

TOWN PLAN & ZONING COMMISSION

MINUTES

Thursday, October 25, 2012

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on October 25, 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
Pamela Gray
Alfred LeFebvre
Byron Lester, Secretary
Elene Needelman
Nick Panke

Also Present: Thomas Hooper
Maureen Sullivan,
Recording Clerk

Absent: Barbara Reid

1. Call to order.

Mr. Berson called the meeting to order at 7:00 p.m.

2. Approval of September 27, 2012 Minutes.

Mr. LeFebvre made a motion to approve the September 27, 2012 minutes as amended. Ms. Gabriel seconded the motion and it was approved unanimously.

Agenda items 4, 5, and 6 were heard next.

4. 8-24 Referral: Open space lease for farming.

Mr. Hooper stated there was a request to extend the lease of a farming activity on open space across the street from Seabury. The farmer originally had 30 acres of property under lease, but has requested to drop it to 17 acres. Staff recommended the lease be extended.

Mr. Panke stated over the years the family has done a great job of keeping the property pristine.

Mr. Panke made a motion to recommend to the Town Council an open space lease for farming. Ms. Gabriel seconded the motion and it was approved unanimously.

5. 8-24 Referral: Sale of 73 Rockwell Avenue.

Mr. Hooper stated the Town Council is interested in selling the property at 73 Rockwell Avenue to the Bloomfield Early Learning Center. A Purchase Agreement has been drafted by the Town Attorney. The Town Council requested the TPZ rule on the potential sale for school purposes to the Bloomfield Early Learning Center property at 73 Rockwell Avenue, which will include a lot to be created during a subdivision process that the TPZ will see in the future.

Mr. Ford asked if the TPZ will vote on this now and then at a later time the Bloomfield Early Learning Center will come in with the subdivision request. Mr. Hooper responded the library property, the Early Learning Center and the ball fields are located on one piece of property. As part of the RFP that was submitted on the project, it was indicated the Bloomfield Early Learning Center would have to subdivide a piece of property. The exact lines are not determined at this point in time.

Ms. Gabriel asked if staff felt it was satisfactory even though the timeline has changed. Mr. Hooper responded there was no way for an applicant to put together a subdivision application and get it before the TPZ between the Council's meeting two weeks ago and the end of November. The Council revised the timeline.

Mr. Berson asked if there will be one or three parcels when the parcel is subdivided. Mr. Hooper responded it will be three parcels. The parcels were discussed.

Mr. LeFebvre asked about considering selling only the building and not the land. Mr. Hooper believed the Council discussed that option. Staff's position at this point is that complicates things because the Town would then be responsible for property maintenance.

Ms. Gabriel asked what if this is not done at the right time and the Town ends up with three pieces of property. Mr. Hooper stated the Town owns the property now. If it is subdivided into three pieces, the Town can put another map on the land records to take the plot lines out to eliminate the subdivision.

Mr. Panke made a motion to the Council that the Town Plan & Zoning Commission recommends the sale of 73 Rockwell Avenue. Mr. Lester seconded the motion and it was approved unanimously.

6. Street Acceptance – Edgewood Street.

Mr. Hooper stated when the site plan was approved for the new fire station on Blue Hills Avenue, Edgewood Street was an existing road that provided access to the old station. The new project required the street be extended. Staff recommended to the TPZ to forward to the Town Council that Edgewood Street from Blue Hills Avenue through the new extended section be accepted into the town roadway network as a town street.

Ms. Gabriel made a motion to accept Edgewood Street as a town street. Ms. Needelman seconded the motion and it was approved unanimously.

3. Application of Natalie Gaynor-Brown for a Special Use Permit to allow for a full restaurant liquor permit at 22 Mountain Avenue, Bloomfield Center District.

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on October 12, 2012 and October 19, 2012. Mr. Berson discussed the procedures for Public Hearings.

Ms. Natalie Gaynor-Brown stated she has resided in Bloomfield for the last 19 years. Ms. Gaynor-Brown is opening a restaurant at 22 Mountain Avenue called the Island Grill, which is a Jamaican restaurant. The applicant would like to serve liquor at the restaurant.

Mr. Hooper discussed the layout of the restaurant. The shopping center allows for one restaurant liquor permit per the Regulations. This would be the one and only restaurant liquor permit approved in this shopping center. There are 36 seats in the restaurant, plus an additional banquet area available. There are no traffic issues at this location. Staff supports this application.

There were no questions from the public.

Questions from the Commission:

Ms. Gray asked the applicant if she ever owned a restaurant where a liquor permit was held. Ms. Gaynor-Brown stated this is her first liquor permit, but she has managed restaurants. The restaurant is in the Job Lot plaza, next to the gym. It will be a sit down restaurant.

Mr. Ford asked if this restaurant was previously on Blue Hills Avenue. Ms. Gaynor-Brown replied that was another restaurant. Mr. Ford asked about the seats at the bar. Ms. Gaynor-Brown replied the seats are for the restaurant; customers can sit at the bar and order appetizers. Mr. Berson replied this will be a full license and anyone can come in and have a drink.

Ms. Needelman asked why the applicant was requesting a full liquor license. Ms. Gaynor-Brown discussed the area that will be used as a private room where a variety of drinks can be served. Ms. Needelman asked when the applicant expected to open to which Ms. Gaynor-Brown replied she hoped to open in November.

Ms. Gabriel asked if the applicant was waiting for this evening's approval before going for the liquor license to which Ms. Gaynor-Brown responded that was correct.

Mr. Berson stated the restaurant backs up to the cemetery and asked Mr. Hooper if that was a problem. Mr. Hooper did not expect it would be a problem. There was a package store in the shopping center previously.

Comments from the Commission:

Mr. Lester wished the applicant good luck.

Mr. Ford thought this was going to be good for the town. There are a myriad of restaurants with liquor in Town.

Mr. LeFebvre and Ms. Gray wished the applicant good luck.

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

Mr. LeFebvre made a motion to approve the application of Natalie Gaynor-Brown for a Special Use Permit to allow for a full restaurant liquor permit at 22 Mountain Avenue, Bloomfield Center District. Mr. Ford seconded the motion and it was approved unanimously.

The Commissioners wished the applicant good luck.

7. 2013 Meeting Schedule

Mr. Panke made a motion to accept the 2013 TPZ meeting schedule. Ms. Needelman seconded the motion and it was approved unanimously.

The 2013 TPZ schedule is as follows:

January 24, 2013
February 28, 2013
March 28, 2013
April 25, 2013
May 23, 2013

June 27, 2013
July 25, 2013
August 22, 2013
September 26, 2013
October 24, 2013
November 21, 2013
December 19, 2013

Mr. Hooper stated next month there will be an application for an apartment development on Blue Hills Avenue.

8. Adjournment

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

The meeting adjourned at 7:26 p.m.

Byron Lester, Secretary

Maureen Sullivan, Recording Secretary