Present: Chairman Barry Berson, Commissioner Byron Lester, Commissioner Steve Millette, Commissioner Abraham Ford, Jr., Commissioner Dan Mara, Commissioner Dwight Bolton, Commissioner Michele Adams and Commissioner K. Blint.

Also Present: Director of Planning & Economic Development, Mr. José Giner.

1. Call to Order: Chairman Barry Berson called the meeting to order at 7:00 p.m.

2. Roll Call: A quorum was established with 8 members present.

3. Approval of 1/23/20 Minutes:

   Commissioner Ford made a motion to approve the 1/23/20 Minutes with corrections and Commissioner Millette seconded the motion. The Commission voted unanimously to approve the 1/23/20 Minutes with corrections.

4. Site Plan Approval:

   a. Site Plan Review request by 25 Jerome Ave LLC for Phase III of the Town Center Apartments Master Plan consisting of a multi-family apartment building with 42 units at 713 Bloomfield Ave., Center SDD zone.

   Mr. Thomas Daly, P.E., Vice President, Senior Project Manager, Civil Engineering, located at 99 Realty Drive, Cheshire, CT represented the applicant in this case. Mr. Daly stated they received the IWW Commission’s approval a month ago. He also stated Phase I of the project has been completed. This is phase III and consisting of forty-two (42) units and sixty-three (63) parking spaces. He gave the location of the project, explained the landscaping plans, parking, storm water basins, drainage system, utilities, lighting and light fixtures.

   Mr. Jack Kemper, Architect and founding principal of Kemper Associates Architects, located at 790 Farmington Avenue, Building No. 2, Farmington, CT explained the design of the buildings. He also stated they kept the historical house intact and it is now Mr. Paul Butler’s office. He stated that the building is four (4) stories, an attic in the roof and brick same as the buildings in the Town. He also showed the design of the building with balconies. It’s an L shaped building, front doors facing the streets, on the first floor the club house is located and the gym. The entrance is in the front and the parking lots entrance is in the back.

   Mr. Giner was asked to give his input into this application. Mr. Giner referred the Commission to his February 19, 2020 Memorandum to the Commission. He stated the applicant is asking for final site plan approval for a forty-two (42) unit multi-family development. This application is for construction of Phase 3 of a Master Plan for four hundred (400) +/- units of multi-family housing that was approved by the TPZ in the summer of 2014. The Master Plan was approved in conjunction with a change in zone for property to Bloomfield Center Special Development District (Center SDD). In May of 2019 the applicant obtained a Master Plan amendment to add .47 acres to the existing Center Special Development District (SDD) at 713 Bloomfield Avenue. The applicants are now coming in for the Site Plan review as required under Section 4.1.A of the Center SDD regulations.

   The project received Wetlands Approval with Conditions at the October 21 2019 Inland Wetlands and Watercourses Commission meeting.

   The plans submitted include connecting the existing sidewalk on the west side of Bloomfield Avenue to the sidewalk at the corner of Bloomfield Avenue, Park Avenue and Tunxis Avenue and Mountain Avenue.

   Also included in the plans is a 20’ easement for a future walking trail along Wash Brook with the final location to be determined at a later date.
The Bloomfield Design Review Board has met with the applicant on a number of occasions to review the design of the building and site. As its February 5 meeting the BDRB gave a favorable recommendation to the site and building design. The Board had also met with the applicant in April and May 2019 for an informal review. Their findings were that the informal review process early on in the design phase was extremely helpful in reaching a consensus on a design that they were ultimately very satisfied with. The entire Board was in agreement that the final design was responsive to the Board’s early suggestions. The only concern that they had was with the south facing façade of the building which they found a little stark and would suggest that the applicant consider some additional articulation.

Mr. Giner stated that the Deputy Town Engineer forwarded comments dated February 19, 2020. The comments have been incorporated into the final suggested conditions.

Mr. Giner further stated the Commission should note that the regulations for the Center SDD states that site plan review shall not require a public hearing that site plan review and approval by the Commission is solely to verify compliance with the Center SDD Master Plan and Center SDD Special Regulations.

Commission Questions:

Commissioner Mara brought up the Deputy Town Engineer’s comments regarding the grading on the back slope.

Mr. Daly stated he disagreed with the comment because he did not think it applied according to the Zoning Regulations. He asked what regulation does it apply to? Mr. Giner explained reading regulation 6.4.I.9 and 8. Mr. Daly explained that they only have a 1 foot high slope. Mr. Giner stated a Special Permit approval is needed with that grading.

Chair Berson asked how long was the slope? Mr. Daly stated 2 feet wide and 160 feet long.

Commissioner Mara asked were there any other areas of concern with Mr. Giner’s memorandum? Mr. Daly stated, no.

Chair Berson asked about the drainage system in reference to the interaction with the State Highway and the State Agency? Mr. Daly explained this to the Chairman’s satisfaction.

Chair Berson asked about the Design Review Board’s comments regarding the south side of the building. Mr. Kemper stated the DRB looked at this new treatment and they already addressed this subject. And there is also detailed information on the balconies.

Commissioner Ford asked Mr. Kemper, what is the material? Mr. Kemper stated the material is fiber cement siding and brick.

Chair Berson asked if the material different from the existing building? Mr. Kemper stated, it is different.

Commissioner Blint asked if the trees extended to the back? Mr. Kemper stated they do not extend to the back.

Commission Comments: None

Public Questions:

Mr. Ronald Marchetti asked would there be a need for traffic lights because his concern is the driveway being too close to the intersection? Mr. Paul Butler stated they will make that determination along with the ConnDOT but he doesn’t see a problem.

Chair Berson stated he didn’t feel the state will put a traffic light there but they will need to talk to the state about traffic impact.

Commissioner Mara made a motion TO APPROVE the Site Plan Review request by 25 Jerome Ave LLC for Phase III of the Town Center Apartments Master Plan consisting of a multi-family apartment building with 42 units and 63 parking spaces on 1.585 Acres at 713 Bloomfield Ave. Center SDD zone. This
approval is subject to conformance with the referenced plans, as may be required to be modified, and the following conditions:

**Referenced Plans:**

"Proposed Apartments (42 Units) Bloomfield Center – Phase III, 713 Bloomfield Avenue, Bloomfield, Connecticut” 12 sheets including the Title Sheet, by Milone & MacBroom revised to January 27, 2020.

"Residences at 713 Bloomfield Avenue, Bloomfield, CT.” Sheets A-1 through A-6, by Kemper Associates Architects LLC, dated 1-25-20.

**Conditions to be met prior to the signing of plans:**

1. The plans shall be revised to address any remaining staff or Commission concerns, particularly those of the Town Engineer dated February 19, 2020.
2. Final plans will relocate pervious pavers from 4 parking spaces adjacent to the floodplain compensation area, to another four spaces on site as agreed upon.
3. The proposed curbing where the existing driveway is located, together with proposed grading of the new driveway and spot grades on the plan, depict a low point within the gutter of Bloomfield Avenue (Rt. 189). Plans should be revised to address surface runoff in this location and ensure no ponding. A Connecticut DOT right of way encroachment permit will be required for this development.
4. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

**Conditions to be met prior to the issuance of permits:**

5. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.
6. An Erosion and Sediment Control and Site Restoration Bond shall be submitted in the form of cash or a check, in an amount to be determined by the Planning Director.

**Conditions which must be met prior to the Issuance of a Certificate of Compliance:**

7. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.
8. All traffic safety signs and markings shall be in place.
9. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

**General Conditions:**

10. This approval is also subject to Conditions of Approval from the Inland Wetlands and Watercourses Commission.
11. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.
12. Permanent lot corner monumentation along the perimeter of the property must be in place prior to commencement of construction.
13. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.
14. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
15. All work associated with the construction of facilities as approved must be completed by February 27, 2025 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

16. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commissioner Ford seconded the motion and the Commission voted unanimously to approve the request.

b. Floodplain Permit for Phase III of the Town Center Apartments Master Plan consisting of a multi-family apartment building with 42 units at 713 Bloomfield Ave.

Mr. Thomas Daly, P.E., Vice President, Senior Project Manager, Civil Engineering, located at 99 Realty Drive, Cheshire, CT was representing the applicant in this case. Mr. Daly stated that there was some filling in the floodplain at the rear portion of the property which the applicants were compensating for.

Mr. Giner stated the Town Engineer looked at the plan and an approval would be in order. He also referenced the memo by Ms. Karen Isherwood, P.E., Deputy Town Engineer dated February 19, 2020

Commissioner Lester made a motion to approve the Floodplain Permit for Phase III of the Town Center Apartments Master Plan consisting of a multi-family apartment building with 42 units at 713 Bloomfield Ave. Commissioner Bolton seconded the motion and the Commission voted unanimously to approve the request.

5. Public Hearings:

a. Request by Naro Family Limited Partnership (owner: RBS Realty Enterprise LLC & Robert Schwartz) for a Special Permit under Section 4.1.D.4 for a change of use to a restaurant and office or medical office at 5-9 Tunxis Avenue, BCD zone (continued from 11/21/19).

Mr. Robert Schwartz introduced Mr. Sheldon B. Crosby, AIA, Principal, of LARC Architects, LLC located at 8 North Main Street, West Hartford, CT, who has joined his team. And Mr. Timothy Coon, P.E., of JR Russo, Surveyors and Engineers located at 1 Shoham Rd, East Hartford. They are representing the applicant in this case.

Mr. Schwartz stated they are connecting the two parking sites, the parking lots on the north and south will be connected.

Mr. Crosby stated the property is asking for a use change to retail, a medical office, or a restaurant. He stated that since there was no known tenant at this time that the applicant wanted to keep his options open so that he could market the property to a variety of potential users.

Mr. Coon stated that the modifications have been approved by the IWW Commission. He stated there will be a reduction in traffic and he discussed peak hour traffic for the facility. He concluded that it will generate less traffic than previous uses on the property and be an improvement to the surrounding areas. He stated they are also asking for a flood plan permit.

Chair Berson stated the flood plan permit will be done later. Mr. Coon reviewed the memorandum and stated it will not be a problem.

Mr. Crosby presented several diagrams showing the buildings in the area and how this new facility will enhance the surrounding buildings in the community. He also gave detailed design information. He also gave examples and explained what he looks for in dealing with a project like this one. He concluded that this was a great investment for the community.

Mr. Giner was asked to give his input into this case. He referred to his February 19, 2020 memorandum. He stated that the applicants are requesting approval for a change of use from retail (Bloomfield Hardware Store) to a medial office and a restaurant use. The proposal includes the removal of the fire damaged vestibule on the front of the building at 7-9 Tunxis Avenue and the demolition of a 3,200 shop building attached to the southwest corner of the existing building. The work includes a new façade and the construction of a new 27 space parking lot at 5 Tunxis Avenue located on the south side of the existing building along with some reconfiguration of the
parking along the north side of the building with related landscaping improvements. The latest plan revision shows a connection between the north and south parking lots located behind the building.

The applicants are also looking for a flood hazard permit to allow for this connection.

Mr. Giner’s memo states that the properties are located in the Bloomfield Center District (BCD) which is classified as a Village District in accordance with the CT General Statutes Section 8-2j. Section 4.1.G of the Zoning Regulations for the District contain Design Guidelines for the BCD. Section 4.1.H provides additional requirements for Architecture within the District. In accordance with CGS Section 8-2j the regulations require that all applications within the District for new construction and substantial reconstruction be referred to a designated village district consultant for review and recommendation. The Town Plan and Zoning Commission has designated the Bloomfield Design Review Board (BDRB) as the village district consultant for the BCD.

Mr. Giner noted that the Bloomfield Design Review Board (BDRB) met with the applicant in April of 2019 for an informal review. They also held a meeting on Wednesday, November 6, 2019 to discuss the design plans presented with the application. After its November 6 meeting the Bloomfield Design Review Board voted unanimously to issue a negative recommendation for the reasons contained in a separate memo that was included in the Commission previous packets. The applicant then asked to continue the hearing to the February 27, 2020 agenda in order to try and address some of the concerns raised by the Board and the Commission at its November meeting.

Mr. Giner also noted that the applicant met again with the Bloomfield Design Review Board at its February 5, 2020 meeting to discuss the revised plans presented with the application. Although the Board was encouraged by some of the changes, particularly the carrying of the windows to the south façade of the building and the modifications to the parking layout, the Board continued to have concerns about the architectural design and was unwilling to give its full support to the design as presented. A report from the Bloomfield Design Review Board was included in the Commission packets.

Mr. Giner noted that the recommendation of the Bloomfield Design Review Board is advisory. However, Section 4.1.M requires that the report and recommendations be entered into the public hearing record and considered by the Commission in making its decision.

Mr. Giner’s memo also states that the applicants have provided a Data Block on Page 3 of 8 (Layout Plan) showing how the application conforms to the bulk standards of the Zoning Requirements. The Data Block shows a reduction in the impervious coverage from 67.3% to 57.2%, based on the total site, including the former gas station. The applicants are also showing a parking demand of 42 total spaces based on a restaurant use with 56 total spaces provided between the north and south parking areas.

Wash Brook forms the western boundary of the site. The survey shows a 25’ wide pedestrian easement along the banks of the brook.

At its February 18, 2020 meeting the Inland Wetlands and Watercourses Commission approved the application with conditions.

Mr. Giner stated that the Town Engineer provided comments in a memo dated February 6, 2020. The comments have been incorporated into the proposed conditions of approval.

A portion of the property is located on a flood zone and requires a Separate Flood Hazard Permit. It is anticipated that the proposed activities will comply with the requirements contained in the Town’s Zoning Regulations which were based on Federal (FEMA) requirements. Also see the comments from the Town Engineer who is the Flood Hazard Administrator.

Public Questions: None

Commission Questions:

Commissioner Blint asked if they are building on speculation. Mr. Schwartz stated the plans must satisfy everyone. If there are any additional changes they will return to the TPZ
Commission. Commissioner Blint asked about the traffic flow during deliveries? Mr. Coon explained the delivery process.

Commissioner Millette had questions about the memorandum from the DRB concerning the windows, the floor line and canopy. Mr. Crosby explained the concept behind the windows position and the canopy.

Commissioner Mara asked if the Commission have to do anything to preserve the use. Mr. Giner stated no, if there are changes that require a Special Permit they will have to return to the Commission.

Commissioner Adams asked about parking on the upper right side. Mr. Coon explained the parking details for the right side of the building.

Chair Berson asked why the DRB attended the meeting in November but were not here today. He stated there comments were not specific enough, they should be more specific. Mr. Giner stated the DRB disagreed with the flat roof and the landscaping, among other things. Chair Berson asked about the delivery truck sizes. Mr. Coon stated there are no tractor trailers.

Public Comments: None

Commission Comments:

Commissioner Mara stated this is great work. Commissioner Ford thought that the applicants did a great job on the parking lot. He was there and saw the site for himself. Commissioner Lester stated he loved the thought process. Commissioner Millette stated great job. Commissioner Bolton stated great work but he wished that the DRB was at this meeting. Commissioner Blint stated great work but the DRB should be here. She thought that the building would be more welcoming with planters in the front.

Commissioner Millette made a motion to close the Public Hearing for the Request by Naro Family Limited Partnership (owner: RBS Realty Enterprise LLC & Robert Schwartz) for a Site Plan and Special Permit under Section 4.1.D.4 for a change of use to a restaurant and office or medical office at 5-9 Tunxis Avenue, BCD zone. Commissioner Ford seconded the motion and the Commission voted unanimously to close the Public Hearing.

Commissioner Millette made a motion to approve the request by Naro Family Limited Partnership (owner: RBS Realty Enterprise LLC & Robert Schwartz) for a Special Permit under Section 4.1.D.4 for a change of use to a restaurant and office or medical office with 56 total parking spaces and related site work at 5-9 Tunxis Avenue, BCD zone. This approval is subject to conformance with the referenced plans, as may be required to be revised, the representations made on the record, and the following conditions:

Referenced Plans:


"5 Tunxis Avenue First Floor Plan" Sheet A1.1 by Glenn Yeakel, Architect, dated 1/20/2020.


Conditions to be met prior to the signing of plans:

1. A CDS-1 water quality unit is specified to treat runoff from the northern portion of the site. Plans have been revised to add a paved driveway connection between the two parking lots and now direct more surface runoff from pavement to this lower lot/CDS-1 structure. Plans have also been modified to replace the existing 6” pipe with a 12” pipe to discharge directly to Wash Brook. Engineering staff is of the opinion that this water quality structure would better serve the site if relocated further south along the western edge of the driveway connection, at an elevation higher than routine flood elevations. Relocation will reduce the likelihood of
resuspension due to inundation from Wash Brook. Final plans shall include the new storm structure location and outlet, as approved by the engineering department.

2. The engineer shall confirm the nature of discharge from the existing 6” pipe discharging from the building into the existing storm system (i.e. roof leader, sump pump, floor drain, etc.) and shall notify the engineering department.

3. The final plans shall be revised to address all remaining staff concerns and comments.

4. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

5. A copy of the Special Permit shall be filed on the Land Records by the property owner.

**Conditions to be met prior to the issuance of permits:**

6. The Lot area represented is the sum of 3 parcels. If the two southerly lots 177-3-5 & 177-3-5A which are solely parking, are to remain separate from Lot 177-3-4 which contains the entire building, an easement shall be recorded, prior to the issuance of any building permit for subject development, to grant approved parking off-site in perpetuity of the approved use.

7. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.

**Conditions which must be met prior to the Issuance of a Certificate of Compliance:**

8. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

9. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

**General Conditions:**

10. This project is also subject to conditions of approval of an Inland Wetlands Permit from the Inland Wetlands and Watercourses Commission.

11. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details. Final plans shall revise all notes referencing CT DOT 816 to the current version 817.

12. Permanent lot corner monumentation must be in place prior to commencement of construction.

13. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structures will require new approvals from the Bloomfield Town Plan and Zoning Commission.

14. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Substantive changes to the plans will require further Commission review and approval. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

15. Any changes to the exterior design will also require referral to the Bloomfield Design Review Board.

16. All work associated with the construction of facilities as approved must be completed by February 27, 2025 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

17. The retail use of the property is recognized as also permitted subject to the provisions for the BCD District in the Zoning Regulations.
18. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commissioner Bolton seconded the motion and the Commission voted unanimously to approve the Request.

b. Floodplain Permit application for site work related to the change of use to a restaurant and office or medical office at 5-9 Tunxis Avenue, BCD zone.

Mr. Timothy Coon, P.E., of JR Russo, Surveyors and Engineers located at 1 Shoham Rd, East Hartford was representative in this case. He stated the Special Permit is for development (i.e. grading) in the Flood Management zone. He also stated the grading is within the floodplain to lower the elevation and expand an existing parking/loading area. The grading will result in an increase in flood storage of approximately 97 cubic yards.

Mr. Giner gave his recommendation and condition in a February 6, 2020 memorandum and stated there are no issues. It is anticipated that the proposed activities will comply with the requirements contained in the Town’s Zoning Regulations which were based on Federal (FEMA) requirements. Also see the comments from the Town Engineer who is the Flood Hazard Administrator.

Commissioner Bolton made a motion to approve the Floodplain Permit application for site work related to the change of use to a restaurant and office or medical office at 5-9 Tunxis Avenue, BCD zone. Commissioner Lester seconded the motion and the Commission voted unanimously to approve the Request.

c. Request by Solli Engineering, c/o Peter Kaiko (owner: 50 Berlin Road, LLC) for a Special Permit to allow a medical office/clinic and surgery center located at 10 Jolley Drive, I-1 zone.

Commissioner Lester read the Legal Notice in the Hartford Courant and gave the date for this Request by Solli Engineering, c/o Peter Kaiko (owner: 50 Berlin Road, LLC) for a Special Permit to allow a medical office/clinic and surgery center located at 10 Jolley Drive, I-1 zone.

Mr. Peter Kaiko, Sr. Project Engineer, of Solli Engineering located at 501 Main Street, Suite 2A, Monroe, CT was the representative in this case. Mr. Kaiko gave the location of the project as 10 Jolley Drive, Bloomfield, CT. He gave the Commission an updated map and diagrams. He showed the old building and the new building. Mr. Kaiko showed the client’s changes which are a proposed surgery center, medical office/clinic use, compared to the solely medical office/client use previously approved. There was also a revised parking plan. The associated reduction to required parking allows for a patient drop-off area to be added to the parking lot side of the building. The designed parking arrangement and pavement striping has been revised to accommodate the proposed uses. The generator pad and location has been moved to the south-east portion of the site. Additional landscape plantings are proposed adjacent to the north of the new generator location to screen the equipment from the Cottage Grove Road frontage.

Mr. Kaiko stated that Hartford Health Care is the tenant. He spoke about the covered grading, minor utilities changes on the west side of the building, drainage system and stated the landscaping will be done in the spring.

Mr. Giner was asked to give his input into this matter. Mr. Giner referenced his memo with noted that the applicants are asking for a Special Permit and Site Plan approval to allow medical office/clinic and surgery center to be located at 10 Jolley Drive. The Commission has previously approved a Special Permit and Site Plan to renovate the existing building and site to allow for change of use to a medical clinic and offices. The applicants later successfully petitioned the Commission for a text change to define “Surgery Center” and allowed it subject to defined standards in zoning district that allow for medical clinics.

The applicants have also provided revised parking calculations based on the parking standard for surgery centers that were adopted as part of their text change petition.
The revised site plan also shows that the generator location has been moved to the south-east portion of the site with additional landscape plantings proposed to screen the equipment from Cottage Grove Road.

Mr. Giner noted that Inland Wetlands Agent Peter Castaldi has reviewed the revisions and has issued an Agent Approval for the Wetland Permit modification.

The Deputy Town Engineer forwarded comments in a memo dated February 19, 2020. These comments have been incorporated in the recommended motion.

Public Questions: None

Commission Questions:
Commission Blint asked about signage. Chair Berson asked who are the tenants? Mr. Kaiko answered all questions satisfactory.

Public Comments: None

Commission Questions: None

Commissioner Lester made a motion to close the Public Hearing for the Request by Solli Engineering, c/o Peter Kaiko (owner: 50 Berlin Road, LLC) for a Special Permit to allow a medical office/clinic and surgery center located at 10 Jolley Drive, I-1 zone. Commissioner Ford seconded the motion and the Commission voted unanimously to close the Public Hearing.

Commissioner Ford made a motion to approve the Request by Solli Engineering, c/o Peter Kaiko (owner: 50 Berlin Road, LLC) for a Special Permit to allow a medical office/clinic and surgery center located at 10 Jolley Drive, I-1 zone. This approval is subject to conformance with the plans and the representations made on the record, and the following conditions:

Referenced Plans:

Conditions to be met prior to the signing of plans:
1. Proposed grading should be modified in parking north and east of the building to ensure positive drainage (1% minimum) to drainage structures, that slopes do not exceed 2% in any direction within the limits of accessible parking spaces and that the slope of the accessible route from accessible parking to the building does not exceed 5%. Specifically grading of the sidewalk adjacent to the existing yard drain may need to be adjusted to ensure compliance.
2. The dedicated drop-off lane should be clearly marked with paint/hatching.
3. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

Conditions to be met prior to the issuance of permits:
4. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.
5. A copy of the Special Permit shall be filed on the Land records by the owner of the property.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:
6. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
7. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot
be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

**General Conditions:**

8. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.

9. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structures will require new approvals from the Bloomfield Town Plan and Zoning Commission.

10. All previous conditions of approval including those from the Inland Wetlands and Watercourses Agent not specifically modified by this approval shall remain in full force and effect.

11. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Substantive changes to the plans will require further Commission review and approval. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

12. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

**Commissioner Lester seconded the motion and the Commission voted unanimously to approve the request.**

d. Request by William L. Roebelen for a Special Permit to allow a commercial kennel and dog care facility at 122 West Dudley Town Road, I-2 zone.

Commissioner Lester read the legal notice in the Hartford Courant for the Request by William L. Roebelen for a Special Permit to allow a commercial kennel and dog care facility at 122 West Dudley Town Road, I-2 zone for a Public Hearing.

Mr. William Roebelen was the representative of this request. He was asking for a Special Permit to open a Camp Bow Wow, a Dog Kennel and Doggy Day Care. He gave the history of the franchise, explained the business, the number of dogs, the number of staff, parking, security system.

Director of Planning, José Giner, referenced his February 20, 2020 memorandum to the Commission. The memo noted that the proposed dog care facility is designed to house up to 92 dogs in approximately 8,990 s.f. of gross floor area (GFA). An existing loading area and utility building on the east side of the main structure will be demolished and replaced with outdoor play areas for the dogs. The play areas will be protected by 8’ high vinyl fencing. The property is zoned Industrial 2 which allows Commercial Kennels as a Special Permit use subject to the requirement of Section 7.9. Mr. Giner also included Section 7.9.A which are the restrictions and Section 7.9.B which are the Additional Requirements.

Mr. Giner’s memo noted that the property shares a driveway with a landlocked parcel to the east. The neighbor has expressed a concern that there is not a clearly defined drop-off area for the kennel. They are concerned that given the amount of dogs that may be housed at any given time the drive will be blocked by customers waiting to drop off and pick up their dogs. The neighbor suggested that the applicant be required to provide a second driveway to West Dudley Town Road that would allow for pick up and drop off to occur by the front entrance.

Mr. Giner noted that the application has not satisfied the Town Staff (Mr. Giner and Ms. Isherwood) recommendations, conditions and comments and that he recommended a continuation of the Hearing so that the applicant can address some of the concerns.

**Commissioner Ford made a motion to continue the Request by William L. Roebelen for a Special Permit to allow a commercial kennel and dog care facility at 122 West Dudley Town**
Road, I-2 zone until the March 26, 2020 TPZ Commission Meeting. Commission Lester seconded the motion and the Commission voted unanimously to approve the motion.

6. Other Business: None

7. Planner’s Report:
   a. Project Updates:
      This documentation was included in the Commission’s packet from Mr. Giner.

8. Adjournment.

Commissioner Ford made a motion to adjourn the TPZ Commission meeting and Commissioner Lester seconded the motion. The TPZ Commission voted unanimously to adjourn the meeting at 9:00 p.m.

NEXT MEETING MARCH 26, 2020