

TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
THURSDAY NOVEMBER 20, 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 November 20, 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.

Organizational Meeting

- 1. Roll Call**
- 2. Election of Officers (All 7 Members must be present)**
 - 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.

Regular Meeting

- 1. Call to Order**

Chair Lester called the meeting to order at 7:06pm.

- 2. Roll Call**

Present were: *in-person*: Chair Byron Lester, Dwight Bolton, Kevin Gough, Renae James, Jennifer Marshall-Nealy, Stephen Millette, Roger O'Brien, Eunice Medwinter

Via Zoom: Leon Peters

Absent were: Ola Aina

A quorum was established with 7 regular members, and 2 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. October 23, 2025**

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Motion to approve the October 23, 2025 meeting minutes made by Commissioner Bolton; seconded by Commissioner Gough and approved unanimously by a 7-0-0 vote.

4. Public Hearings

- a. **1151 Blue Hills Avenue** – Zone Change Application to allow a zone map change from 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.

Francis Vacca of BSC Group was present on behalf of the applicant. This application is a Zoning Map Amendment for the property located at 1151 Blue Hills Avenue from shared Zone R-15 and POD to Design Development Zone II (referred to as DDZ-II hereafter). The principal uses will be divided among five land use categories, including Category 2 which focuses on medical clinics or facilities; Category 5 which focuses on churches, schools and daycare facilities; Category 7 which focuses on multi-family dwelling units; and Category 8 which focuses on storage facilities. The overall master plan site was detailed. There will be four phases to this development. Impervious surface impacts were reviewed. The applicant is intending to install sidewalks throughout the property but are unsure as to what phase they will be implemented in.

Ms. Laureano shared a portion of the staff report. This application meets the required characteristics to be eligible for the DDZ-II designation. Staff believes that the proposal is consistent with the goals of the existing proposed Plan of Conservation and Development by encouraging new multi-family residential development and expanding affordable housing opportunities in Bloomfield. All existing conservation easements will remain unchanged. Staff recommends that the required sidewalks be implemented into Phase I of the project, not Phase IV. A revised final master plan shall be submitted with corrected Land Use Area Types, and a legible Table with DDZ-II bulk requirements and proposed uses to include total amount of impervious surface in a land use area.

Commissioner O'Brien asked about the potential of a play field within the conservation easement. Commissioner Gough asked clarifying questions related to the applicability of Land Use Category 2 in reference to the proposed Empowerment Center. Commissioner Medwinter asked questions related to traffic and reduction of parking spaces.

Margaret Donnelly, 10 Old Orchard Road, asked if there will be amenities built including a playground for children and a dog park.

Commissioner Gough asked if the DDZ-II zone the best option for this project. The applicant reviewed the Gateway District but found that the DDZ-II was the best option.

Commissioner James thanked the applicant for working to find a project that will fit the needs of the town. Commissioner O'Brien recommended minor changes to the proposed motion. Commissioner Millette noted that this zone change aligns with the overall intent of the DDZ-II zone. Commissioner

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Peters shared his comments and recommended that the sidewalks be installed during Phase I of this project. He also noted that the mental health counseling offered at the Empowerment Center does fit with Land Use Category 2. Chairperson Lester shared his support for this application.

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 made by Commissioner James; seconded by Commissioner Millette and approved unanimously.

5. New Business

- a. 885-871 Blue Hills Avenue – Affordable Housing Plan – Housing Eligibility Preference Approval**

This housing eligibility preference is for the Arbella housing development. Mr. Colman recommended that the eligibility preference be kept simple and suggested a 50% preference for Bloomfield residents on a first-come, first-served basis. The commissioners shared their comments related to this topic. There were questions as to who will be monitoring this once implemented. Commissioner Marshall-Nealy asked other questions related to eligibility. Commissioner Peters also asked questions about implementation. Chairperson Lester requested that Mr. Colman speak with the Arbella representatives and get answers to some of the commissioner's questions. No further action was taken for this item.

- b. 12 Filley Street – New Submittal for Proposed Zone Map Change from R-30 to PLR**

This application has been officially received and will be on the agenda for the December meeting.

c. Adoption of 2026 Yearly Meeting Schedule

Commissioner O'Brien recommended that the commission discuss goals for the year and incorporate quarterly planning meetings. The commissioners discussed the date and time of these meetings and agreed upon the third Thursday in February, May, August and the second Thursday in November. The commissioners requested that Alex Samalot, Zoning Enforcement Officer, be present for some of these meetings. These meetings can always be canceled should there a major conflict arise.

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.

6. Old Business

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POCD updates are underway, and Mr. Colman and Ms. Laureano will be meeting with Justin LaFountain of Goman+York next week. Commissioner James asked about a specific timeline for completion. The new environmental planner, Nick Gabuzda, has been a great addition to the Building and Land Use team.

7. Adjournment

Motion to adjourn made by Commissioner James; seconded by Commissioner Marshall-Nealy and approved unanimously. The meeting was adjourned at 8:38 pm.

DRAFT