

MEMO

To: Town Clerk's Office

From: Rebecca Jones, Building and Land Use Recording Secretary

Date: November 21, 2025

Re: Town Plan and Zoning Commission – 11-20-25 Regular Meeting

Below are the motions and votes taken at the Town Planning and Zoning Regular meeting on October 23, 2025.

Present were: *in-person*: Chair Byron Lester, Dwight Bolton, Kevin Gough, Renae James, Jennifer Marshall-Nealy, Eunice Medwinter, Stephen Millette, Roger O'Brien, Leon Peters (via Zoom)
Absent were: Ola Aina

Also Present: Jonathan Colman, Building and Land Use Director; Lynda Laureano, Building and Land Use Assistant Director; and Rebecca Jones, Recording Secretary.

ORGANIZATIONAL MEETING

a. Election of Chairperson

Motion to nominate Byron Lester as Chairperson made by Commissioner James; seconded by Commissioner Marshall-Nealy.

Motion to close nominations for Chairperson made by Commissioner Marshall-Nealy; seconded by Commissioner Bolton. The motion was approved unanimously.

The original motion was approved unanimously.

b. Election of Secretary

Motion to nominate Renae James as Secretary made by Commissioner Marshall-Nealy; seconded by Chairperson Lester.

Motion to close nominations for Secretary made by Commissioner Gough; seconded by Commissioner Marshall-Nealy. The motion was approved unanimously.

The original motion was approved unanimously.

APPROVAL OF MINUTES

Motion to approve the October 23, 2025 meeting minutes as amended made by Commissioner Bolton; seconded by Commissioner Gough. The motion was approved unanimously.

PUBLIC HEARINGS

- a. 1151 Blue Hills Avenue - Zone Change Application to allow a zone map change from a Professional Office District (POD) and Residential District (R-15) to a Development District Zone II (DDZII) with related Master Plan. Applicant and Property Owner: First Baptist Church of Hartford.**

Motion to close the public hearing made by Commissioner Bolton; seconded by Commissioner James and approved unanimously.

Motion to approve the proposed Zoning Map Amendment from an R-15 and POD zoning districts to Design Development Zone II (DDZ-II) and the associated Master Plan dated October 10, 2025 with the changes discussed during the November 20, 2025 TPZ meeting for the property located at 1151 Blue Hills Avenue, submitted by the First Baptist Church of Hartford (First Cathedral) based on the findings and conditions in the presentation prepared by Lynda Laureano, Assistant Director of Building and Land Use. The motion was approved unanimously.

ADOPTION OF 2026 YEARLY MEETING SCHEDULE

Motion to approve the 2026 Yearly Meeting Schedule with the addition of four quarterly meetings (February 19, 2026, May 21, 2026, August 20, 2026, and November 12, 2026) to be used as Planning sessions made by Commissioner Gough; seconded by Commissioner Millette and approved unanimously.

ADJOURNMENT

It was moved by Commissioner James; seconded by Commissioner Marshall-Nealy and voted unanimously to adjourn the meeting at 8:38 p.m.