



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

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**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\\_Fd3k99IbRFeikU12yKCslw](https://bloomfieldct.zoom.us/webinar/register/WN_Fd3k99IbRFeikU12yKCslw)  
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 [colman@bloomfieldct.gov](mailto:colman@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**