

DECISION NOTICE
TOWN OF BLOOMFIELD
TOWN PLAN & ZONING COMMISSION

Notice is hereby given that the Town Plan & Zoning Commission rendered the following decisions at its regular meeting held May 22, 2025:

- a. **Withdrawn:** 95 Rescue Lane (A.K.A. 30 Meghans Court per Town Assessors Card) – Special Permit and Site Plan Application per Sections 4.4.C.4.bb and 4.4.C.4.u of the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.
- b. **Denied:** 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
- c. **Approved:** 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
- d. **Approved with conditions:** 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
- e. **Continued to June 26, 2025:** 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
- f. **Continued to June 26, 2025:** 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
- g. **Continued to June 26, 2025:** 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.

TOWN PLAN & ZONING COMMISSION

Renae James, Secretary