



AGENDA
REGULAR MEETING
TOWN PLAN & ZONING COMMISSION
Thursday, May 23, 2024 at 7:00 P.M.
HYBRID Meeting: In-person and via Zoom Meeting Platform

In-person Meeting Location: **Bloomfield Town Hall – Council Chambers**
800 Bloomfield Avenue
Bloomfield, CT 06002

Via Zoom Platform: **To view the hearing and/or testify live during the hearing please register at:**
https://bloomfieldct.zoom.us/webinar/register/WN_X89snzDFQMGDs0w3OfUo5A
Once registered you will receive instructions on how to join the meeting using your computer, smartphone or regular phone line.

The meeting will be livestreamed on YouTube at:
<https://youtube.com/live/xBVzuB6wgDY?feature=share>

Application materials can be found on the Planning and Zoning website at: <https://bloomfieldct.gov/580/Town-Plan-Zoning-Commission-Supporting-D>

Written material and testimony may be submitted up to 24 hours before the meeting by e-mailing the Director of Building & Land Use at jcolman@bloomfieldct.gov. Please call Jon Colman at 860-769-3514 if you have any questions.

*A recording of the proceedings will be available on YouTube after the meeting. *

AGENDA ITEMS

1. Call to Order
2. Approval of Minutes
 - a. April 11, 2024
 - b. April 18, 2024
3. Old Business
 - a. **Public Hearing Opened and Continued from April 18, 2024:** 20-80 & 90 Loeffler Road (A.K. A. Duncaster) - Special Permit Application per Section 5.5.H - Master Plan, for modifications to dimensional elements of an existing Master Plan. Applicant & Owner: Duncaster, Inc. c/o Kelly Papa
 - b. 1124 Blue Hills Avenue - Nonconforming Use Change determination from an Art Gallery/Café Shop (Coffee) to a non-profit business organization providing community outreach services within the Greater Hartford area. Applicant and Owner: The Rondel Pertillar Investment Company LLC c/o Leola J. McCrorey.

4. New Business

- a. 140 and 142 Still Road – Proposed Zoning Map Amendment with related Master Plan from an R-40 (Residential District) to a PLR (Planned Luxury Residential District) per Section 5.4.G.1 of Bloomfield Zoning Regulations for a proposed 28-unit multi-family townhouse style development with 85 total parking spaces. Applicant: Tecca Ventures, LLC - Property Owner: Bottom of the Ninth LLC
- b. 20 Northwood Drive - Special Permit Application to allow a Commercial Kennel per Section 4.4.C.4.i of Bloomfield Zoning Regulations. Applicant: Dog Star Rescue, Inc. - Property Owner: Hadden Realty Holdings LLC

5. Adjournment

Next Regular Meeting: June 27, 2024