



AGENDA
SPECIAL MEETING
TOWN PLAN & ZONING COMMISSION
Thursday, December 5, 2024 at 7:00 P.M.
HYBRID Meeting

In-person 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_Fd3k99lbRFeikU12yKCslw
Once registered you will receive instructions on how to join the meeting using your computer, smartphone or regular phone line.

YouTube Live Stream: <https://youtube.com/live/BCeAXEaa4AY?feature=share>

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.

AGENDA ITEMS

1. **Call to Order**
2. **Roll Call**
3. **Old Business**
 - a. Inclusionary Zoning/Affordable Housing further discussion
 - b. POCD Update
4. **Approval of Minutes**
 - a. September 19, 2024 Special Meeting
 - b. October 24, 2024
5. **Public Hearings:**
 - a. **17 & 21R Watkins Road; 19 Overbrook Farm Road; 391 Simsbury Road** – Special Permit and Site Plan Applications per Section 5.4.D.3 and 5.4.I of Bloomfield's Zoning Regulation for 32 single-family dwelling units in the PLR district. Applicant: T&M Homes Owner: Rehoboth Court LLC
 - b. **31 Tobey Road, unit 22** – Special Permit application per Section 4.3.C.4.d of Bloomfield's Zoning Regulations to allow a General Repairer and Used Car Dealer, in an I-1 district. Applicant: Dennis Denach Owner: 31 Tobey Road LTD
 - c. **31 Tobey Road, unit 14-15** - Special Permit application per Section 4.3.C.4.d of Bloomfield's Zoning Regulations to allow an auto audio sale and installation establishment, in an I-1 district.
6. **New Business**
 - a. Proposed Town Plan and Zoning Commission 2025 Regular Meeting Schedule
 - b. Design Review Board discussion
7. **Adjournment**

Next Meeting: December 19, 2024