

TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
THURSDAY OCTOBER 23, 2025 – 7:00PM
ZOOM MEETING PLATFORM AND
IN- PERSON MEETING – COUNCIL CHAMBERS
DRAFT

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on October 23, 2025 at 7:00pm in a hybrid meeting style. The in-person location was Bloomfield Town Hall – Council Chambers, 800 Bloomfield Avenue, Bloomfield, CT and the virtual location was via Zoom.

1. Call to Order

Chair Lester called the meeting to order at 7:01pm.

2. Roll Call

Present were: *in-person*: Chair Byron Lester, Dwight Bolton, Kevin Gough, Renae James, Jennifer Marshall-Nealy, Ola Aina, Eunice Medwinter; Leon Peters; Stephen Millette, Roger O'Brien (10)

Absent were: None (0)

A quorum was established with 7 regular members, and 3 alternate members present.

Also present were Mr. Jonathan Colman, Director of Building and Land Use; Ms. Lynda Laureano, Assistant Director of Building and Land Use; and Ms. Rebecca Jones, Recording Secretary.

3. Approval of Minutes

a. September 25, 2025

Motion to approve the September 25, 2025 meeting minutes as amended made by Commissioner Marshall-Nealy; seconded by Commissioner James and approved by a 6-0-1 vote. Commissioner Bolton abstained due to absence.

4. 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 grant a request to table this application to the November 20, 2025 meeting made by Commissioner Marshall-Nealy; seconded by Commissioner Bolton and approved unanimously by a 7-0-0 vote.

5. New Business

- a.** Informal presentation by property owner at 919 Blue Hills Avenue for possible site improvements, an increase in number of used cars for sale, and site parking layout reconfiguration. Property Owner: 919 Blue Hills LLC

John Clark, Licensed Architect was present on behalf of the property owners. Mr. Clark shared a proposed site plan with the Commission. Ms. Laureano explained that this property

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has already received a few variances and noted that the Gateway District does not allow for outdoor storage. Any vehicles parked outdoors are considered outdoor storage. They are proposing an increase in the number of cars for sale at the lot. The site was a former gas station, and the new property owners have made efforts to clean the lot up. They are only allowed to have 10 cars on-site at a time. Plantings and buffers are proposed. They would like to get a curb cut but would need to seek approval at the state level. The applicants prepared this presentation to get feedback from this commission and then will seek Zoning Board of Appeals approval. Feedback from the Fire Marshall was provided.

6. Old Business

- a. 885-871 Blue Hills Avenue – Arbella Affordable Housing Plan Discussion (Housing Preference)

Mr. Colman explained that the Commission has the ability to establish preferences for the initial rental of affordable units. He proposed considering preferences for Bloomfield residents, first responders, military veterans, or other categories. This will be discussed at the November meeting, with the goal of reaching a consensus on specific preferences to be approved and communicated to Arbella. Commissioner Marshall-Nealy suggested a preference be given to Bloomfield educators. Commissioner Gough raised questions about the definition of Bloomfield residents for affordable housing, suggesting a need for structured preferences based on length of residency.

Mr. Colman proposed a change of meeting date due to a personal scheduling conflict, but the alternative date did not work for some of the commissioners. The next regular meeting is November 20, 2025.

7. Adjournment

Motion to adjourn made by Commissioner Marshall-Nealy; seconded by Commissioner James and approved unanimously. The meeting was adjourned at 7:25pm.