

**TOWN PLAN & ZONING COMMISSION**

**MINUTES**

**Thursday, June 28, 2012**

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on June 28, 2012 scheduled for 7:00 p.m. at Town Hall, 800 Bloomfield Avenue in Bloomfield, Connecticut with the following members present:

Present:

Barry Berson, Chairman  
Abraham Ford, Jr.  
Fannie Gabriel  
Charlotte Gregg  
Alfred LeFebvre  
Byron Lester, Secretary  
Nick Panke  
Barbara Reid

Also Present: Thomas Hooper

Absent: Pamela Gray  
Elene Needelman  
Maureen Sullivan,  
Recording Clerk

**1. Call to order**

Mr. Berson called the meeting to order at 7:04 p.m.

Ms. Reid was the alternate member sitting on the applications this evening.

**2. Approval of May 24, 2012 Minutes**

Mr. Panke made a motion to approve the May 24, 2012 minutes. Ms. Gabriel seconded the motion and it was approved. Mr. LeFebvre abstained from voting.

**3. Discussion and Possible Adoption of the 2012 Bloomfield Plan of Conservation and Development**

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on June 15, 2012 and June 22, 2012. Mr. Berson discussed the procedures for Public Hearings.

Mr. Jason Vincent of Planimetrics worked on the Plan of Conservation and Development over the past two years with Mr. Hooper and the Committee. The proposed draft plan dated March 13, 2012 was discussed. Mr. Vincent gave an overview of the planning process. The maps were discussed. The Duncaster site was discussed and Mr. Vincent suggested changing the property to a moderately density zone.

Mr. Hooper discussed the plan. Mr. Vincent is no longer employed by Planimetrics but wanted to follow through on the plan. The center of town was discussed. Mr. Hooper suggested after some technical corrections to adopt the plan with an effective date the middle of August. There were no formal comments back from the Council. A positive response was received from CRCOG.

Questions from the public:

Mr. Kevin Gough of Bear Ridge Drive discussed the plan and stressed the process was very good and was in full support of all the activity that went on. The population growth graphs were discussed. Mr. Vincent discussed the population projections. Mr. Gough asked how the Commission will get from point A to point B. Mr. Berson stated the document will be used as a reference that the Commissioners will look at with each application. The town center study was discussed. Mr. Gough asked about the industrial development in the northeast corner of Bloomfield. The land was discussed, as well as utilities.

Questions from the Commission:

Mr. Ford asked about the shared parking. Mr. Vincent replied there are reductions in the overall parking demand and discussed shared parking.

Comments from the Public:

**Mr. Don Moore of 171 Mountain Avenue** commented about open space and the area around Duncaster.

Mr. Berson asked if there will need to be a public hearing about Duncaster to which Mr. Hooper replied no.

Mr. Gough congratulated everyone involved in drafting the plan and commented the document was an improvement over the 2000 plan. Mr. Gough stated the vitalization of the town center, reactivating agriculture land and providing economic opportunity as primary goals. Businesses in town were discussed, as well as the library and town buildings.

Comments from the Commission:

Mr. Panke complemented Mr. Vincent for an excellent job working with staff and the Committee. Mr. Panke commented staff, the Council and the businesses need to work together.

Mr. Lester thanked Mr. Vincent, members of the Commission and Mr. Hooper for working on the plan. Mr. Lester thought there were a lot of good ideas, but need to find a way to get from point A to B.

Mr. Ford commented on the fantastic job.

Mr. LeFebvre congratulated the Committee that worked on the plan.

Ms. Reid commented on the excellent job of the plan. Transportation was discussed.

Mr. Berson complemented the members of the Committee and was proud of the product. The public hearings were beneficial. Mr. Berson thanked Mr. Vincent for his work. Mr. Berson was involved in two plans of development and believed this one far exceeded the one prepared 12 years ago in terms of the scope.

Ms. Gabriel made a motion to close the public hearing. Mr. Panke seconded the motion and it was approved unanimously.

There was discussion regarding the designation of the Duncaster property.

Mr. Panke made a motion to follow the recommendations of the consultant regarding the Duncaster property to showing the property as a moderate housing. Mr. Lester seconded the motion and it was approved unanimously.

There was discussion about Duncaster.

Mr. Hooper stated if action is taken this evening, the effective date is August 15.

Ms. Gabriel made a motion to adopt the proposed 2012 Bloomfield Plan of Conservation and Development. Ms. Reid seconded the motion and it was approved unanimously.

**4. Request to Amend Condition of Approval – 25 Jerome Avenue**

Mr. Hooper discussed the site and the drainage issue and provided the Commission with a revised plan showing a piped connection to the storm drainage system in the street. The original condition of the Commission stated that the rear parking lot would be constructed with pervious pavement. After further investigation of the soil conditions and looking into the cost of the pavement material itself, the applicant is requesting that the condition be modified to permit the conventional drainage system to be installed.

Mr. Lester made a motion to amend the condition of approval to permit the piped drainage system to be installed. The motion was seconded by Mr. Panke and it passed unanimously.

**5. Town Council Referral Pursuant to Section 8-24 Concerning Sinnott Farms Road Acceptance Request**

Mr. Lester excused himself from the meeting as he is a resident of Sinnott Farms. Ms. Gregg sat for Mr. Lester on this matter.

Mr. Hooper presented the Commission with the referral from the Town Council concerning a request by the Homeowner's Association at Sinnott Farms that the Town accept the private streets within their development. Mr. Hooper went over the memorandum he has supplied the Town Manager with concerning the request. In summarizing the item, Mr. Hooper strongly recommended that the Commission recommend to the Town Council that the roads not be accepted by the Town.

Ms. Gabriel moved that the Commission recommend to the Town Council that the request to accept the private roads contained within Sinnott Farms be rejected. The motion was seconded by Mr. Panke who noted that acceptance of these roads would establish a dangerous precedent and lead to similar requests by developments containing private roads. The motion passed unanimously.

**6. Adjournment**

Ms. Gabriel made a motion for the meeting to adjourn. Mr. Ford seconded the motion and it was approved unanimously.

The meeting adjourned at 8:45 p.m.

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Byron Lester, Secretary

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Maureen Sullivan, Recording Secretary