



Building & Land Use Department

Town of Bloomfield
800 Bloomfield Avenue, 1st Floor
Bloomfield, CT 06002
Building Division: 860-769-3516
Land Use Division: 860-769-3515
www.bloomfieldct.gov

Town Plan and Zoning Commission

Staff Report

MEETING DATE: June 26, 2026

APPLICANT: Estero Holding Company, LLC

PROJECT: Special Permit and Site Plan Application for a New Commercial Business Development

LOCATION: 529 Cottage Grove Road and 12 Northwestern Drive

ZONING DISTRICT: I-1 General Industry District and Floodplain Management Overlay District (FMOD)

I. EXECUTIVE SUMMARY

The applicant proposes the construction of a 15,349 sq. ft. multi-tenant commercial use building for retail, restaurant, and potential drive-in window uses at 529 Cottage Grove Road. The development is subject to Special Permit and Site Plan review. The site is located in the I-1 District and partially within the Floodplain Management Overlay District. The application materials include architectural plans, drainage analysis, landscape plans, and a copy of the IWWC approval letter. The staff has conducted a comprehensive review against the applicable Zoning Regulations and offers the findings and recommendations below.

II. ZONING COMPLIANCE ANALYSIS

- Section 4.3.C – Permitted Uses:

Retail and restaurant uses are permitted by Special Permit in the I-1 Zone. Drive-in windows are allowed subject to Section 7.11.

- Section 4.3.B – Bulk Requirements:

The proposed building meets setback, height, and coverage requirements. The site plan reflects proper building orientation and separation from property lines.

- Section 5.1 – Floodplain Overlay:

The site is partially within the FEMA floodplain. No structures are proposed below BFE. Final reviews for compliance with Town Engineer are required. The Town Engineer reviewed the revised site plan and recommended the following:

1. A plan and profile of the road extension shall be submitted for review.
2. The proposed road extension will require acceptance by Town Council prior to issuance of a CO.
3. A Turn-around Easement shall be conveyed to the Town of Bloomfield for public use prior to issuance of a CO. Easement shall be reviewed by the Town.

4. Provide proper signage to designate the end of road.
5. Update the plans to show Northwestern Drive extending to the end of the Road Extension.
6. Complete and submit a Flood Plain Application. A certified as-built confirming no net increase in fill will be required prior to issuance of a CO.

- Section 6.1 – Landscaping:

Perimeter and interior parking lot landscaping are shown. The applicant revised the landscaping plan to include an island between parking spaces, and ornamental landscaping in the front yard parking area facing the road.

Section 6.2 – Parking:

The Zoning Board of Appeals granted a Variance from Section 4.3.B – Bulk Requirements, to allow parking to extend twenty (20) feet over the forty (40) feet required front yard setback on December 2, 2024. The number of parking spaces provided totals eighty-seven (87) parking spaces. The following are the required number of spaces per use/activity served:

Banks: 8 spaces per 1,000 sq ft of building area

Retail outlets, shopping centers, and similar uses up to 10,000 sq ft: 4 spaces for each 1,000 sq ft minimum
5 spaces for each 1,000 sq ft maximum

Professional and Commercial

Offices: 5 Spaces for each 1,000 sq ft of total building area

Restaurants: 1 space for each 4 seats

The total number of parking spaces required based on the highest uses would be 95 total spaces. Based on seating capacity of restaurant uses, it could be much less. The total number of parking spaces proposed is 87.

- Section 6.2.N – Multi-Modal Site Design and Parking Reduction:

The Commission may allow reductions in the required off-street-parking standards for applications requiring site plan and site designs that encourage and incorporate access to the site via alternative modes of transportation.

- Section 6.2.P – Loading Areas

Loading areas are located at the rear of the building and provide safe, unobstructed access for service vehicles.

- Section 6.3 – Signage:

The applicant submitted a multi-tenant signage program per Section 6.3.I. Wall signs must meet the sign size requirements at the time of Building Permit Applications. Freestanding Signs requires a Site Plan Approval by the Commission.

- Section 6.5 – Erosion Control:



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Plans include silt fence, tracking pads, and erosion control matting. Sequencing of installation is detailed. The IWWC met on May 19, 2025, and approved the proposed development subject to conditions (approval enclosed).

- Section 6.6 – Utilities:

The site is served by public utilities. Water and sewer connections are proposed through existing infrastructure.

- Section 6.9 – Lighting:

Full cut-off light fixtures are proposed. A final photometric plan should be provided to confirm compliance with glare and spillover requirements.

- Section 9.4 – Site Plan Requirements:

All required elements are provided, including utility plans, elevations, landscape layout, drainage, and lighting.

- Section 9.5 – Special Permit Considerations:

The use is compatible with the surrounding context. There are no significant off-site impacts. The plan meets infrastructure and design standards.

III. IWWC APPROVAL

The Inland Wetlands and Watercourses Commission (IWWC) approved the regulated activities associated with this project on May 19, 2025, subject to 26 conditions of approval. These include requirements for revised final plans, site monitoring, erosion controls, and long-term mitigation and reporting. The approval and associated conditions are incorporated by reference and are attached to this report.

IV. FINDINGS AND RECOMMENDED CONDITIONS

Based on staff's review of the application, the following findings and recommendations are offered:

1. The applicant shall comply with the recommendations made submitted by the Town Engineer and any additional staff and Commission recommendations; and
2. Signage Zoning Sign-off shall be submitted for compliance with location, size and type prior to applying for building permits; and
3. Any substantial changes to the Site Plan or proposed uses shall require Commission review and approval; and
4. Any minor changes to the Site Plan or proposes uses shall be reviewed by Staff for compliance and approval; and

4. All site plan revisions and conditions of approval required by the IWWC shall be incorporated into final plans prior to final signature approval.
5. The applicant shall confirm drive-through stacking requirements under Section 7.11.
6. All outstanding permits from local, state, and federal agencies shall be obtained prior to construction.
7. A pre-construction meeting with the Engineering, Planning, and Wetlands staff shall be held prior to site disturbance.
8. As-built plans and stormwater maintenance logs shall be submitted prior to Certificate of Occupancy.
9. All construction shall follow the DEEP 2024 Erosion and Sediment Control Guidelines.

Motion for APPROVAL

Motion by:

Seconded by:

RESOLVED, the Town Plan and Zoning Commission hereby approves the Special Permit and Revised Site Plan Application submitted by Joyce C. Quiros, per Sections 4.1.D.4.x, 6.2.H of the Zoning Regulations to allow medical clinics/offices on the ground story of an existing building, and a 21% reduction (19 total spaces) of parking requirements in the BCD district, subject to the following conditions:

1. The applicant shall address any additional comments or concern made by the Commission.
2. Existing landscaping and trees located on the West property boundary (street front property line) must be kept and maintained.
3. The applicant or property owner shall record the Special Permit Approval Certificate on the land records within one (1) year of the expiration of the appeal period
4. Any future use expansion of the medical clinic/office or building occupancy will require further review and approval by Staff.
5. The property owner must maintain the easement agreement for overflow parking at 9 Tunxis Avenue and maintain the existing R.O.W Access Easement recorded in land records.
6. All waste, including solid waste, shall be properly managed in compliance with Town Ordinances.
7. All signage must comply with existing sign regulations and be approved by the Zoning Enforcement Officer prior to installation.
8. Applicant must apply for and receive all required permits and Licenses from all appropriate agencies prior to operation.
9. Any significant changes to the nature of this Special Permit will require new approvals by the Town Plan and Zoning Commission.

VOTE: YES NO ABSTAIN

Motion for DENIAL

Motion by:



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Seconded by:

RESOLVED, the Town Plan and Zoning Commission hereby denies approves the Special Permit and Revised Site Plan Application submitted by Joyce C. Quiros, per Sections 4.1.D.4.x, 6.2.H of the Zoning Regulations to allow medical clinics/offices on the ground story of an existing building, and a 21% reduction (19 total spaces) of parking requirements in the BCD district,, based on the following findings:

1. The proposed parking reduction does not sufficiently demonstrate that the existing and overflow parking arrangements can reliably accommodate the full parking demand associated with the medical and office uses, particularly during peak periods or overlapping occupancy.
2. The application lacks adequate evidence of a formal shared parking agreement or enforceable mechanism to ensure long-term access to off-site parking at 9 Tunxis Avenue.
3. The proposed use may introduce parking and traffic circulation conflicts that negatively affect surrounding properties and public safety, contrary to Section 9.5.E.4 of the Special Permit criteria.
4. The applicant has not sufficiently demonstrated that the proposal meets the public health, safety, and welfare standard under Section 9.5.E.1 of the Zoning Regulations.
5. The Commission finds the cumulative impacts of reduced on-site parking and intensity of use may be incompatible with the immediate vicinity, in violation of Section 9.5.E.2.

VOTE: YES NO ABSTAIN