegetation to be used for part of the required landscaping according to the regulations; and with consideration of the staff comments submitted as part of the hearing record. Commissioner Gabriel seconded the motion, and it unanimously carried.

Chairman Berson asked if there were any other business to come before the Commission.

Mr. Giner stated that he had approved a minor revision to a previously approved plan consisting of a new loading dock for an industrial building located at 1280 Blue Hills Avenue.

IV. ADJOURNMENT

Commissioner Needelman moved to adjourn the meeting at 7:16 P. M. Commissioner Ford seconded the motion, and it carried unanimously.

Byron Lester, Secretary