



## Town Plan and Zoning Commission

### Regular Meeting Agenda

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

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**Thursday, April 24, 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\\_pnazc8lyQMaN5AS1KInSwg](https://bloomfieldct.zoom.us/webinar/register/WN_pnazc8lyQMaN5AS1KInSwg)

**YouTube:** <https://youtube.com/live/GPqkA0Drias?feature=share>

#### **AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
  - a. February 27, 2025
  - b. March 27, 2025
4. **Public Hearings**
  - a. **(Tabled at last TPZ Meeting) 1301 Blue Hills Avenue: Special Permit Use and Revised Site Plan** per Sections 4.4.C.4.bb and 6.2.H for a Commercial Kitchen within a convenience store, and a 30% parking reduction in the I-2 district. Applicant: Ameen B. Lee, Property Owner: Khalid LLC
  - b. **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.
  - c. **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
  - d. **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
5. **New Business**
  - a. POCD Final Draft Review
  - b. Town Center Plan Planning Referral per CGS Chapter 132 Section 8-191
6. **Old Business**
7. **Adjournment**

Next Regular Meeting: May 22, 2025