Call to Order: Commissioner Berson called the meeting to order at 7:01 p.m.
A quorum was established with 5 members, and 2 alternates.

Approval of May 19, 2022 (Special Meeting), and May 26, 2022, minutes:
Commissioner Millette made a motion to approve the May 19, 2022, minutes as amended, and Commissioner Lester second the motion. The Commission voted unanimously to approve the motion as amended.
Commissioner Lester made a motion to approve the May 26, 2022, minutes as amended, and Commissioner Millette second the motion. The Commission voted unanimously to approve the motion as amended.

Public Hearings (Continued):
1. Petition by Aaron J. Romano for a proposed Zoning Regulation text amendment to allow for the expansion of farm activities to include agritourism.

Mr. Romano met with abutting neighbors concerning this matter, they made changes to the Bloomfield Proposed Zoning Regulation Text Amendment regarding Agritourism. Ms. Rodriguez revised the final draft, incorporating the Commission’s revisions. Ms. Rodriguez reviewed the changes with the Commission, however she wanted the Town Attorney, Mr. Marc Needelman to review the document’s final draft before proceeding. The final documentation will be submitted to Mr. Marc Needelman, Town Attorney for his review.

Public Questions:

Mr. Seth Klein, located at 25 High Wood Road, Bloomfield, was one of the main community person’s involved in revising the final draft. He felt they were very responsive and helpful in creating a product that was a fair, and excellent structure for all involved. Mr. Klein stated, due to the fact that the final draft was received today he and other’s involved didn’t have an opportunity to review the final draft. He did see problems with separation of items and he gave an example on page 3 of the final draft. He explained his problem with Section 3, which involved the agricultural and non-agricultural events having fifty (50) people. Because the final draft was received at this meeting, Mr. Klein recommended the Commission not vote on this matter or close the public hearing until it has been thoroughly reviewed by all interested parties.

Ms. Claire Kindell, located at 27 High Hill Road, Bloomfield, thanked the group for removing the alcohol section, the camping section, correcting the noise section favorably, and she thanked them for the ten (10) acres farm limitation on the final draft. She also thanked Ms. Rodriguez for providing the introductory explanation between the different sections, for example Article (7) and Article (8). Ms. Kindell stated she did find a few things that needed clarification, she understood 7.4.C.1. Sub-Section 4, which was located on page six (6) of the proposed regulations. However, there’s unlimited entertainment as long as you have a farm store, the entertainment would be from noon everyday until 9:30 p.m., and the Commission would set the conditions. There were 15 agricultural events or 15 non-agricultural events, however if the entertainment is associated with the farm store, its whenever the farm store is open. She assumed no one’s going to have entertainment 365 days a year, which is her concern, and she stated there wasn’t a limit set. Ms. Kindell asked for clarification of the Sub-Section 4, on page 6.

Ms. Kindell’s other question concerned the sale of alcoholic beverages, she noticed for limited farm stores the sale is prohibited, however it was silent for farm stores. She asked would farm stores offer alcoholic products, which would involved a permit or some sort of process involved? Ms. Kindell also had questions about page 6, Sub-Section (5), which states, “events in 7.4.C.1. are subject to C.2,” however C1 and C2 have different times for music, and they weren’t consistent. Ms. Kindell asked what were the restrictions in C2 for non-agricultural events, and how they complied, and how the farm store events in C1 interacts and whether Sub-Section 5 events are subject to 7.4.C.2? Ms. Kindell asked that those concerns be addressed moving forward.
Ms. Eric Fearn who is with AuerFarm, Bloomfield, had questions concerning zoning, and a farm stay in an actual building unit. Chair Berson answered stating they couldn’t get into legal matters. Ms. Rodriguez made notes with questions that will be answered at a later date.

Commission Questions:

Commissioner Adams question concerned Section 8.5, the eligible farms must have ten (10) or more acres, she thought it was nine (9) acres.

Commissioner Mara had a question concerning eligibility for Section 8.5.b.1, which was 10 acres, later on in the draft there was a contemplation of more than one parcel participating in putting together that 10 acres. He asked would it be 10 acres by one owners, joined owners or neighbors getting together and putting together 10 acres? Commissioner Mara stated two concepts are alive in this section of the regulation and that’s a problem. Chair Berson stated an applicant should represent one property, however he did see the problem.

The Commission had other concerns, single ownership, non-agricultural events, the sale of tickets, and the number of maximum people to attend events.

Ms. Rodriguez took notes from the public and the Commission, she summarized her notes for the Commission, she will revise the document and she will submit the final draft to the Town Attorney Mr. Marc Needelman for his review. This would give everyone an opportunity to review the final draft and return at the next meeting with further questions and concerns.

Public Comments:

Ms. Kindell recommended the farm store entertainment section with the unlimited people be changed to 50 people and drop Section 4.1.C.(4).

Commission Comments:

The Commission felt the regulations needed more review and revisions.

Commissioner Lester made a motion to table and continue the public hearing until the June 30, 2022, TPZ Special Meeting for the Petition by Aaron J. Romano for a proposed Zoning Regulation text amendment to allow for the expansion of farm activities to include agritourism. Commissioner Millette second the motion and the Commission voted unanimously to approve the motion.

Commissioner Lester read the legal notice: Legal Notice published in the Hartford Courant on June 10, 2022 and June 17, 2022. Notice is hereby given that the Town Planning and Zoning Commission will conduct public hearing via the zoom online platform on June 23, 2022, commencing at 7:00 p.m., to consider the following: Special permit application of Lawerance R. Plants to establish and operate an auto repair facility with outside storage as an accessory use at 20 East Newberry Road, in an I-2 zone, KMS Enterpraise, LLC, owner.

4) Public Hearing (New):

a. Special permit application of Lawerance R. Plants to establish and operate an auto repair facility with outside storage as an accessory use at 20 East Newberry Road, in an I-2 zone, KMS Enterpraise, LLC, owner.

Ms. Rodriguez informed the Commission that the applicant asked to table this application until the July 28, 2022, TPZ Commission meeting.

Commissioner Lester made a motion to table the public hearing until the July 28, 2022, TPZ Commission meeting, for the Special permit application of Lawerance R. Plants to establish and operate an auto repair facility with outside storage as an accessory use at 20 East Newberry Road, in an I-2 zone, KMS Enterpraise, LLC, owner. Commissioner Millette second the motion and the Commission voted unanimously to approve the motion.

Commissioner Lester read the legal notice: Legal Notice published in the Hartford Courant on June 10, 2022 and June 17, 2022. Notice is hereby given that the Town Planning and Zoning Commission will conduct public hearing via the zoom online platform on June 23, 2022, commencing at 7:00 p.m., to consider the following: Special permit application of Douglas Street Ventures, LLC for approval to construct a 74,520 sq. ft., warehouse/distribution center with associated loading docks and parking. Property located at 59 & 69 Douglas Street in an I-2 zone, owner Douglas Street Venture, LLC.
b. Special permit application of Douglas Street Ventures, LLC for approval to construct a 74,520 sq. ft., warehouse/distribution center with associated loading docks and parking. Property located at 59 & 69 Douglas Street in an I-2 zone, owner Douglas Street Venture, LLC:

Mr. Peter DeMallie, (President and Founder) Principal at Design Professionals, Inc., located at 21 Jefferson Drive, South Windsor, CT., Mr. Daniel Jamison, P.E (Project Manager), Mr. Charlie Nyberg (Project Architect) Farmington, CT, Mr. Glenn Martin (Landscape Architect), and Ms. Gina De Pasquale (Fuss & O’Neil) were here representing the Applicant. The property is located on the west side of Douglas Street and north of Britton Drive.

Mr. DeMallie presented a PowerPoint Presentation, he provided the history of the project, he also described the project proposal. Mr. DeMallie stated the property is located on the westerly side of Douglas Street, north of Britain Drive, south of Cottage Grove Road. They are proposing a 74,520 square foot warehouse and distribution center building at the Northeast corner of the site. Also, they’ll be combining 59 which is north and 69 south of Douglas Street, combined it will be about 8.7 acres in size. They were proposing 72 auto spaces on the southerly side of it, the parking would have served the guest and employees. And they were also proposing twenty parking spaces on the west side of the building which would have been for the loading docks. After meeting with the IWW Commission, the applicant made numerous reductions to accommodate the request by the IWW Commission.

Some of the topics discussed at this meeting by Mr. Jamison, who reviewed site drainage, erosion matters, Ms. DePasquale reviewed site location trip generation, Mr. Nyberg reviewed architectural square footage of the building, Mr. Martin reviewed landscaping and lighting matters. Ms. Rodriguez provided her memorandum information to the Commission concerning this matter. She also informed the Commission that the Applicant appeared before the IWW Commission and no decision had been made concerning this proposal.

Public Questions: None
Commission Questions:

Commissioner Blint asked would the Applicant consider an ECO friendly roof plan, such as reflective roofs? Mr. DeMallie stated he would discuss it with the Applicant.

Public Comments: None
Commission Comments:

Commissioner Millette loved the attention put into the landscaping. Commissioner Mara stated it was a good presentation and he liked the reflective roofs. Commissioner Blint stated the IWW was interested in hearing Chair Berson and Commissioner Hussain’s input. Commissioner Lester was impressed with the presentation and Chair Berson was impressed with the landscaping plan.

Commissioner Mara made a motion to continue the public hearing and table until the July 28, 2022, TPZ Commission meeting the Special permit application of Douglas Street Ventures, LLC for approval to construct a 74,520 sq. ft., warehouse/distribution center with associated loading docks and parking for property located at 59 & 69 Douglas Street in an I-2 zone, owner Douglas Street Venture, LLC. Commissioner Oliver seconded the motion, and the Commission voted unanimously to approve the motion.

5) Site Plan:

a. Site plan application of Douglas Street Ventures, LLC for approval to construct a 74,520 sq. ft., warehouse/distribution center with associated loading docks and parking. Property located at 59 & 69 Douglas Street in an I-2 zone, owner Douglas Street Venture, LLC.

This Application was also moved to the July 28, 2022, TPZ Commission meeting.

6) Old Business:

a) Plan of Conservation and Development Update Discussion.

Ms. Rodriguez gave a brief review of the updated material, two budget amounts were approved and the strategic vision scope was reviewed, and she explained in-depth.
7) New Business:
   a) Connecticut General Statutes 8-24 referral from Town Council regarding sale of town property, 15 Douglas Street, for a 41 unit residential development.

   Ms. Rodriguez provided a presentation, and the Commission asked to favorably refer it back to the Council after a brief discussion.

   Commissioner Millette made a motion for a favorable recommendation in regards to the Connecticut General Statutes 8-24 referral from Town Council regarding sale of town property, 15 Douglas Street, for a 41 unit residential development to be referred back to the Council. Commissioner Blint second the motion and the Commission voted to approve the motion.

8) Staff Updates:

   Ms. Rodriguez submitted her report to the Commission, which also included a community report.

9) Adjournment:

   Commissioner Blint made a motion to adjourn the meeting, and Commissioner Lester second the motion. The Commission voted unanimously to adjourn at 9:17 p.m.

NEXT MEETING: June 30, 2022, Special Meeting, and July 28, 2022 Regular Meeting