



## Town Plan and Zoning Commission Regular Meeting

### AGENDA

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

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**Thursday, February 27, 2025 • 7:00 pm**  
**Hybrid Meeting**

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**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\\_SwBP6LZTiGrHDXNTZhrWA](https://bloomfieldct.zoom.us/webinar/register/WN_SwBP6LZTiGrHDXNTZhrWA)

**YouTube:** [https://youtube.com/live/Ki4lwHZqW\\_g?feature=share](https://youtube.com/live/Ki4lwHZqW_g?feature=share)

### AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
  - a. January 16, 2025
4. **Public Hearings**
  - a. **Text Amendment** proposed by AMCAP COPACO II LLC to Section 6.12 Special Bulk Requirements, to add a new section - 6.12.C Height, Area and Yard Requirements in Designed Districts.
  - b. **31 Tobey Road, unit 5: Special Permit** per Section 4.3.C.4.d -Any nonresidential use, not otherwise prohibited, which takes place within the confines of an enclosed building where no goods, equipment or materials are stored outside, to allow a private dance and rehearsal studio, in the I-1 zone. Applicant: Christina Loney Property Owner: Tobey Road LLC
5. **Old Business**
  - a. POCD continued review of the Final Draft
  - b. Inclusionary Zoning preliminary text review and discussion
6. **New Business**
  - a. 6-month moratorium extension related to Recreational and Medical Cannabis Cultivation and Sale Uses
  - b. Appointment of a new Commission Secretary
  - c. Appointment of two (2) Commissioners to serve in the town's Inland Wetlands and Watercourse Commission (IWWC)
7. **Adjournment**

**Next Regular Meeting: March 27, 2025**