MEETING AGENDA
TOWN PLAN & ZONING COMMISSION
7 P.M., Thursday, February 24, 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_doR90qt9d55zCjORdtnN-w

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/g59-iwDdPxA

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. January 27, 2022
3. Public Hearings (Continued)
   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, 30-40 Tunxis Ave. in a BCD zone, Bloomfield Equities LLC., owner.
   b. 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.
   c. 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.
4. Public Hearings (New)
   a. Special permit application of Monique Oates; Plush Events, LLC to establish and operate an event venue with alcohol service at 836 Park Ave., Suite 33 in Wintonbury Mall, in a BCD zone, West Coast Investments, Inc., owner.
   b. Special permit application of Caseta Paul to establish and operate a barber shop at 12B Mountain Ave. in a BCD zone, Triple A Associates, owner.
   c. Petition by Andy Morrison for a change of zone boundary from R-15 to I-2 zone for .486 acres portion of property located at 1236 Blue Hills Ave., Marie Dunn, owner.
   d. Application by Andy Morrison for 2 lot resubdivision of 4.7 acres and 15.389 acres; property located at 1236 Blue Hills Ave., R-15 & I-2 zone, Marie Dunn, owner.
   e. Special Permit application of Andy Morrison to allow a proposed building with outside storage of material and equipment associated with a contractor’s yard at 1242 Blue Hills Ave., R-15 & I-2 zone, Marie Dunn, owner.
   f. Special permit and site plan application to establish and construct 422 self-storage units in 8 buildings at 31 Tobey Rd., I-1 zone, 31 Tobey Rd LTD applicant and owner.
5. Site Plans:
   a. Application by Angus McDonald- Gary Sharpe Associates, Inc. for a revised site plan approval to re-establish the a previous property line while preserving the previously approved and deferred parking on a property owned by JMS Newberry, LLC located at 24 East Newberry Rd in an I-2 zone.
6. Old Business
7. New Business
8. Other Business
10. Adjournment.

NEXT MEETING: March 24, 2022