



Town Plan and Zoning Commission

Regular Meeting Agenda

Byron Lester, Chair
Renaë James, Secretary
Dwight Bolton, Sr., Member
Leon Peters, Member
Stephen Millette, Member
Jennifer Marshall-Nealy, Member
Kevin Gough, Member
Ola Aina, Alternate
Roger O'Brien, Alternate
Vacant, Alternate

Thursday, May 22, 2025 • 7:00 pm
Hybrid Meeting

PLEASE NOTE: This meeting of the Town Plan and Zoning Commission will be a hybrid meeting. This means that you can attend in person or by using the Zoom link below to register if you would like to join the meeting online or via YouTube Livestream if viewing the meeting only

In-person: Town Hall – Council Chambers • 800 Bloomfield Ave., Bloomfield, CT 06002

Zoom Registration: https://bloomfieldct.zoom.us/webinar/register/WN_ERJ1_GN_QV21kc-d1XKC1A

YouTube: <https://youtube.com/live/f0JSeYnaIAc?feature=share>

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
 - a. (To be Tabled to 06/26/2025) February 27, 2025
 - b. (To be Tabled to 06/26/2025) March 27, 2025
 - c. (To be Tabled to 06/26/2025) April 24, 2025
4. **Public Hearings**
 - a. **Public Hearings Continued from April 24, 2025:**
 - i. **95 Rescue Lane (A.K.A. 30 Meghans Court per Town Assessors Card) – Special Permit and Site Plan Application** per Sections 4.4.C.4.bb and 4.4.C.4.u of the Town of Bloomfield Zoning Regulations to allow a construction excavation establishment with outdoor storage of materials and equipment, in the I-2 zoning district. Applicant and Owner: Orlando Excavations, Inc.
 - ii. **Regulation Amendment Application** per Section 9.6 of the Town of Bloomfield Zoning Regulations to amend Section 4.5.D.3.g, to allow drive-in windows in the GWD zoning district. Applicant: 925 Blue Hills LLC
 - iii. **Regulation Amendment Application** per Section 9.6 of the Town of Bloomfield Zoning Regulations to add a new Section 6.14 Inclusionary Zoning, and amend Section 2.2 to add Affordable Housing related terms definitions. Applicant: Town of Bloomfield, Town Plan and Zoning Commission
 - b. **Public Hearings New:**
 - i. **310 West Newberry Road** – Special Permit and Site Plan Application per Zoning Regulations Sections 4.4.C.4.U “Outdoor storage as an accessory use” and 4.4.C.3.b “Day care centers/nurseries” to allow a proposed adult day care with related outdoor storage of vehicle fleet, in the I-2 zone. Applicant – Brandon Walker (c/o Cattleya LLC), Property Owner – 310-340 Newberry LLC
 - ii. **529 Cottage Grove Road** – Special Permit and Site Plan Application per Zoning Regulations Sections 4.3.C.3.g “Retail stores”, 4.3.C.4.i “Drive-in windows in accordance

with 7.11” and 4.3.C.4. r “Restaurants and ice cream bars” to allow construction of a new one-story 15, 349 sq.ft. commercial building on a 4.4414-acre vacant lot in the I-1 zone.

Applicant – Estero Holding Company LLC, Property Owner – University of Hartford

- iii. **620 Cottage Grove Road (Route 218)** - Zone Map Amendment in accordance with Section 9.7 of the Zoning Regulations to allow a zone change from Professional Office District (POD) to Commercial District (C). Applicant - LaSalle Road Companies LLC, Property Owner – Darlene k. Musial
- iv. **Text Amendment Application** to remove existing Sections 4.7.C.4.c and 4.7.D.4.b, and amend existing language in Section 4.7.B(Notes: 1) of the Zoning Regulations. Applicant – LaSalle Road Companies LLC having a legal interest in land in Bloomfield.

5. New Business

- a. Appointment of Town Planning and Zoning Commissioner to the Inland Wetlands and Watercourse Commission
- b. Recording Secretary hired

6. Old Business

7. Adjournment

Next Regular Meeting: June 26, 2025