MEETING AGENDA
TOWN PLAN & ZONING COMMISSION
7 P.M., Thursday, January 27, 2022
Zoom Meeting Platform

Interested persons may view the application material on the TPZ website at:

If you wish to view the hearing and/or testify live during the hearing you will need to register at: https://bloomfieldct.zoom.us/webinar/register/WN_doR90q9dS55C1O9RtdmN-wv

Once registered you will receive instructions on how to join the meeting using your computer, smartphone or regular phone line.

The meeting will be livestreamed on YouTube at: https://youtu.be/5NllwZfmmf0

Written material and testimony may be submitted up to 24 hours before the meeting by e-mailing the Director of Planning at jginer@bloomfieldct.org.

Please call José Giner at 860-769-3515 if you have any questions.

A recording of the proceedings will be available on YouTube after the meeting.

AGENDA ITEMS

1. Call to order.
2. Approval of Minutes
   a. December 16, 2021
   b. January 05, 2022 Special Meeting
3. Public Hearings (Continued)
   a. Petition by ARTfx Signs on behalf of the Blue Hills Fire Department for a Zoning Regulation Text Amendment to allow Electronic Message Center signs associated with a firehouse subject to specific criteria.
   b. Application by Maurice Pipkin for a Revised Special Permit to reduce the size of a lot and lower the approved capacity for a previously approved House of Worship at 9 Maplewood Ave. in a Blue Hills Gateway District, Prayer & Praise, owner.
   c. Special Permit application of BCI, Inc. d.b.a. Butler Company to add 106 & 110 West Dudley Town Road to the existing Special Permit for 90.92, 98, 100, 104 and 116 West Dudley Town Road and to allow accessory uses common to the headquarters of a landscape and construction company including outside storage and processing of earthen materials on property located in an I-2 District. Owners: CT Valley Properties II, LLC (90.92, 98, 100, 104 and 116 West Dudley Town Road and Equitair, Inc. 106 &110 West Dudley Town Road.
4. Public Hearings (New)
   a. Special permit application of Sivakumar Palaniyandy and Anand Palani to transfer an existing Package Store Liquor License (Gillette Ridge Wines & Spirits) to a new space located in Geisler’s Plaza, 40 Tunxis Ave. in a BCD District, Bloomfield Equities LLC., owner.
   b. Special Permit application of Kahlid Mahmood; Khalid LLC. to convert an existing repair garage to a convenience store with gasoline sales and a drive-through window at 1301 Blue Hills Ave. in an I-2 District , Patrick K. Robertson, owner.
   c. Petition by 25 Jerome Ave, LLC, Attn: Paul Butler for a change of zone boundary from Bloomfield Center District (BCD) to Bloomfield Center Special Development District (SDD) for 3.1 acres of property located at 16, 18 and 20 Jerome Ave.
5. Site Plans:
   a. Revised Site Plan for a previously approved PLR development at 1146 Blue Hills Ave. consisting of 20 residential units, Dalos and Steamn, LLC applicant, 1735 Asylum Ave, LLC. owner.
6. Old Business
7. New Business
   a. Appointments to Inland Wetlands Agency
8. Other Business
10. Adjournment.

NEXT MEETING: February 24, 2022