



Town Plan and Zoning Commission

Regular Meeting Revised Agenda

Byron Lester, Chair
Dwight Bolton, Sr., Member
Leon Peters, Member
Stephen Millette, Member
Jennifer Marshall-Nealy, Member
Kevin Gough, Member
Renae James, Member
Ola Aina, Alternate
Kathleen Blint, Alternate
Vacant, Alternate

**Thursday, March 27, 2025 • 7:00 pm
Hybrid Meeting**

PLEASE NOTE: This meeting of the Town Plan and Zoning Commission will be a hybrid meeting. This means that you can attend in person or by using the Zoom link below to register if you would like to join the meeting online or via YouTube Livestream if viewing the meeting only

In-person: Town Hall – Council Chambers • 800 Bloomfield Ave., Bloomfield, CT 06002

Zoom Registration: https://bloomfieldct.zoom.us/webinar/register/WN_9fp_v0cpTkWwPOM4WXpl-A

YouTube: <https://youtube.com/live/ESwdWqrg8SI?feature=share>

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
 - a. (To be Tabled to April 24, 2025) February 27, 2025
4. **Public Hearings**
 - a. **31 Tobey Road, unit 17-19: Special Permit Use Request** per Section 4.3.C.4.d -Any nonresidential use, not otherwise prohibited, which takes place within the confines of an enclosed building where no goods, equipment or materials are stored outside, to allow an Axe Throwing and Smash Room Establishment, in the I-1 zone. Applicant: Marcus Furze Property Owner: Tobey Road LLC
 - b. **2 Barnard Lane, Suite 101: Special Permit Use and Revised Site Plan** per Sections 4.1.D.4.v and 9.4.B to allow a private school in the BCD district. Applicant: Sasha Zatyrka Property Owner: Specialty Acquisitions No. 1 LLC
 - c. **(To be Tabled to April 24, 2025) 1301 Blue Hills Avenue: Special Permit Use and Revised Site Plan** per Sections 4.4.C.4.bb and 6.2.H for a Commercial Kitchen within a convenience store, and a 30% parking reduction in the I-2 district. Applicant: Ameen B. Lee, Property Owner: Khalid LLC
5. **Old Business**
 - a. POCD continued review of the Final Draft
 - b. Inclusionary Zoning continued discussion
6. **New Business**
 - a. 95 Granby Street – Request for an Extension to the July 23, 2025 Revised Site Plan Approval for a Retail and Manufacturing Establishment
 - b. Appointment of a new Commission Secretary
 - c. Town Center Plan Referral from TCEDC
7. **Adjournment**

Next Regular Meeting: April 24, 2025