

# Town of Bloomfield

PLAN OF CONSERVATION AND DEVELOPMENT  
2025-2035

  PLAN  
  **BLOOMFIELD**

2025

# Acknowledgments

## Town Plan and Zoning Commission

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

## Town of Bloomfield Staff

- Jonathan Colman, Director of Building and Land Use
- Lynda Laureano Assistant Director of Building and Land Use
- India Rodgers, Clerk of the Council
- Brian Wolff, Community Engagement & Public Relations Coordinator

Plan Produced By:



## Town Council

- Danielle C. Wong, Mayor
- Anthony C. Harrington, Deputy Mayor
- Cindi A. Lloyd
- Elizabeth Waterhouse
- Joseph P. Merritt
- Kenneth L. McClary
- Michael J. Oliver
- Shamar A. Mahon
- Todd E. Cooper

## General Acknowledgments

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Plan revised with assistance from Goman York Property Advisers LLC

# Town Of Bloomfield

## Plan of Conservation and Development

### 2025-2035

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# 1. INTRODUCTION





# About The Plan

As a Plan of Conservation and Development (POCD), this Plan documents existing conditions relevant to the Town and provides a guide for its future. It seeks to provide a future vision that is based in the realities of the resources and constraints that are present in Bloomfield today.

The Plan establishes goals for Bloomfield's physical form, economic and social health, and quality of life. Its vision and goals provide a foundation for policy and funding decisions and will inform the Town's zoning and municipal ordinances. The Plan also recommends strategies and actions necessary to achieve its goals and realize the vision.

Extensive input was sought from Town residents, businesses and stakeholders, elected officials, and Town staff in development of the Plan. That outreach included multiple conversations with stakeholders via interviews, thematic meetings, a public workshop, and an online questionnaire. In total, the Town received input from hundreds of stakeholders.

This Plan meets the requirements of Connecticut General Statutes Section 8-23, which requires that a municipal Plan of Conservation and Development be updated every ten years. It is consistent with both the State Plan of Conservation and Development and the Capitol Region Council of Government's Regional Plan of Conservation and Development, as described in the following sections.



Image Source: Town of Bloomfield

## Consistency with the State Conservation and Development Policies Plan: 2018-2023

The recommendations of this Plan were compared with the current State Conservation and Development Policies Plan (2018-2023 Revised Draft) for consistency. The 2018-2023 Plan provides a benchmark for municipal plans of development going forward.

The 2018-2023 Revised Draft Plan is organized around six growth-management principles. Municipalities must consider these principles as they update their plans of conservation and development:

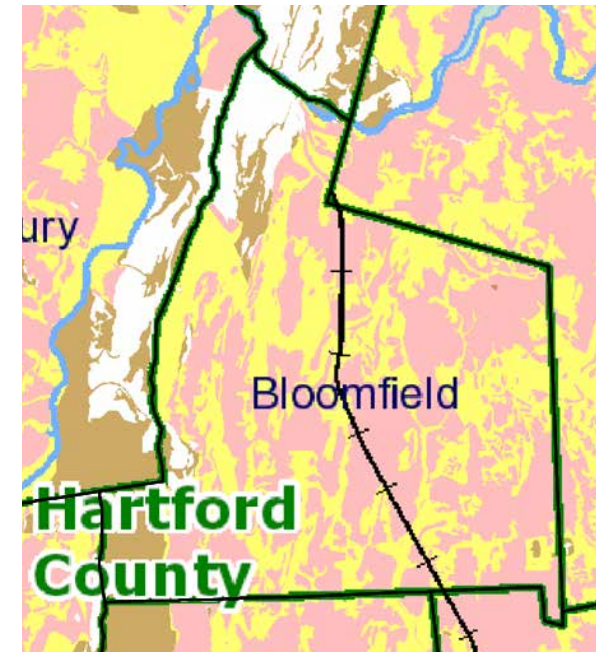
1. Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.
2. Expand housing opportunities and design choices to accommodate a variety of household types and needs.
3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.
5. Protect and ensure the integrity of environmental assets critical to public health and safety.
6. Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.

The policies and strategies that comprise Bloomfield's 2024 Plan of Conservation and Development is in accordance with the growth-management principles stated above.

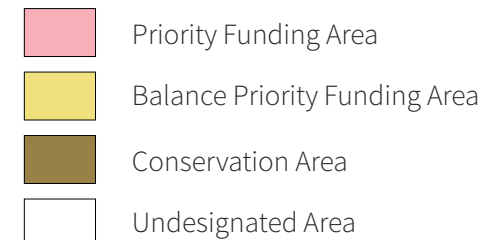
### *Locational Guide Map*

The State Plan is accompanied by a Locational Guide Map. The Locational Guide Map (at right) identifies Priority Funding Areas, Balanced Priority Funding Areas, and Conservation Areas within Bloomfield. Funding areas are areas that are prioritized for State grants and investment. Much of Bloomfield is identified as a Priority Funding Area, which mostly corresponds with the Town's commercial, industrial, neighborhood areas and Bloomfield Center.

A comparable share of Bloomfield is identified as a Balanced Priority Funding Area, which corresponds with many of Bloomfield's low density residential areas. A lesser share of Bloomfield, mostly on the west side of the Town is designated as Conservation Area, which corresponds with designated open space in the Town. Areas shown in white are not a priority for funding or conservation.



*2018-2023 Conservation and Development Policies Plan for Connecticut Locational Guide Plan*





## CRCOG 2024 Plan of Conservation and Development

Bloomfield is one of 38 member municipalities of the Capitol Region Council of Governments (CRCOG). In November of 2024, CRCOG adopted its 2024 Regional Plan of Conservation and Development, which provides a framework for growth across the region. The Plan includes the following Municipal Focus Area for Bloomfield:

*Bloomfield Town Center is a major area of focus in Bloomfield. Numerous new apartment buildings have been constructed in the town center area, giving a critical mass of residents, however commercial and entertainment development has not developed as quickly. There are several planning initiatives underway which would seek to revitalize the center area through zoning amendments, financial incentives, and planning studies. The Town would like to see a walkable, economically vibrant town center which is a draw for residents of Bloomfield and neighboring communities. The Town Center has also been designated as a Tax Increment Financing District, along with two other areas.*

*The Town of Bloomfield is also focusing on the two other TIF districts in town, which are the Tobey Road and Granby Street areas near the Hartford border, and the Blue Hills Avenue area (State Highway 187). The Town is seeking to revitalize these two areas in different ways. Tobey Road and Granby Street are primarily aging industrial areas that need some assistance in bringing up to modern levels of development. Blue Hills Avenue is a mix of residential and commercial. While some residences and commercial businesses on Blue Hills are in excellent condition, some of the residences in the area need upkeep and modernization, and some of the businesses could use assistance with their operations. The Town is working to start two grant/loan programs, one for businesses and one for residences, which would provide assistance in this area. Additionally, the Town would like to see a revised intersection of Blue Hills Avenue and Cottage Grove Road (State Highway 218), which sees a large number of traffic accidents and significant congestion.*



Image Source: CRCOG POCD 2024

The Capitol Region Plan identifies the following conservation and development goals for the region:

### Cultivate a Green and Resilient Future

1. Protect our region's natural resources and landscapes and minimize impacts from development and human activity.
2. Cultivate spaces that connect people to nature and their community.
3. Reduce regional gas emissions and adapt to climate change.
4. Improve the resiliency of the region.
5. Support a sustainable and equitable regional food system.

### **Develop a Competitive and Inclusive Regional Economy**

1. Build a regional economic development capacity and support
2. Create a 24/7 Capital City
3. Reimagine underutilized commercial districts as vibrant destinations.
4. Invest in the power of “fun,” placemaking, and third places.
5. Support economic development in the region’s rural communities.
6. Ensure growth occurs in areas with adequate utilities.
7. Ensure that our archeological and historic resources are preserved and celebrated.

### **Reform Outdated “Steady Habits” In Our Institutions and Governance**

1. Improve public service delivery through robust shared services and partnerships.
2. Create fiscally sustainable and equitable systems for funding public services.
3. Enhance the operation efficiency and effectiveness of local government operations.
4. Increase equitable community participation in local decision-making.

### **Invest in Transportation Options for Every Journey**

1. Align transportation investments with land use, housing, and other development and place-making goals.
2. Expand transportation options for all users and purposes.
3. Address the burdens and costs of transportation.

### **Expand and Diversify the Region's Housing Stock**

1. Preserve the region’s housing stock.
2. Diversify the region’s housing stock.
3. Increase affordable housing in the region.
4. Build housing adjacent to transit.
5. Provide the region’s vulnerable populations with a safe place to live.

The 2025 Bloomfield Plan of Conservation and Development embraces the vision of the CRCOG Regional Plan of Conservation and Development by focusing heavily on resiliency, economic growth, and housing diversification. While certain aspects of the regional POCD pertain only to certain areas of the region, the Bloomfield POCD is in harmony with the goals and intent of the CRCOG POCD.



## The Plan Update Process

The Plan update process was initiated in October of 2022. The Town Plan and Zoning Commission provided guidance on the plan development process. The planning team was comprised of Town planning staff and FHI Studio.

The Plan's update process employed the following strategies:

- Regular meetings with TPZ to discuss the Plan content, process, and schedule.
- Targeted community engagement, including pop-up events, digital communications, and an online questionnaire.
- Public Workshop: A public workshop was conducted in June of 2023. The workshop was conducted in person at the Bloomfield Community Center.

- Town Department Meetings: Four focus group meetings were conducted with different Bloomfield Town Departments in the summer of 2023. The departments met with included: the Building Division; Parks, Recreation, and Leisure Services; the Police Department; and the Town Clerks Office.
- CRCOG and Town Council Review: xx/xx/xx review, CRCOG and Council endorsement in xx/xx/xx.
- Public Meeting to discuss the preliminary recommendations.
- Public Hearing: Adopted by the Town Plan and Zoning Commission on xx/xx/xx.



### Join us for a Public Workshop!

Bloomfield is updating its Plan of Conservation and Development, known as Plan Bloomfield, and we want to hear from you!

Plan Bloomfield acts as a comprehensive roadmap for Bloomfield's next decade and beyond. It serves as the foundation for policy and investment decisions and lays out goals and strategies for all facets of life in Town, including land use, housing, open space, economic development, infrastructure, social services, transportation, culture, and much more.

#### What: Plan Bloomfield Public Workshop

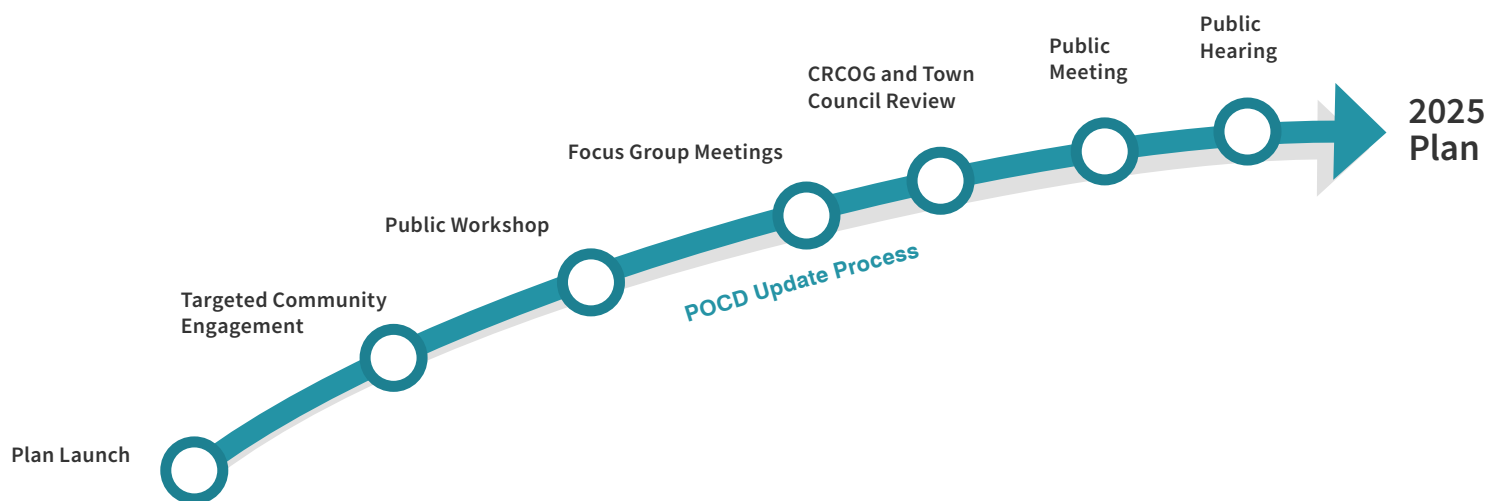
Your input will directly influence the development, protection, and enhancement of Bloomfield. Share your vision by discussing what is important to you, such as quality housing options, open space and recreation, economic development, town facilities, transportation, and much more.

**Where:** The Great Room, Human Services Facility  
330 Park Ave, Bloomfield, CT 06002

**When:** Wednesday, June 7th, 4:30 pm - 6:30 pm

Please visit the project website at [PlanBloomfield.com](http://PlanBloomfield.com) to learn more.

*Flyer promoting the June 2023 public workshop*



# 1 Community Engagement

Extensive community engagement was conducted in support of this plan. This included a public workshop, an online questionnaire, presentations to TPZ and Town Council, and meetings with key stakeholders. Below is a summary of the themes that consistently emerged from those efforts.

## Key Themes Emerging from Community Engagement

### Preserve Natural Resources & Environmental Conservation

- Expand environmental conservation policies and programs
- Improve access to parks and open space
- Preserve agricultural land
- Protect local environment and promote sustainability

### Expand Housing Options for All

- Focus on housing affordability for diverse incomes and preferences
- Provide Infrastructure and supportive services to support housing development and density
- Balance density and community character in Town Center
- Improve housing advocacy and affordability

### Foster Economic Growth

- Grow tax base and attract businesses
- Improve local amenities and entertainment options; keep Bloomfield attractive & competitive
- Balance development with community concerns and sustainability

### Enhance Mobility & Connectivity

- Expand greenways and pedestrian infrastructure
- Improve public transportation access and service
- Improve traffic management and roadway infrastructure

### Improve Town Resources & Facilities

- Efficiently allocate and manage resources
- Improve facilities and provide new facilities

## How This Plan is Organized

This Plan identifies a broad vision for Bloomfield to work towards. This vision is supported by six goals – one for each section of the Plan. The goal for each section is set forth at the end of that section, together with a set of strategies that provide guidance on how to achieve the goals. Specific actions (step-by-step methods of implementing strategies and achieving goals) are also provided in each section. Goals, strategies, and actions are consolidated in the implementation summary, found in Section 9 of this document.

### Vision

The vision describes what the people of Bloomfield value and what the Town will strive toward over the next ten years. The vision is an expression of the desires and aspirations of the community in a statement that is meant to guide Town leaders and frame the goals and strategies of this Plan.

### Goals

Goals are commitments towards achieving the Plan’s vision. They are statements about what the community wants to achieve.

### Strategies

Strategies are the methods by which the goals will be achieved. They describe the interim outcomes that can lead to achieving the impact described in a particular goal.

### Actions

Actions are specific steps that can be taken to accomplish strategies. They are the first steps to be taken toward achieving the Plan’s vision.



# 2. EXECUTIVE SUMMARY





## Understanding Bloomfield's Past

Bloomfield, like much of New England, has a rich history of Native American presence and culture long before European settlers arrived. The area that is now Bloomfield was originally inhabited by indigenous peoples for thousands of years, including the Podunk and Poquonock, who relied on subsistence agriculture and led a semi-nomadic lifestyle.

Colonization of the region began in the mid-1600s as settlers moved west from Windsor, Connecticut's first settlement. The first families settled in what is now known as Messenger Farms, where Blue Hills Avenue and Park Avenue intersect. The fertile soil in this region was ideal for agriculture, and by the 1730s residents petitioned the General Court in Hartford for a new church parish to be called Wintonbury, a name derived from the three neighboring towns of Windsor, Farmington, and Simsbury.

Around the mid-1700s, the population of Wintonbury Parish began to grow, and many homes were constructed. Additionally, small manufacturing facilities producing items such as carriages, drums, and bells were established as were taverns and a cooperage.

Bloomfield underwent significant industrial growth in the late 1800s and early 1900s when the railroads arrived. The railroads became an essential part of the local economy, enabling Bloomfield to diversify its economic base and establish mills. By the 1890s, four rail stations existed in Bloomfield. The Hartford Electric Light Company brought electricity to parts of the Town.

Starting in 1909, the Connecticut Trolley Company's Hartford Division, the largest division operated by the company with around 20 downtown routes and 10 intercity routes, served Bloomfield. One of these lines extended to Bloomfield Center along Blue Hills Avenue, providing enhanced access to Hartford. The service continued for two decades until lack of reinvestment in its infrastructure and a shift towards automobile travel resulted in its demise.

With the rise of the automobile in the mid-20th century, suburbanization began to take hold in Bloomfield and the surrounding areas. By the 1950s, the suburban exodus from Hartford had started and was further facilitated by the construction of Interstate 91 in Windsor, providing Bloomfield with highway access to Downtown Hartford. From 1950 to 1970, Hartford's population declined from approximately 177,000 to 158,000, while Bloomfield's population more than tripled from 6,000 to 18,000.



*Bloomfield Center, early 20th century. Image Source: Wintonbury Historic Society*



## Bloomfield's Population

Bloomfield is a mid-size suburban town with a population of approximately 21,000 residents. Its population experienced steady growth in the 1970's and 1980's but dropped in the 1990's before a period of robust growth in the 2000's. Growth has, however, slowed since 2010. Population projections available from the Connecticut Department of Economic and Community Development (CT DECD) suggest continued population growth in Bloomfield through 2030. Population change is one of the most important factors facing Bloomfield as it plans for its future. Population growth is a call to action for the community to take measures necessary to accommodate that potential growth in a sustainable manner.

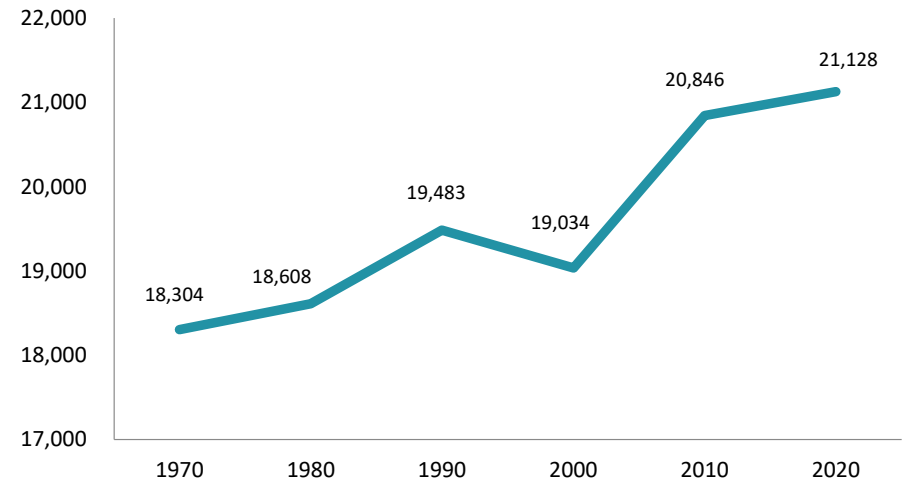
The COVID-19 pandemic has had impacts on where people live and work and those impacts have yet to be fully accounted for in available Census data or population projections. The shift towards working from home may stimulate more population growth in communities such as Bloomfield, provided there is sufficient housing to accommodate that population.

While the Town's population has grown, Bloomfield's school enrollment has declined since 2014. Enrollment was 2,115 students during the 2014-2015 school year but has since contracted to 1,982 students in the 2023-2024 school year, its lowest enrollment in the past 10 years.

Bloomfield's population density (815 people per square mile) is less than the Hartford County average (1,196) but is slightly higher than the State's (719 people per square mile). Population density steadily increased in Bloomfield between 1970 and 2010 but has since leveled off due to slowing population growth.

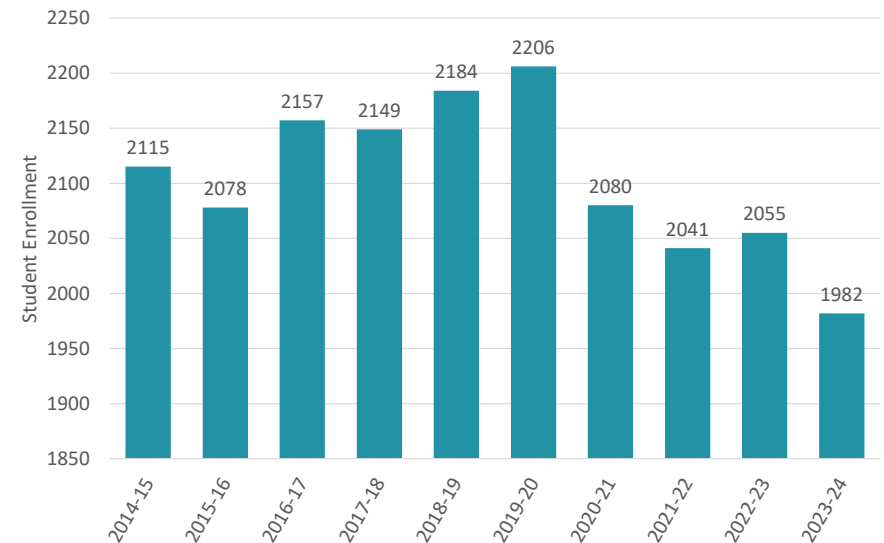
Bloomfield's Population (1970-2020)

Source: US Census, ACS



Bloomfield's Public School K-12 Enrollment Trends (2014-2024)

Source: CT DOE



## Bloomfield's Community Vision

Bloomfield's vision statement was developed in response to the community's feedback regarding their priorities for the Town and based upon discussion with the Town's Plan and Zoning Commission and Town staff. It is intended to be a brief, memorable statement that frames the Plan's recommendations. That vision is as follows:

***Welcome to Bloomfield, a dynamic and inviting community where residents take pride in their home and embrace a thriving, interconnected, and sustainable way of life. Residents and visitors cherish a lively town center with diverse retail, recreation, and entertainment options. Well-maintained roads, pedestrian-friendly sidewalks, and bike lanes safely connect neighborhoods while preserving lush parks and scenic trails. Outstanding schools empower students, while accessible healthcare and community programs support residents of all ages and abilities. Bloomfield's diverse pattern of land use, encompassing residential, commercial, industrial, open space, and farmland areas reflects a commitment to balanced development. A range of housing options makes Bloomfield an accessible place that celebrates and cultivates its diversity. Bloomfield is a welcoming home for all, embracing progress, harmony, and inclusivity.***

## Plan Principles

The recommendations of this plan take the form of goals and strategies that directly support the Town's vision as stated on the preceding page. Three notable principles are used to organize and frame this Plan's recommendations. Those principles build upon the principles established in the 2012 Plan of Conservation and Development. They are as follows:

### *Preserve our Community*

*Bloomfield will protect its natural, historic, and cultural resources.*

### *Growing our Community*

*Bloomfield will grow its economic base and housing supply to ensure that residents have access to a diversity of housing options and access to employment opportunities.*

### *Providing for our Community*

*Bloomfield will provide high-quality services, infrastructure, and transportation options.*



## Natural Resources

Bloomfield is rich in environmental resources, offering a variety of natural features that contribute to its scenic beauty and ecological diversity. These resources include lakes, ponds, rivers, forests, farmland, preserves, conservation land, ridge lines, and other notable natural features.

Among its lakes and ponds, Wash Brook Pond has long been appreciated and used for fishing and wildlife observation. Nearby, Filley Pond, located in Filey Park, adds to the scenic beauty of the area and supports local wildlife.

The Farmington River, at the northern boundary of Bloomfield, is a key waterway offering recreational activities such as fishing, kayaking, and canoeing. It also plays a crucial role in the local ecosystem.

Bloomfield's forests are highlighted by Penwood State Park, an extensive park offering a variety of forested areas with numerous hiking trails, including sections of the Metacomet Trail. It provides a habitat for diverse wildlife and a natural retreat for residents and visitors. The LaSalette Open Space, a preserved farmland area, offers trails for hiking and birdwatching, contributing to the town's green spaces.

The town has a rich agricultural history, with several active farms still operating. These farms contribute to local food production and maintain the rural character of parts of the town. Auerfarm, a working farm and educational center, offers agricultural experiences and educational programs, including orchards, vegetable fields, and livestock.

Preserves and conservation land are managed by organizations such as the Traprock Ridge Land Conservancy (TRLIC), which oversees several preserves and conservation areas within Bloomfield, ensuring the protection of natural habitats and providing opportunities for passive recreation. Multiple properties, managed by the TRLIC, offer trails and protect local flora and fauna.

The Metacomet Ridge, part of the larger Metacomet Ridge, provides dramatic landscapes and is home to diverse plant and animal species. It includes sections of the Metacomet Trail, popular for hiking and enjoying panoramic views.

## Key Issues, Trends, and Concerns

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *Loss of farms and farmland is a concern.*
- *The preservation and restoration of waterbodies such as the Farmington River is a priority.*
- *The Town needs to prioritize environmental stewardship and be responsive to climate change.*
- *Environmental resources need to be better protected from pollution and abuse.*
- *More access to parks and publicly owned land is needed to foster environmental stewardship.*
- *More action and enforcement is needed on policies and regulations that are already in place.*
- *More undeveloped land needs to be protected to ensure the preservation of habitats and wildlife corridors.*

Other notable natural features in Bloomfield include Bloomfield's Greenways, a network of trails and green spaces that connect various parts of the town, promoting outdoor activities and conservation.

The following goals were identified in response to trends, issues, and conditions identified during the community engagement and planning process:

*These symbols indicate a principle that the goals are aligned with.*

### Natural Resource Goals

1. **Strengthen environmental conservation efforts by implementing and expanding policies and programs that safeguard natural resources, promote sustainability, and combat climate change.**
2. **Increase access to and encourage use of parks and publicly owned land by developing, maintaining, and enhancing recreational areas.**
3. **Preserve valuable agricultural land through zoning regulations, conservation easements, and partnerships with local farmers, ensuring a sustainable and vibrant agricultural community.**



*Image Source: Friends of Filley Park*

## Housing

Bloomfield has a diverse range of housing options and neighborhoods, each with its unique character and appeal. From historic homes and modern developments to rural estates and suburban communities, Bloomfield's residential areas cater to various lifestyles and preferences.

The heart of Bloomfield is Bloomfield Center, featuring a mix of historic homes, businesses, and public buildings. This area has a small-town feel with tree-lined streets and a strong sense of community. Housing here primarily consists of older, well-maintained homes with architectural styles ranging from Colonial and Victorian to early 20th-century designs.

North Bloomfield blends historic charm with modern conveniences, and is known for its quiet, residential streets and proximity to parks and recreational areas. The housing in North Bloomfield includes a mix of historic homes, mid-century houses, and newer constructions, offering a range of single-family homes, many with large lots and mature landscaping.

Other areas such as Wintonbury benefit from proximity to schools and community amenities. The housing stock in Wintonbury is predominantly single-family homes built in the mid-20th century, featuring ranch, Cape Cod, and Colonial styles, known for their spacious yards and well-maintained properties.

Another vibrant area is Blue Hills, located along Blue Hills Avenue, known for its diversity and variety of housing options. This neighborhood has easy access to shopping, dining, and public transportation, with a mix of single-family homes, townhouses, and apartments. Recent developments have introduced newer housing options that complement the older residences in Blue Hills.

Duncaster features a mix of historic farmhouses, modern single-family homes, and residential communities, characterized by its open spaces, and wooded lots. It is also home to a retirement community. Newer developments in Bloomfield include Gillette Ridge and Privilege Road.

### Key Issues, Trends, and Concerns

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *There is a lack of diversity of housing options.*
- *Housing is becoming increasingly difficult to afford, particularly for those looking to own a home in Bloomfield.*
- *There is concern about the sustainability of new development and a desire to discourage residential development in low density and on undeveloped areas such as agricultural land.*
- *There is a desire to accommodate residential development in proximity of infrastructure and services such as in Bloomfield Center.*
- *There is a need to provide more housing choices for seniors and young adults.*
- *Residential development has not kept pace with housing demand or population growth.*
- *The Town's supply of state qualified affordable housing fluctuates from year to year and if it dropped below 10%, the Town may be subject to development (via Connecticut General Statutes 8-30g) that is beyond the authority of the Town to regulate.*

As described, Bloomfield has a range of housing types, although a majority (65%) of housing is single-family (1-unit detached). The Town's multi-family housing is mostly distributed in buildings and developments with 20 or more units (12%). Like many communities in Connecticut, the cost of housing is a challenge for many of Bloomfield's residents. Median gross rent in Bloomfield is \$1,596, which is higher than the medians for both Hartford County and the State.

A significant share of rental households (46.6%) spent more than 30% of their household income on rent, while 36.6% of households with a mortgage and 21.9% of households without a mortgage are housing cost burdened.



The following goals were identified in response to trends, issues, and conditions identified during the community engagement and planning process:

## Housing Goals

1. Improve housing affordability by promoting diverse housing options, incentivizing affordable housing development, and offering the full range of property tax relief authorized by CT General Statute.
2. Ensure sustainable development by amending the zoning regulations to direct development towards areas currently served by infrastructure and transit services.
3. Maintain the unique character of the Town Center while accommodating density through thoughtful urban planning, design standards, and preservation initiatives.
4. Empower local control in advocating for housing affordability through community-led programs, partnerships with housing advocates, and policies that address the specific needs of Bloomfield residents.



*Heirloom Flats*

## Economic Growth

Bloomfield presents a dynamic economic environment characterized by a diverse mix of industries, major employers, a robust labor force, and a thriving commercial and industrial sector. In the healthcare industry, a significant contributor to Bloomfield's economy, services range from primary care to specialized medical practices. Manufacturing is another strong base in Bloomfield, producing a variety of goods from precision machinery to aerospace components. The town's industrial parks house several manufacturing facilities that bolster the local economy. The retail sector offers numerous shopping centers, boutiques, and large retail chains providing a wide array of goods and services to residents and visitors. Additionally, Bloomfield's proximity to Hartford has fostered the growth of financial services and insurance-related businesses in the area.

Major employers in Bloomfield include Cigna, one of the largest health services organizations in the United States, which has its headquarters in Bloomfield and provides a wide range of jobs in healthcare, IT, customer service, and administrative roles. The prominent aerospace and defense company, Kaman Corporation, has significant operations in Bloomfield, employing many residents in engineering, manufacturing, and administrative capacities. Bloomfield Public Schools also stand out as a major employer, offering jobs in education, administration, and support services. Other key employers include HomeGoods distribution center and World Class Distribution (Trader Joe's), which provide over 2,000 jobs combined.

Bloomfield's labor force is characterized by a high level of education and diverse skill sets, reflecting the town's economic diversity. The presence of major employers in healthcare, manufacturing, and financial services ensures a steady demand for skilled workers. Additionally, the town's strategic location near Hartford provides residents with access to a broader job market, enhancing employment opportunities.

The commercial and retail environment in Bloomfield, offers a mix of local businesses and national chains. Bloomfield Center, the town's central business district, features a variety of shops, restaurants, and professional services, serving as a hub for community activities and economic transactions. The Copaco Shopping Center, a large retail complex, includes numerous stores ranging from big-box retailers to specialty shops, catering to a wide range of consumer needs. Blue Hills Avenue Corridor, a major

### Key Issues, Trends, and Concerns

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *The Town has had growth in distribution and warehousing facilities, there is a desire to contain this growth to existing industrial areas and zones without consuming more undeveloped land.*
- *Bloomfield Center's business environment is in need of investment, vacant shopping centers and struggling businesses are a concern.*
- *Bloomfield need to be more competitive in attracting business and industries that offer well-paying jobs and support the Town's tax base.*
- *Mixed-use development appears to present opportunities for expanding commercial development and housing but projects and their locations need to be carefully considered.*
- *The Town's commercial, industrial, and mixed-use zoning regulations should be updated to be more responsive to current market conditions.*
- *The conversion of retail and other businesses to health care facilities has been positive but there is concern about too much loss of goods and services provided by local businesses in the Town.*
- *Residents need employment opportunities in the Town.*

commercial thoroughfare, hosts a variety of businesses, including retail stores, dining establishments, and service providers.

Bloomfield continues to experience growth and development, with ongoing efforts to attract new businesses and improve infrastructure. The town's involvement with the Capitol Region Council of Governments ensures that it remains an active participant in regional economic planning, fostering sustainable growth and economic resilience.

Bloomfield offers a diverse and robust economic environment, with significant contributions from healthcare, manufacturing, retail, and financial services. Major employers like Cigna and Kaman Corporation, a well-educated labor force, and a vibrant commercial and retail sector make Bloomfield an attractive place for both businesses and residents.

Bloomfield promotes economic development through two dedicated commissions - the Economic Development Commission/Development Agency, and the Town Center Economic Development Commission. Both groups strive to assist in business growth and development in Bloomfield.

The following goals were identified in response to trends, issues, and conditions identified during the community engagement and planning process:

### Economic Goals

1. Expand the Town's economic base and attract businesses by offering targeted incentives and building partnerships.
2. Enhance Bloomfield's attractiveness and competitiveness by investing in cultural resources such as parks, cultural events, and through the promotion of Bloomfield's unique offerings.
3. Achieve sustainable and community-sensitive development by better regulating land use through the Town's zoning regulations and other relevant policies.



*New Facility Ribbon Cutting*



## Mobility

Bloomfield has a well-developed transportation infrastructure that supports the mobility of its residents and facilitates access to the broader Hartford metropolitan area. The town's transportation network includes roads, highways, public transit services, and pedestrian and cycling paths, ensuring comprehensive connectivity within the town and to neighboring regions.

Interstate 91 is located just east of Bloomfield and provides a direct route to Hartford to the south and Springfield, Massachusetts, to the north, with access available via exits in nearby Windsor. Connecticut Route 218, or Cottage Grove Road serves as a primary east-west thoroughfare, connecting Bloomfield with Windsor to the east and Simsbury to the west. Route 189, known as Blue Hills Avenue, runs north-south through Bloomfield, linking the town to Hartford and Simsbury and playing a crucial role in local commutes and access to commercial areas. Connecticut Route 178, or Park Avenue, is an important east-west route intersecting with Blue Hills Avenue, facilitating movement within Bloomfield and to surrounding communities.

Public transit in Bloomfield is primarily provided by CTtransit, which operates several bus routes that serve the town, offering reliable and convenient transportation options. Key routes include Route 36, connecting Bloomfield to Downtown Hartford along Blue Hills Avenue, and Route 56, which provides service from Bloomfield Center to Hartford, passing through major commercial and residential areas. CTtransit buses are equipped with accessibility features to accommodate passengers with disabilities, ensuring inclusive transit options. Bloomfield also has access to the Hartford Line via nearby Windsor and Hartford stations and air travel is easily accessible with Bradley International Airport located approximately 10 miles north of Bloomfield in Windsor Locks.

The Town has recently made gains in enhancing its pedestrian and bicycle environment to promote a more walkable, bike-friendly community and adopted a complete streets policy in 2021. The town's efforts aim to improve safety, accessibility, and connectivity for non-motorized transportation modes, making it easier for residents and visitors to navigate the town without relying on cars.

Bloomfield has a limited network of sidewalks and pedestrian pathways that connect residential areas with key destinations such as schools, parks, shopping centers, and public facilities. The town has continued to improve

### Key Issues, Trends, and Concerns

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *The Town's sidewalk network is limited and in need of improvements. Many streets and sidewalks are not served by sidewalks.*
- *Many of the roads in Town are owned and maintained by CTDOT. The Town has little control over these roads and it consequently can take longer to make improvements or changes desired by the Town.*
- *While CT Transit provides service, the routes have limited hours of operation and frequency is limited. Not all of the Town is served by transit.*
- *Traffic safety is a concern. There are high crash locations in Bloomfield, mostly associated with intersection on State roadways.*
- *The Town lacks on-street bicycle facilities.*
- *More work needs to be done to deliver on the Town's commitment to Complete Streets.*

and expand sidewalks, ensuring they are well-lit, well-maintained, and compliant with ADA standards to accommodate people of all abilities.

The Town is also in the process of improving its bicycle facilities. It has invested in off-road trails such as the Bloomfield Greenway that offer scenic and safe routes for both recreational and commuting cyclists. These trails often connect to parks, nature reserves, and neighboring towns, contributing to a regional network of bike-friendly routes. Additionally, the Town has installed bike racks at key locations, such as parks, schools, and commercial areas, to encourage cycling by providing secure parking options.

Bloomfield actively promotes walking and cycling through various community initiatives and programs. The town supports events such as Bike to Work Day and Walk to School Day to raise awareness and encourage residents to choose non-motorized transportation. Educational programs in schools and community centers teach children and adults about the

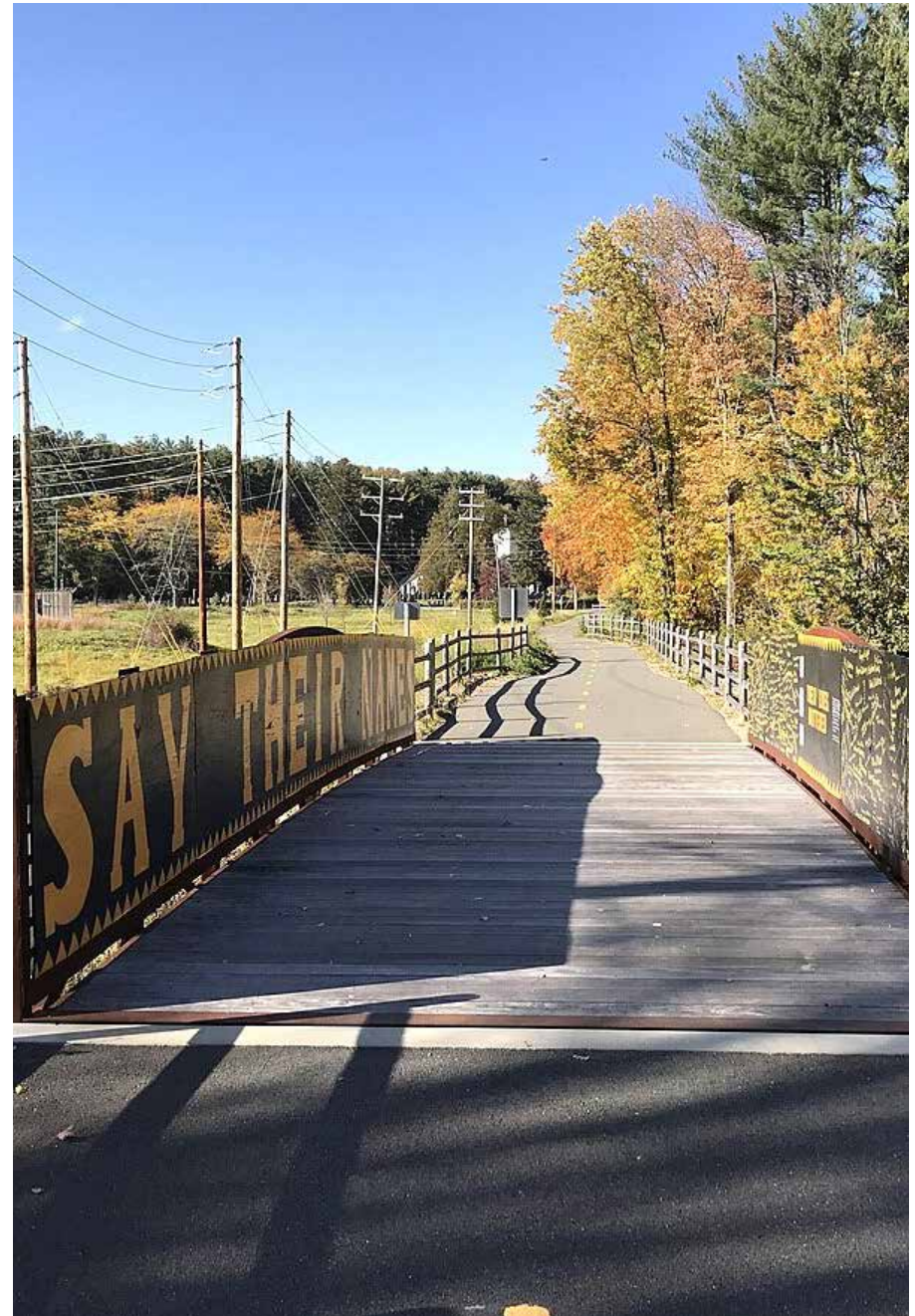
benefits of walking and cycling, as well as safety tips for navigating roads and trails.

The Town continues to expand its pedestrian and bicycle infrastructure. The Town's long-term plans include extending existing trails, creating new bike lanes, and enhancing connectivity between different parts of Town. By integrating pedestrian and bicycle considerations into urban planning and development projects, Bloomfield aims to create a more sustainable, healthy, and accessible environment for all residents. Bloomfield is committed to fostering a pedestrian and bicycle-friendly environment. Through its comprehensive network of sidewalks, bike lanes, and trails, along with safety measures and community initiatives, the town supports non-motorized transportation and enhances the quality of life for its

The following goals were identified in response to trends, issues, and conditions identified during the community engagement and planning process:

### Mobility Goals

1. Expand multi-modal mobility and community well-being by developing greenways and pathways, expanding and improving sidewalks, and developing bicycle facilities.
2. Improve public transportation services in Bloomfield by working with CT Transit
3. Manage traffic congestion and improve traffic safety by strategically implementing intelligent traffic management systems, road improvements, and safety enhancement projects.



*Bloomfield Greenway*

## Facilities and Services

Bloomfield provides a range of municipal services and facilities to meet the needs of its residents and enhance the quality of life in the community. The Town's government is responsible for overseeing these services, which include public safety, education, recreation, public works, administrative, and social services.

Like many communities, Bloomfield provides its own public safety services. The Town has a dedicated police department that works to ensure the safety and security of residents. The Bloomfield Police Department provides law enforcement services, responds to emergencies, and engages with the community through various outreach programs. In addition to the Police Department, Bloomfield also has two volunteer fire departments that provide fire suppression, rescue, and emergency medical services. The fire departments play a critical role in keeping the community safe and responding to emergencies quickly and effectively.

Education is another important focus for the Town. Bloomfield has its own public school district, which includes several schools serving students from kindergarten through high school. The district is committed to providing a high-quality education to all students and offers a range of academic and extracurricular programs to support student learning and development.

Bloomfield provides recreational opportunities for residents of all ages. The Town has several parks and recreational facilities, including sports fields, playgrounds, and community centers. The Parks, Recreation, and Leisure Service Department offers a variety of programs and activities, such as sports leagues, fitness classes, and community events, to promote health and wellness and foster a sense of community.

Public works are essential to maintaining the Town's infrastructure and environment. Bloomfield's Public Works Department is responsible for maintaining roads, sidewalks, and public buildings, as well as managing waste collection and recycling programs. The Department works to ensure that the town's infrastructure is safe, functional, and well-maintained.

In addition to these services, Bloomfield also offers a range of other municipal services, such as, social services, and senior services. The town is committed to meeting the diverse needs of its residents and providing a high quality of life for all who call Bloomfield home.

### **Key Issues, Trends, and Concerns**

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *The Town's facilities need to be more environmentally sustainable, but there is a high initial cost associated with improving and converting facilities to be more sustainable.*
- *Maintaining the quality of facilities and the level of services expected by residents is a challenge given limited resources.*
- *The Town offers a wide range of services including recreational services, but not all residents are aware of or participate in programming. This is a missed opportunity to improve community cohesion.*
- *School enrollment has declined, but the Town still operates the same number of schools. The future of student enrollment and facility needs is unclear.*



The following goals were identified in response to trends, issues, and conditions identified during the community engagement and planning process:

## Facility And Services Goals

1. Continue to properly maintain and optimize management and investment in town facilities to ensure fiscally and environmentally sustainable investments that will best serve the needs of residents now and in the future.
2. Promote and expand participation in the Town's recreation and social programs and offerings to foster a sense of belonging and well-being among residents.



*Alvin and Beatrice Wood Human Services Center*

## Cultural Resources

Bloomfield is a vibrant community with a rich tapestry of social and cultural resources that cater to diverse interests and backgrounds. These resources contribute to the Town's community spirit and enhance the quality of life for its residents. Bloomfield is rich in historic, arts, and cultural resources that reflect its diverse heritage. The Town was first settled in the 17th century, and many historic sites and landmarks still stand today, providing a glimpse into the past.

Bloomfield is also home to several historic properties and churches, including the First Congregational Church of Bloomfield, which was founded in 1779. The church's historic building, with its classic New England architecture, serves as a reminder of the Town's religious heritage and the role of faith in its development.

In addition to its historic sites, Bloomfield boasts a vibrant arts and cultural scene. The Town is home to several art galleries and studios showcasing the work of local artists. The Wintonbury Historical Society hosts lectures and events that celebrate the Town's history and culture.



Auerfarm

### Key Issues, Trends, and Concerns

Through the plan development and community engagement process, the following key issues, trends, and concerns were revealed:

- *The Town has few remaining farms and there is concern about the loss of more farms, which are important to Bloomfield's cultural identity.*
- *The Town is still recovering from the COVID-19 pandemic with respect to the resumption of, and participation in, arts and cultural activities and events.*
- *The Town has many historic resources, that while on State and Federal historic registers, are not otherwise protected and are vulnerable to lack of preservation or loss.*

Bloomfield's cultural diversity is also reflected in its annual events and festivals. Popular events include the Bloomfield West Indian Celebration, Juneteenth Celebration, Food Truck Festival, and the summer concert series.

The following goal was identified in response to trends, issues, and conditions identified during the community engagement and planning process:

### Cultural Resources Goal

1. Preserve and protect the Town's cultural resources so as to protect these unique resources that contribute to the Town's identity and sense of place.





# **3. NATURAL RESOURCES**



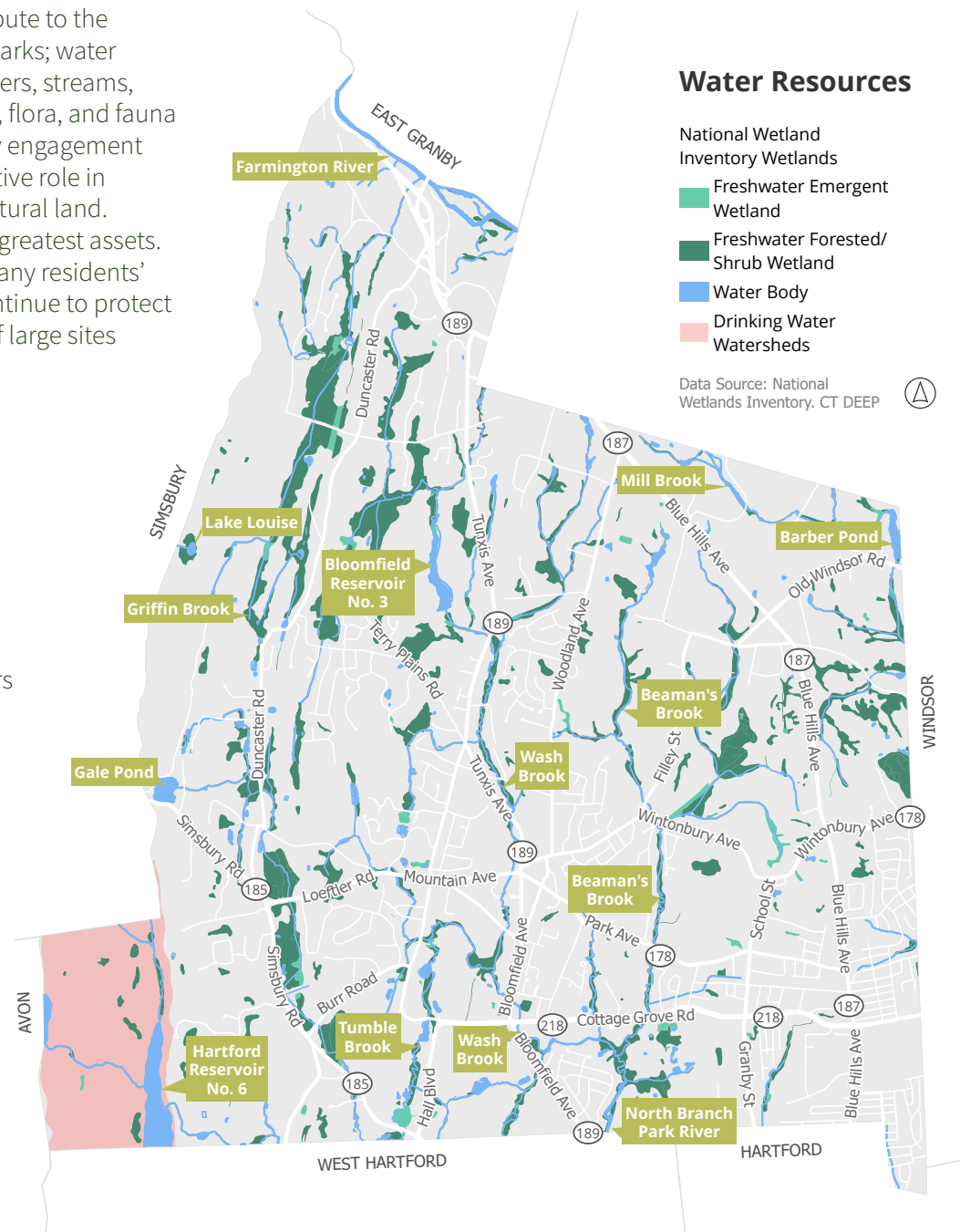
Bloomfield's environmental resources are diverse and strongly contribute to the Town's identity. They include ridgelines; forests; farms and pastures; parks; water resources such as a surficial aquifer, water supply watershed areas, rivers, streams, brooks, lakes, ponds, wetlands, and riparian areas; and the soil, water, flora, and fauna that comprise and inhabit these areas. Through the Plan's community engagement process residents expressed strong interest in the Town playing an active role in protecting natural resources and preserving undeveloped and agricultural land. Residents identified the Town's environmental resources as one of its greatest assets. Bloomfield's landscape and rural environment are strong factors in many residents' decision to live in Bloomfield. Residents feel that the Town should continue to protect these resources, particularly in light of the potential redevelopment of large sites across Town.

## Water Resources

Bloomfield is located in the Farmington River, North Branch Park River, and Connecticut River watersheds (see next page). The Town is home to several water resources, including the Metropolitan District Commission (MDC's) Reservoir Number 6, Bloomfield's Reservoir Number 3, and multiple rivers, brooks, and streams. Most notable is the Farmington River, which flows through the northern part of the Town, and is a popular destination for fishing and recreational activities. In addition to the Farmington River, Bloomfield's major rivers and brooks include Beaman's Brook, Griffin Brook, Mill Brook, North Branch Park River, Tumble Brook, and Wash Brook. Bloomfield is also home to many lakes and ponds including Lake Louise, Barber Pond, Gale Pond and many other small ponds.

Protecting Bloomfield's water resources requires the preservation of forest and wetland habitats that play critical roles in recharging local aquifers and protecting water quality. Development, particularly in the form of impervious surface, challenges this ecological system and should be carefully considered with respect to its impact on surface and groundwaters. Similarly, agriculture requires environmentally responsible and sustainable practices to protect water quality.

Water quality of the Town's water resources varies. Water quality assessments recorded in the Connecticut Department of Energy and Environment's (DEEP) 2022 Integrated Water Quality Report classifies waterbodies by designated uses and allowable discharges as well as assesses their status for supporting aquatic life and/or recreation. The

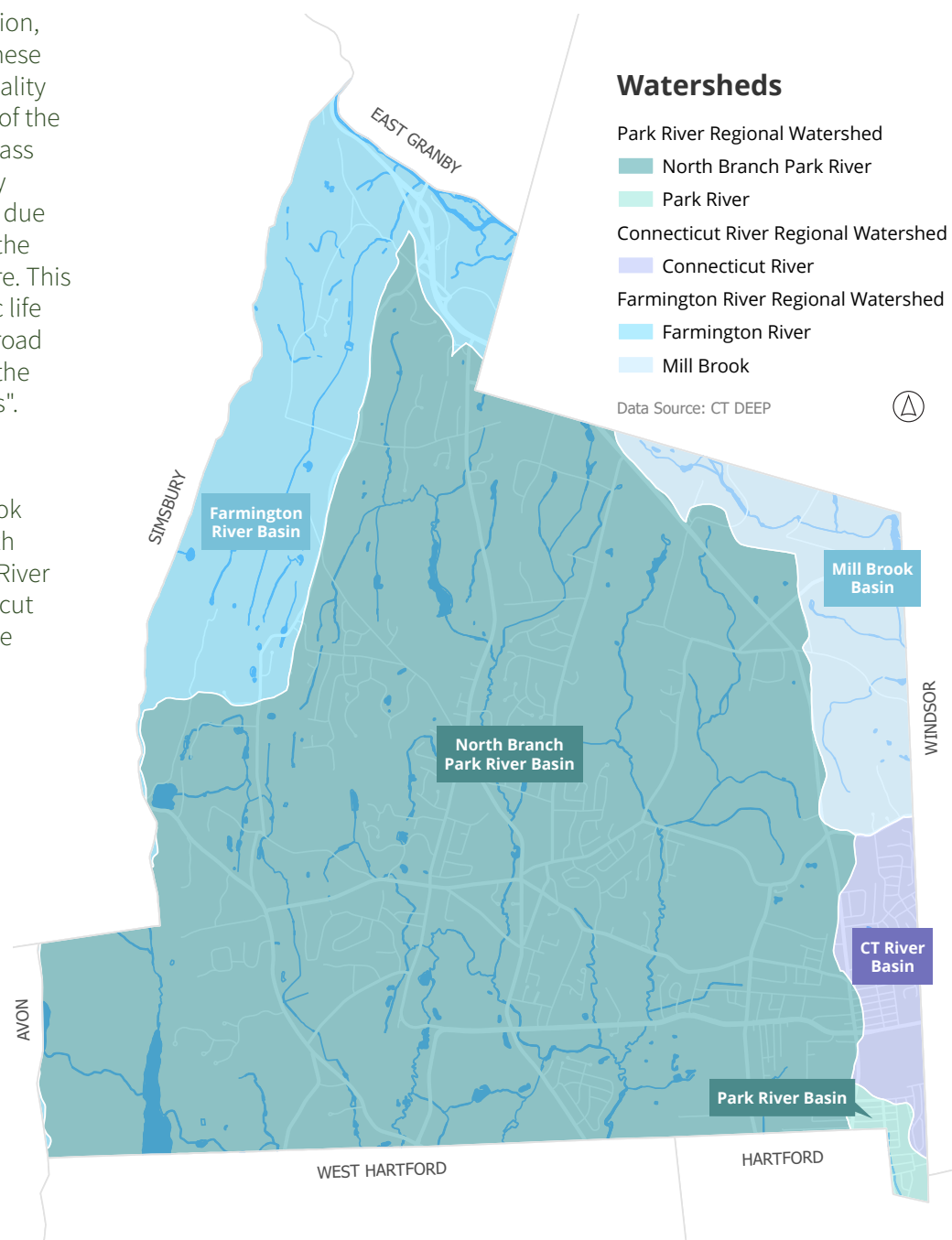


North Branch Park River does not support either aquatic life or recreation, while the Farmington River is fully supporting of both. In addition to these assessments, DEEP also classifies waterbodies based upon a water quality classification system. Of the water bodies assessed, all but a segment of the Farmington River were assessed as Class A (The Farmington River is Class B). While the water in a waterbody may be rated highly, the water body itself may still be classified as not supporting aquatic life or recreation due to other factors such as summer low flow conditions in some brooks, the presence of invasive species, or adverse pH levels or water temperature. This apparent contradiction between water quality and support for aquatic life may also suggest that further study would be needed to draw these broad conclusions. In addition to these classifications, DEEP identifies both the Farmington River and the North Branch Park River as "Impaired Waters".

Bloomfield has five subregional watershed basins that contribute separately to the larger Farmington, Park, and Connecticut Main Stem regional watersheds. These include the Farmington River and Mill Brook basins (draining to the regional Farmington River watershed), the North Branch Park River and Park River basins (draining to the regional Park River watershed), and the Connecticut River basin (draining to the Connecticut Main Stem regional watershed). Collectively, these basins fall under the major Connecticut River watershed.

Water Quality Assessments (2022 Integrated Water Quality Report)			CT DEEP Water Quality Classification
Waterbody	Aquatic Life	Recreation	
Wash Brook	Fully Supporting	Not Assessed	A
Beamans Brook	Insufficient Information	Not Assessed	A
Mill Brook	Not Assessed	Not Assessed	A
Farmington River	Fully Supporting	Fully Supporting	B
North Branch Park River	Not Supporting	Not Supporting	A

Data Source: CT DEEP 305b Assessed 2022 River, Lake, Estuary

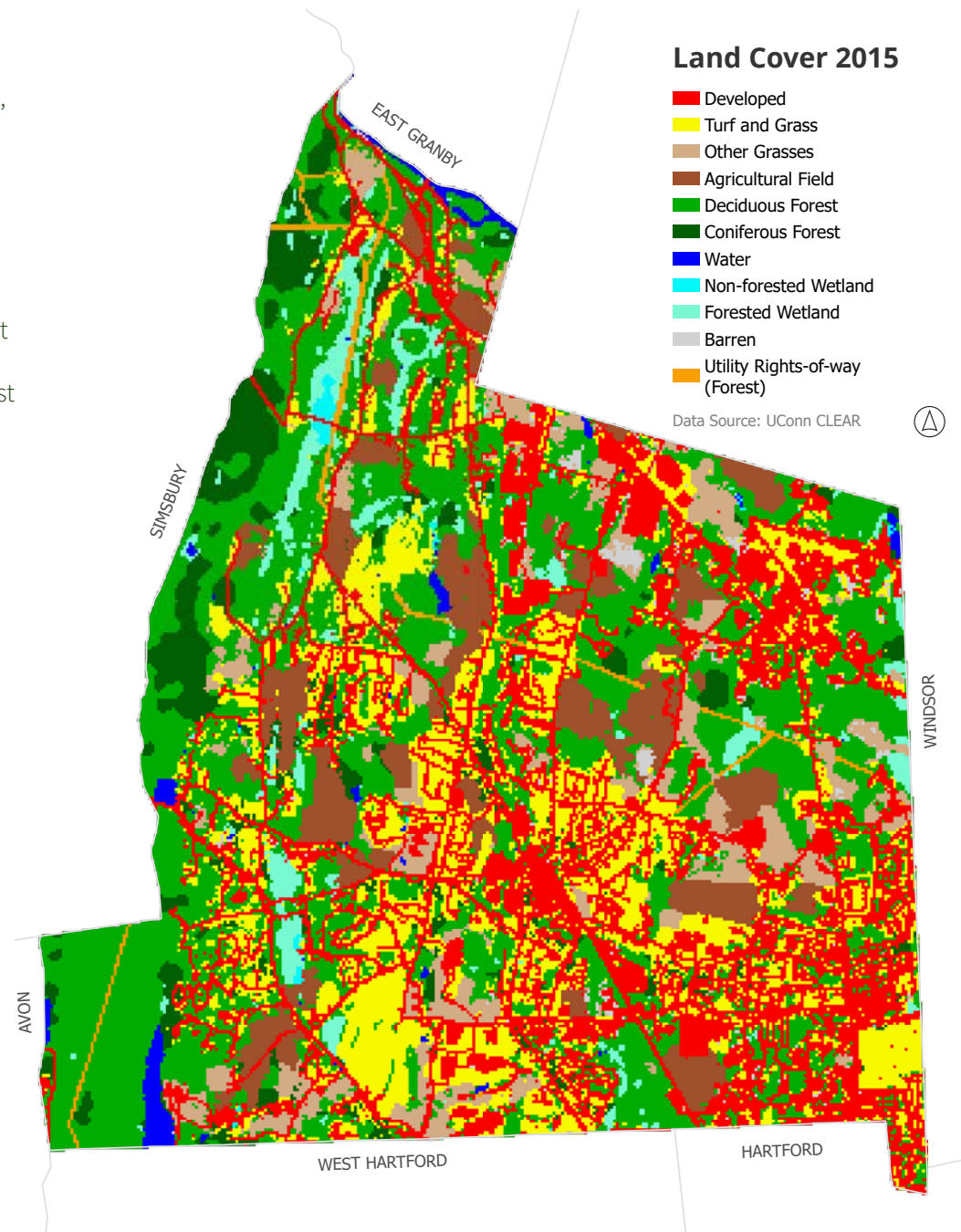


## Land Cover

According to data from UCONN's Center for Land Use Education and Research (CLEAR), the greatest land cover in Bloomfield is forest areas, which comprise 41.1% of the Town's land cover. This is followed by developed areas including buildings and pavement, which comprise 26.3% of Bloomfield's land cover. Including turf and grass areas, 42% of the Town's land area has experienced some form of development. Agricultural land covers 8% of Bloomfield's area.

Most of Bloomfield's forest area is deciduous forest with a small amount of area that is coniferous or wetland forest. Bloomfield's forest areas play a significant role in providing habitat, moderating surface water temperatures, and reducing stormwater runoff. The Town's forest cover has changed and is likely to continue to change in composition over the next decade due to threats posed by invasive species and pests such as emerald ash borer and woolly adelgid, and by rising average temperatures.

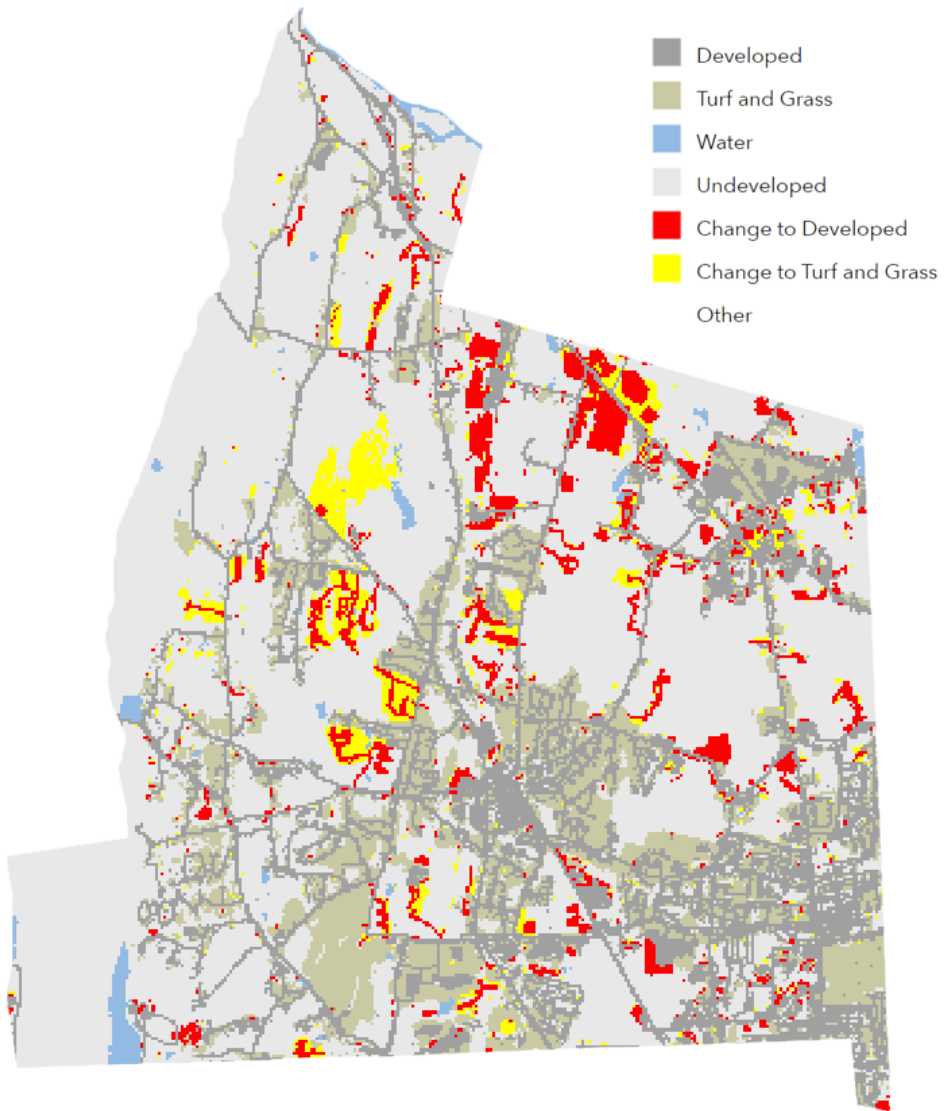
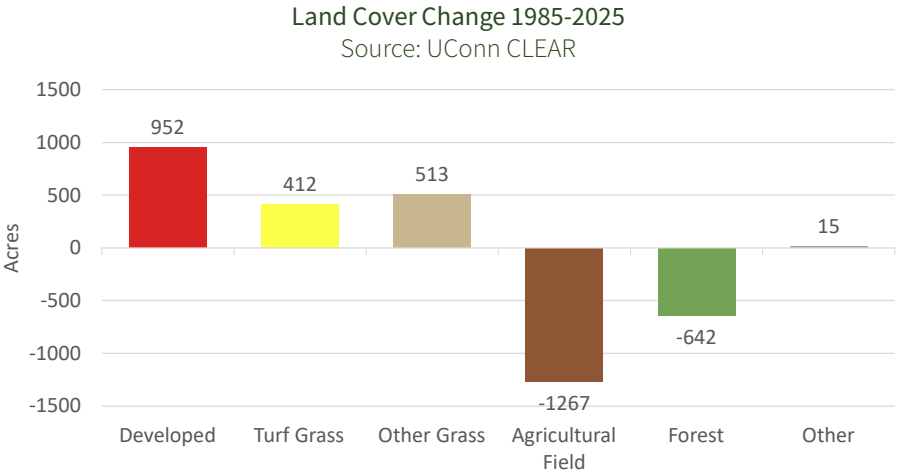
Land Cover (2015)	Acres	Share
Forest	6,933	41.1%
Agricultural Field	1,348	8.0%
Turf & Grass	2,648	15.7%
Developed	4,440	26.3%
Other	1,502	8.9%





# Landscape Change

In the thirty-year period between 1985 and 2015, 1,364 acres (8.1% of total area) of undeveloped land in Bloomfield was developed or converted to turf and grass. This development occurred in forested and agricultural field areas resulting in an 8.3% decrease in forested areas and a 48.5% decrease in agricultural fields. By comparison, Connecticut lost 6% of its forest cover and 16% of its agricultural fields over the same period. Development between 1985 and 2015 was spread evenly across the Town (as shown in the map at right).



Land Development 1985-2015 Source: UCONN CLEAR  
(Red areas indicate loss of undeveloped area to development, yellow areas indicate loss of undeveloped area to lawns)

## Farmland Soils

Agricultural soils, including those that are on properties that have already been developed, cover 59% of Bloomfield's geographic area. Of Bloomfield's 9,893 acres of farmland soils, 4,889 are classified as "prime farmland soil" and 5,004 acres are classified as "statewide important farmland soils". Those farmland soils are primarily associated with the Town's brook and river valleys and adjoining floodplains.

Prime farmland soils are soils that have the best combination of physical and chemical characteristics for agricultural and forestry uses. These lands have soil quality and other characteristics needed to economically produce sustained high yields or crops according to acceptable farming practices. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture (USDA) encourages local governments to protect this land for agricultural use. Prime farmland soils are potentially eligible for conservation easement funds administered by the Natural Resource Conservation Service of the USDA.

Statewide important farmland soils are soils that fail to meet one or more of the requirements of prime farmland, but are important for the production of food, feed, fiber, or forage crops. They include soils that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.



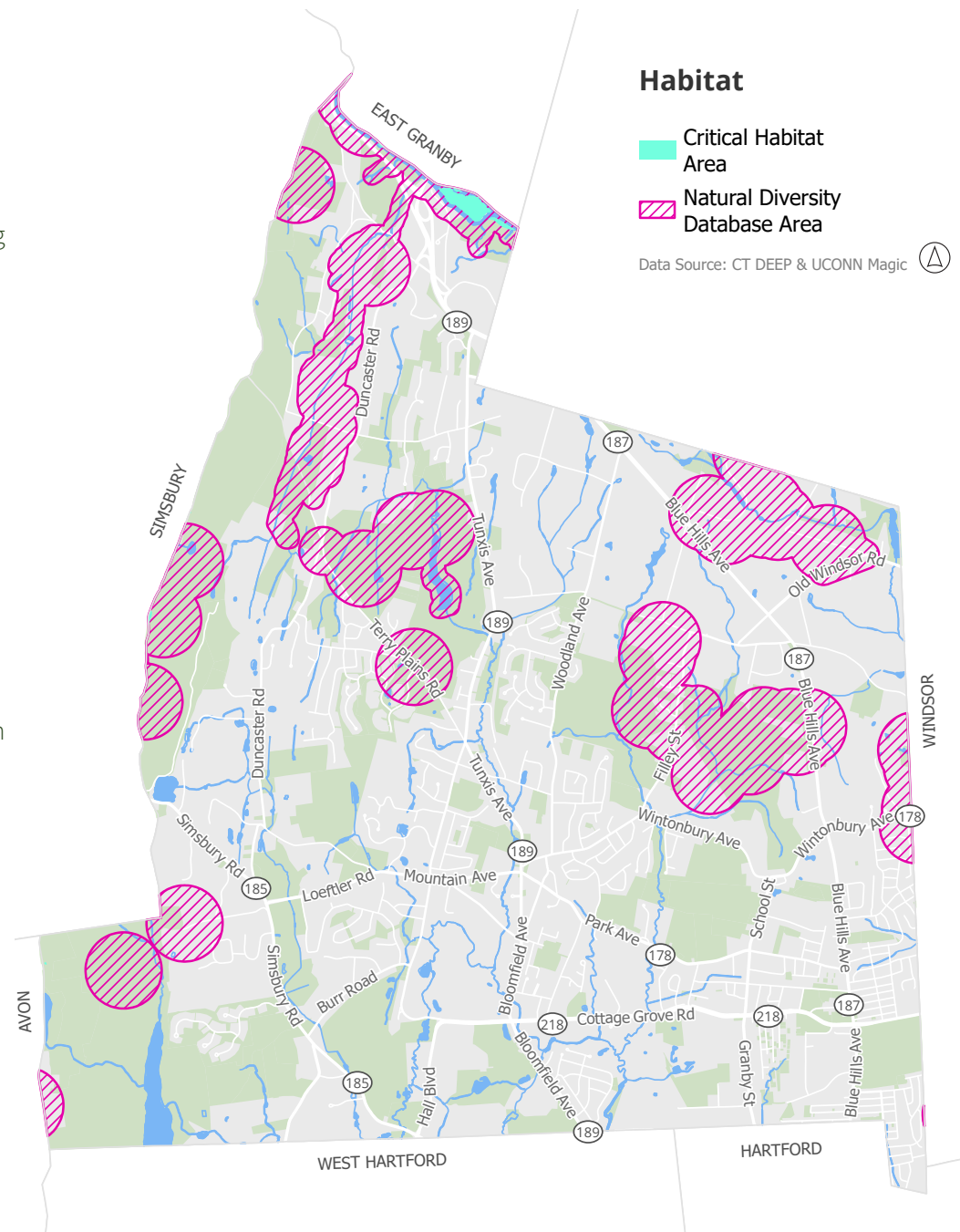
## Habitat

The Natural Diversity Database (NDDDB) is a database of rare and endangered plant and animal species in Connecticut. The database is maintained by the Connecticut Department of Energy and Environmental Protection (DEEP) and is used to help guide land use and conservation decisions.

The NDDDB identifies areas of high biodiversity in Bloomfield, including wetlands, vernal pools, and forested areas. These areas are important for supporting a wide range of plant and animal species, including several that are listed as threatened, endangered, or species of concern. The Town's NDDDB areas are clustered in the northern areas of Town, along the Town boundary with Simsbury and Windsor, and along Griffin Brook, Mill Brook, and the Farmington River.

The NDDDB data can help identify areas of high conservation value, as well as areas that may require additional protections or management strategies to ensure the long-term health and viability of the local ecosystem. This information can be used to inform land use and development decisions, as well as to guide conservation efforts and habitat restoration projects in the Town of Bloomfield.

The Town has one critical habitat area designated by DEEP, which is nestled along the Farmington River. Critical habitat areas indicate the distribution of twenty-five rare and specialized wildlife habitat types in the State.





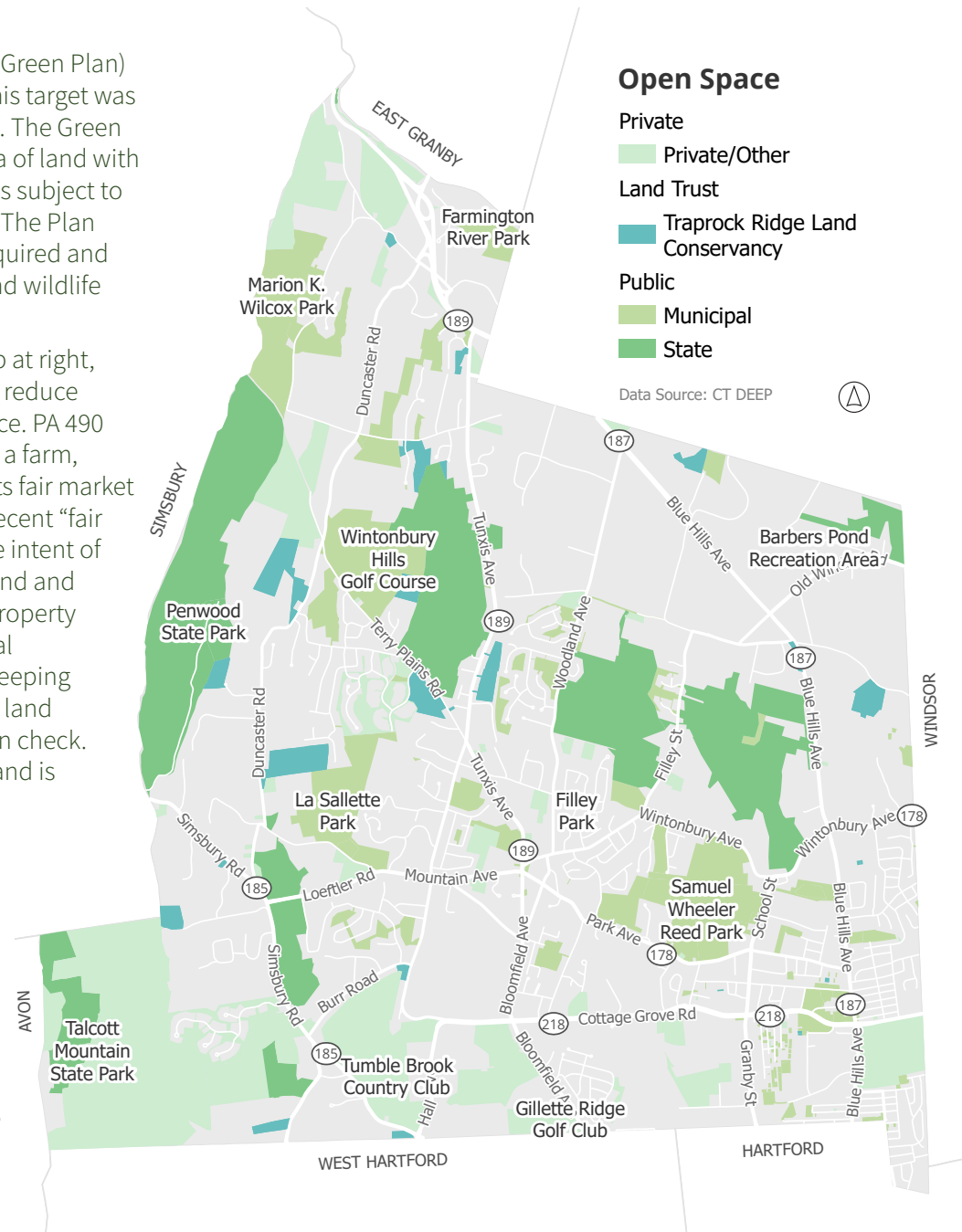
## Open Space Inventory

Connecticut's 2016 Comprehensive Open Space Acquisition Strategy (Green Plan) established a goal of 21% protected open space statewide by 2023. This target was intended to be met through State, municipal, and private acquisitions. The Green Plan provides a strict definition of "protected" open space as "any area of land with a restriction that would limit its use to open space". This includes lands subject to conservation restrictions, deed restrictions, or certain reserved rights. The Plan defines "preserved open space" as "any area of land that has been acquired and is used for open space purposes". This includes State parks, forests, and wildlife areas, Class I and II watershed lands, and conservation lands.

In addition to the open space described above and shown on the map at right, Connecticut Public Act 490 (PA 490) is utilized by many landowners to reduce property tax burden with the benefit of preserving farmland open space. PA 490 (Connecticut General Statutes Sections 12-107a through 107-f) allows a farm, forest, or open space land to be assessed at its use value rather than its fair market or highest and best use value (as determined by the property's most recent "fair market value" revaluation) for purposes of local property taxation. The intent of this designation is to encourage the preservation of farmland, forestland and open space land that might otherwise be developed because of the property tax burden placed upon those lands. PA 490 lands help add to the rural character and preserve the agricultural history of Bloomfield and by keeping (at least temporarily) the land from being developed; also with PA 490 land additional Town services are not required, which helps to keep taxes in check. It is important to note that PA 490 land is not permanently protected and is generally not open for use by the public.

Based upon CT DEEP's open space mapping, Bloomfield has approximately 5,694 acres of open space, which covers 33.6% of the Town's total area. This does not include privately owned PA 490 land and not all of this land meets the criteria of protected open space.

Protected or preserved open space in Bloomfield includes CT DEEP properties along Talcott Mountain and at Town reservoirs, Town owned parks and recreation areas, and land trust properties held by the Traprock Ridge Land Conservancy (TRLC). The greatest share of Bloomfield's open space is privately owned, at 35.5%. These lands are mostly owned by the MDC, Connecticut Light and Power Company, Bloomfield Fish and Game Club, private golf/country clubs, and the TRLC. The State holds a similar portion of open space in the Town, at 35%, followed by Bloomfield's ownership at 24.7%.



## Open Space Conservation and Protection

Land is conserved or protected for numerous reasons including the preservation of water quality for current and future residents, protection from flooding and erosion, protection of ecosystems, creation of opportunities for a wide range of recreational uses, and preservation of a community's character. Open space conservation and protection is particularly important as a community is developed for the reasons stated above.

Bloomfield has a wealth of environmental and open space resources, but many of those resources are not connected by contiguous protected open space. Contiguous open space is needed by wildlife, particularly larger mammals, for foraging and hunting. Contiguous open space is also valuable for pollinating species such as bees and butterflies.

Bloomfield's open space areas are dispersed across the Town, with a strong concentration on the western side of Town, along the Talcott Mountain range. These swaths of connected open space include Talcott Mountain State Park, Penwood State Park, and Marion K. Wilcox Park.



Image Source: Town of Bloomfield

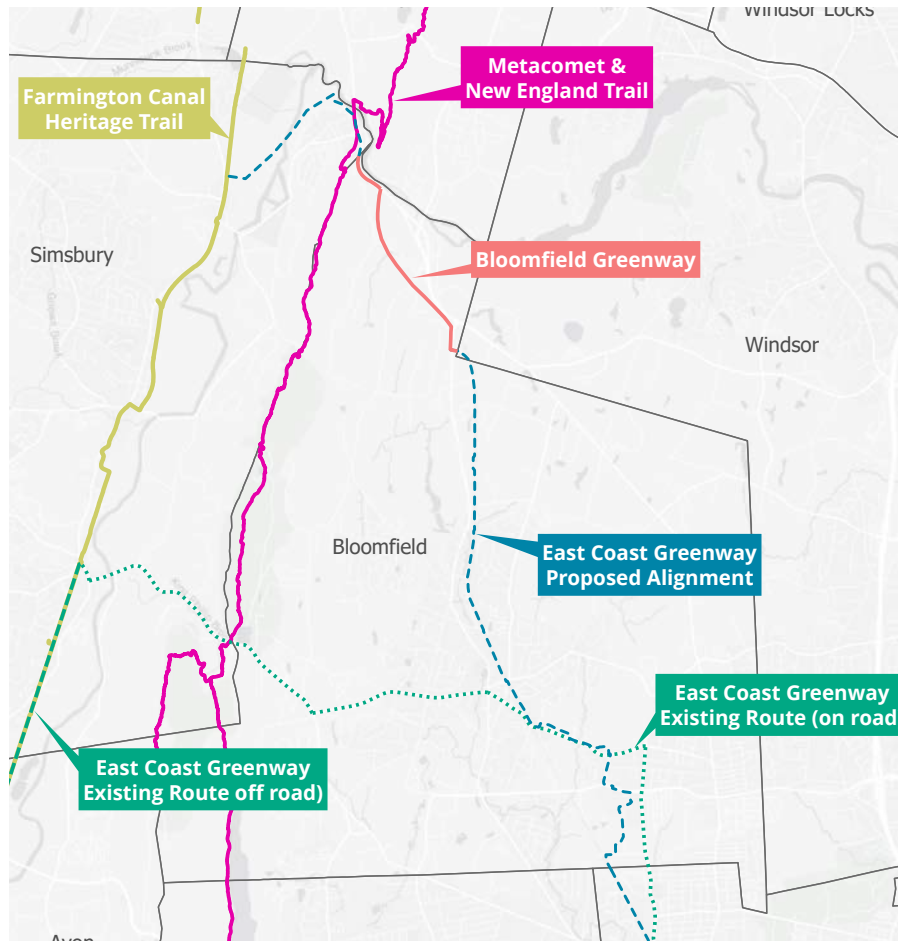
Properties considered for conservation or protection should be prioritized based upon proximity or contiguity to other open space. Parcels, even if they are small, that connect spaces and create wildlife corridors can be particularly important. Additionally, prospective properties should be evaluated based on long-term strategic planning interests such as creating a greenway corridor or expanding a Town park.

The following important open space attributes should be considered in identifying priority lands for conservation or protection:

1. Lands that serve to protect high-quality natural waters and drinking water resources – The CT Green Plan gives priority to these acquisitions. Clean water, including in rivers, lakes, and inland wetlands, are essential to life and provide some of the richest wildlife habitat in the State. Land conservation is an important part of watershed management for protecting habitat and water quality against impacts by fragmentation, climate change, runoff pollution, and other threats.
2. Recreation opportunities – Natural lands are a valuable recreational resource for activities such as hiking, bicycling, and bird watching. Open space that provides recreational opportunities improves quality of life for residents and visitors and also enhances property values.
3. Ecosystem and habitat preservation – Open space lands provide habitat for plant, insect, and animal species essential to local ecosystems. Many plants, insects, and animals are threatened by loss of habitat due to development. Strong consideration should be made for the preservation of habitat for native plant or animal species listed as threatened, endangered or of special concern and/or a relatively undisturbed outstanding example of a native ecological community.
4. Preservation of historical or agricultural heritage or preservation of natural landscape features – There are specific open space sites in the Town with historical or other cultural importance that merit their retention as open space. While the most important function of agricultural land is food production, it also contributes greatly to the visual qualities of the community.

## Greenways and Trails

Bloomfield is home to both the New England National Scenic Trail (NET) that includes segments of the Metacomet Trail as well as several smaller local trail systems in its parks and open space areas. The Metacomet Trail is one of many blue-blazed trails across Connecticut. The NET is a nationally designated trail that extends from Long Island Sound, through Connecticut and Massachusetts to the New Hampshire border. It was designated as a national scenic trail in 2009 and is also comprised of the Menunkatuck, Mattabesett, Metacomet, and Metacomet-Monadnock Trails.



Regional Trails Map



Bloomfield to Tariffville Multi-Use Trail Ribbon Cutting

Image Source: Town of Bloomfield

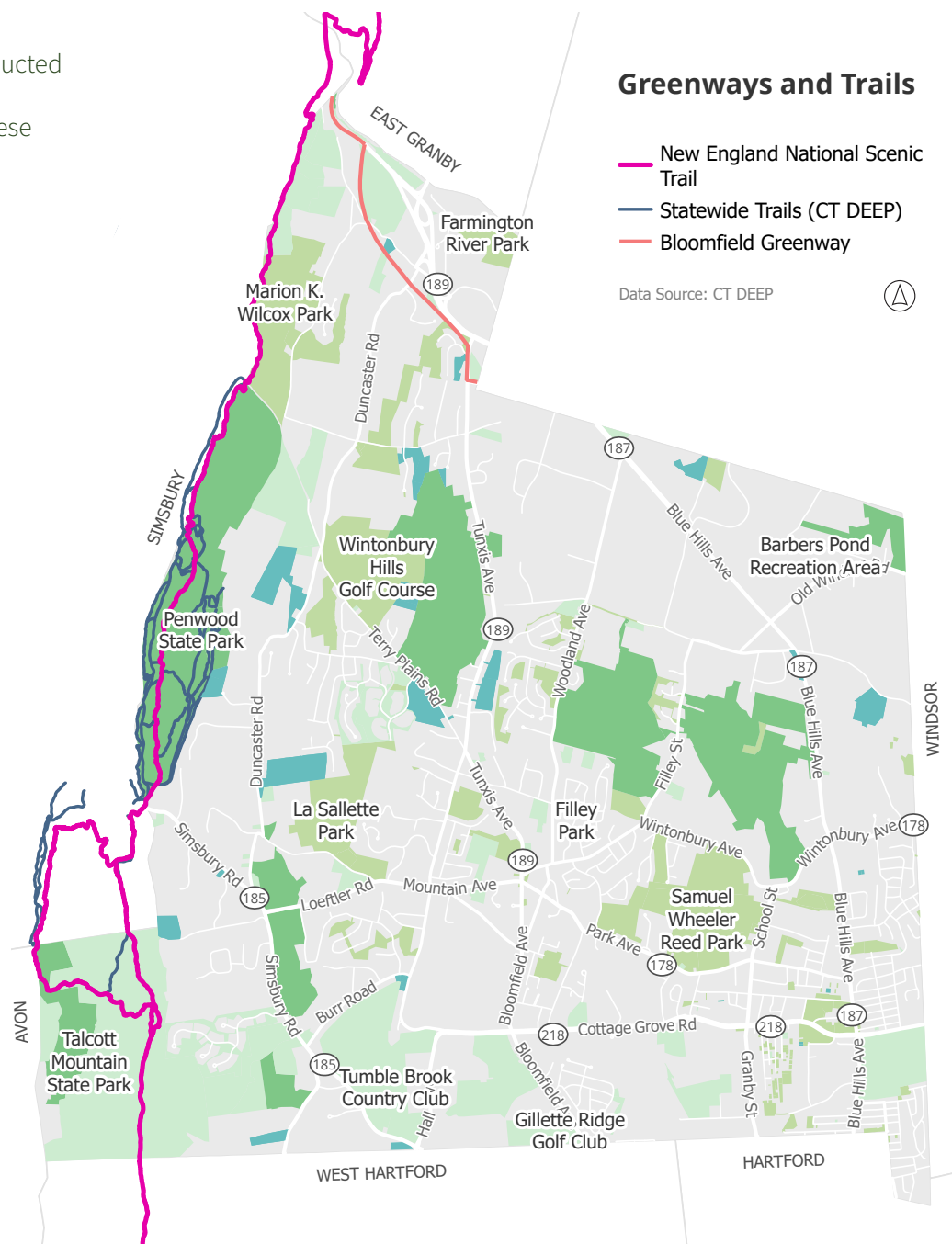
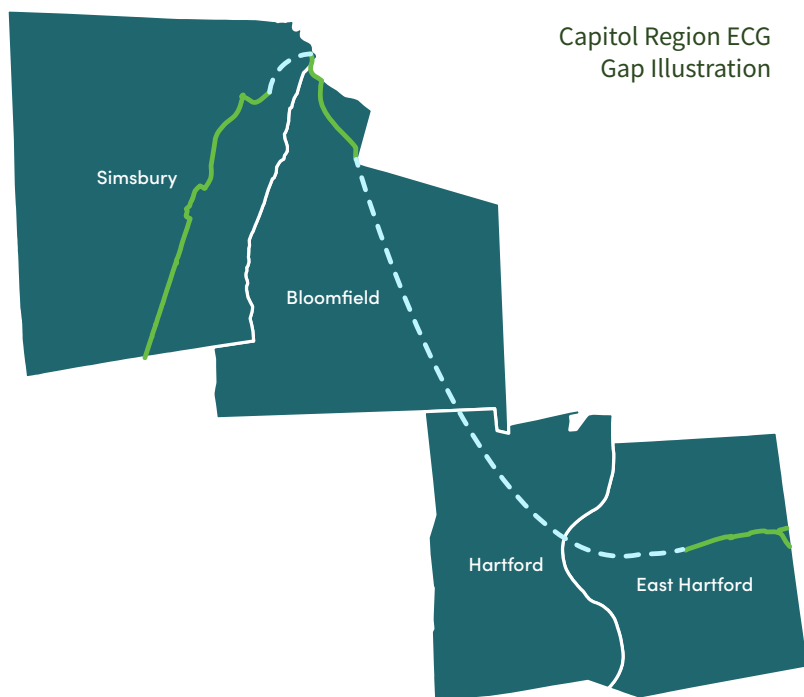
The Metacomet Trail is 62 miles long and follows the traprock ridge from the Hanging Hills of Meriden to the Massachusetts border. The trail covers a wide variety of terrain and provides expansive views, features historic landmarks, and provides opportunities to observe a variety of wildlife. Within Bloomfield, the trail spans much of the west side of the Town including Talcott Mountain.

Bloomfield is also surrounded by regional greenway and pathway systems. These include the Farmington Canal Heritage Trail (Canal Trail) to the west of Bloomfield. The Canal Trail extends from New Haven to the Massachusetts line where it connects with the Columbia Greenway Trail and it is almost entirely off-road with much of the trail occupying former rail beds or canal tow paths.



### East Coast Greenway

The Capitol Region East Coast Greenway GAP Closure Trail Study conducted by CROG has identified several alternative routes for the East Coast Greenway through Bloomfield including a preferred route. Some of these alternatives consider using the Griffin Line Rail Corridor while others consider on-road segments. The alternatives all utilize the Bloomfield Greenway, in the northern part of the Town.



## Natural Resources

### Goals

**Goal 1:** Strengthen environmental conservation efforts by implementing and expanding policies and programs that safeguard natural resources, promote sustainability, and combat climate change.

**Goal 2:** Increase access to and encourage use of parks and open spaces by developing, maintaining, and enhancing recreational areas.

**Goal 3:** Preserve valuable agricultural land through zoning regulations, conservation easements, and partnerships with local farmers, ensuring a sustainable and vibrant agricultural community.

**Goal 4:** Foster community engagement and education on environmental issues through outreach, awareness campaigns, and educational programs, empowering residents to participate in conservation efforts and make informed choices.

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 1: Ensure that the Town's zoning regulations direct development towards areas that can support development without adversely impacting the Town's environmental resources.			
1.1 Maintain the Town's low density residential zoning districts as a means of limiting development in environmentally sensitive areas.	TPZ	P&Z	High
1.2 Review the Town's land use regulations including zoning regulations, floodplain regulations, subdivisions regulations, and inland wetland regulations, to streamline those regulations and ensure that the regulations adequately protect environmental resources and encourage sustainable development. Amend the regulations as necessary, and expand protections as needed, in favor of environmental protection that is fully supportive of the goals of this plan.	TPZ	IWWC/ P&Z	Medium
Strategy 2: Prioritize the protection and acquisition of undeveloped land and improve linkages between existing open space properties.			
2.1 Prepare an open space plan that identifies priority properties for conservation and acquisition.	CEEC	TPZ	Medium
2.2 Consider funding opportunities, through grants, donations of open space, and capital budgeting for the strategic acquisition of undeveloped land for the purposes of conservation.	TC	CEEC	Medium
2.3 Partner with outside organizations such as the Traprock Ridge Land Conservancy, Auerfarm, Ironwood Community Partners to expand the supply of protected open space in Bloomfield and enhance the spaces that are already present.	TC	CEEC	Low
2.4 Identify potential open space linkages that could be provided through the acquisition of land and/or development of greenway networks on public and private properties and prioritize the acquisition of properties that would link existing protected open space properties and foster improved intertown connections.	TC	CEEC	Medium
2.5 Consider funding strategies for improving and maintaining Town-owned conservation properties.	TC	CEEC	Medium
2.6 Prioritize the acquisition of properties that would link existing protected open space properties and foster improved intertown connections.	CEEC	TC	Medium
2.7 Pursue State grants for the acquisition of open space.	TM	CEEC	Medium

## Natural Resources

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 3: Adopt and implement low impact policies and practices.			
3.1 Review and amend the Town's Zoning and Subdivision Regulations to ensure that the Regulations encourage or require Low Impact Development (LID) practices in new developments.	TPZ	DPW	Medium
3.2 Work towards the adoption of sustainable practices at Town parks and facilities such as capturing rainwater for irrigation use, encouraging use of pervious pavement, reducing water usage, reducing the use of chemicals on athletic fields, improving recycling, and reducing solid waste.	PR&LS	DPWED	Medium
Strategy 4: Continue the oversight and protection of environmentally sensitive areas and ensure trees are adequately protected .			
4.1 Continue to adequately staff departments and commissions with land use functions and provide sufficient resources to carry out their duties.	TC	FD	High
4.2 Work with property owners to encourage the permanent protection of sensitive portions of their properties such as riparian buffers and forest areas with voluntary conservation easements. Consider the use of tax incentives to encourage the voluntary establishment of conservation easements.	CEE	TC	Low
4.3 Enhance existing policies and regulations to ensure that the tree canopy in Bloomfield is preserved and increased	TPZ	CECC	Med
4.4 Obtain Tree City U.S.A. designation	CEEC	TC	Low
Strategy 5: Actively work towards protecting and improving water quality of the Farmington River and other waterways in the Town.			
5.1 Conduct a public campaign to reduce litter and pollution into the Town's brooks and rivers.	BPD	IWWC	High
5.2 Review the Town's Zoning Regulations for opportunities to include riparian zone requirements and restrictions for developments in proximity of the Town's rivers and brooks.	TPZ	IWWC	Low
Strategy 6: Improve stewardship of forests and tree canopy on Town-owned open space and rights-of-way.			
6.1 Seek the assistance of a university forestry program to develop a forest management and invasive species control plan for all Town-owned open space and forests.	CEEC		Low
6.2 Continue to allocate financial resources towards forestry so as to adequately respond to the need for forest and roadside tree maintenance and removal.	TC	FD	High



## Natural Resources

3

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 7: Continue to promote sustainable stormwater management and floodplain management to be resilient and adaptable to a changing climate.			
7.1 Continue to invest in stormwater infrastructure improvements throughout the Town as recommended by the Town's Stormwater Management Plan. Sustainable infrastructure improvements should be prioritized. Add stormwater projects to the Town's Capital Improvement Plan (CIP).	DPWED	TC	Medium
7.2 Review and evaluate the Town's floodplain zoning regulations to ensure consistency with FEMA recommended model ordinances.	TPZ	IWWC	Low
Strategy 8: Expand and improve the Town's trail system to better connect open space properties and connect Bloomfield to trail networks in surrounding Towns and improve access to and promotion of trail system.			
8.1 Work with Connecticut Forest & Park Association, land trusts, and neighboring towns to improve trails in the Town and connections to surrounding towns.	CEEC	DPW	Medium
8.2 Support development of the East Coast Greenway as recommended by the 2024 East Coast Greenway Gap Study.	TC	P&Z	High
8.3 Develop pathways and park connections as recommended by the 2014 Bloomfield Parks Masterplan.	PR&LS	DPWED	Medium
8.4 Keep trails information up to date on the Town website and make trails information available through apps.	CEE	SCGA	Low
Strategy 9: Provide site improvements to open space properties to ensure proper stewardship of those properties and to improve access by the public.			
9.1 Make Town open space lands more accessible to public by: creating new trails, marking existing trails and boundaries, building bridges and boardwalks, placing signage, improving accessibility, and developing parking areas.	DPWED	CEEC	Medium
9.2 Identify improvements and maintenance needed at Town-owned open space properties and produce a summary and list of needs.	DPWED	CEEC/ PR&LS	Low

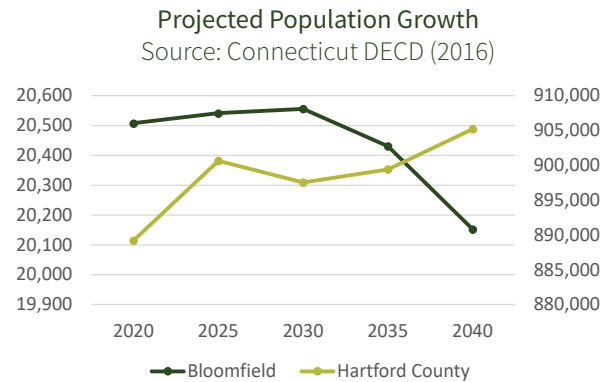
# 4. HOUSING



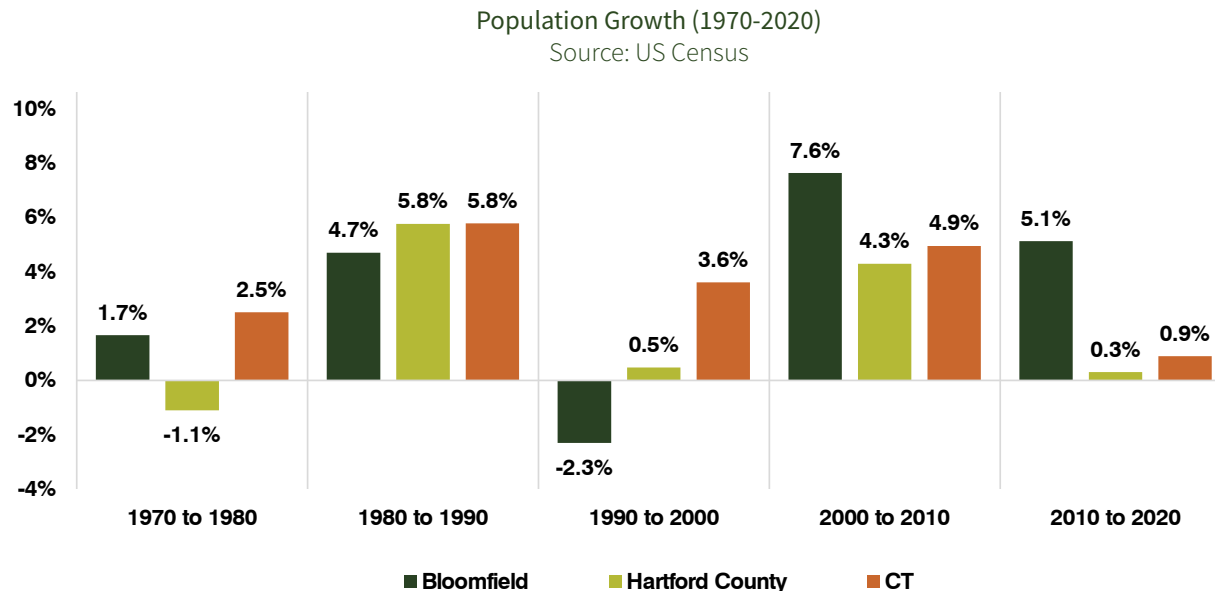
## Population Trends

Bloomfield had 21,535 residents as of 2020, a 5.1% increase since 2010. This followed population growth of between 1.7% and 7.6% in three of the preceding decades. Population growth generally places pressure on housing supply, increasing demand and often increasing housing rental cost and purchase prices.

According to population projections conducted by the State of Connecticut in 2016, Bloomfield's population is expected to continue to grow through the decade, although very modestly (by less than 100 residents). Population is projected to peak in 2030 at 20,555 people and to recede from those levels following 2030. These projections were conducted in 2016 and do not reflect 2020 census data nor do they account for population shifts attributed to COVID-19.

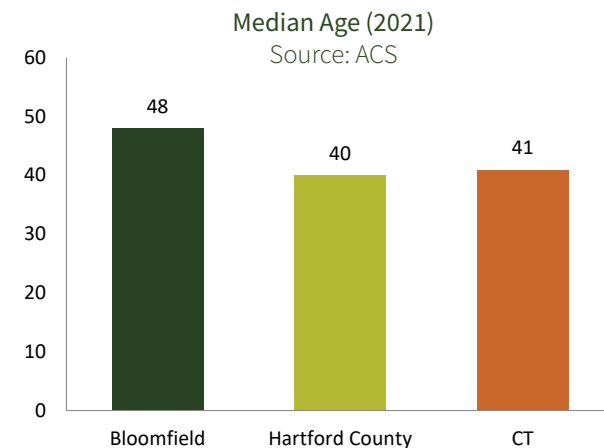
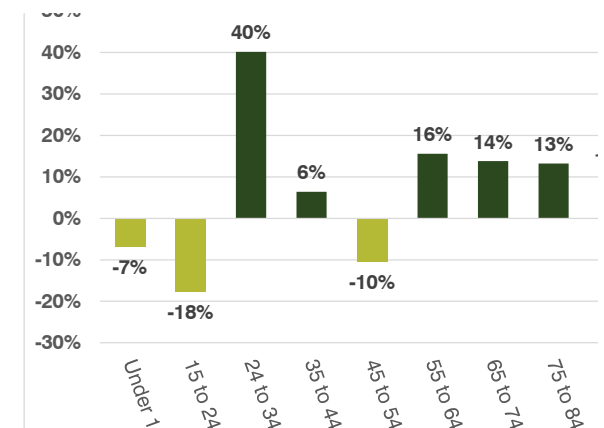


The median age in Bloomfield is approximately 48 years, higher than the median age in the County and the state. A population that skews older generally requires more planning for senior populations, however, a sizable share of Bloomfield senior population lives in senior housing or assisted living facilities.



Over the past decade, Bloomfield has seen growth in populations 55 and over, as well as age cohorts between 24 to 44. The growth in young professionals poses exciting opportunities to foster a dynamic and forward-thinking workforce that can drive innovation, increase productivity, and spur economic growth. Meanwhile, the increasing number of seniors and retirees underscores the importance of planning for affordable housing and sustainable services that can help them remain in their communities and receive necessary support.

**Population Change by Age Cohort (2011-2021)**  
Source: US Census, ACS





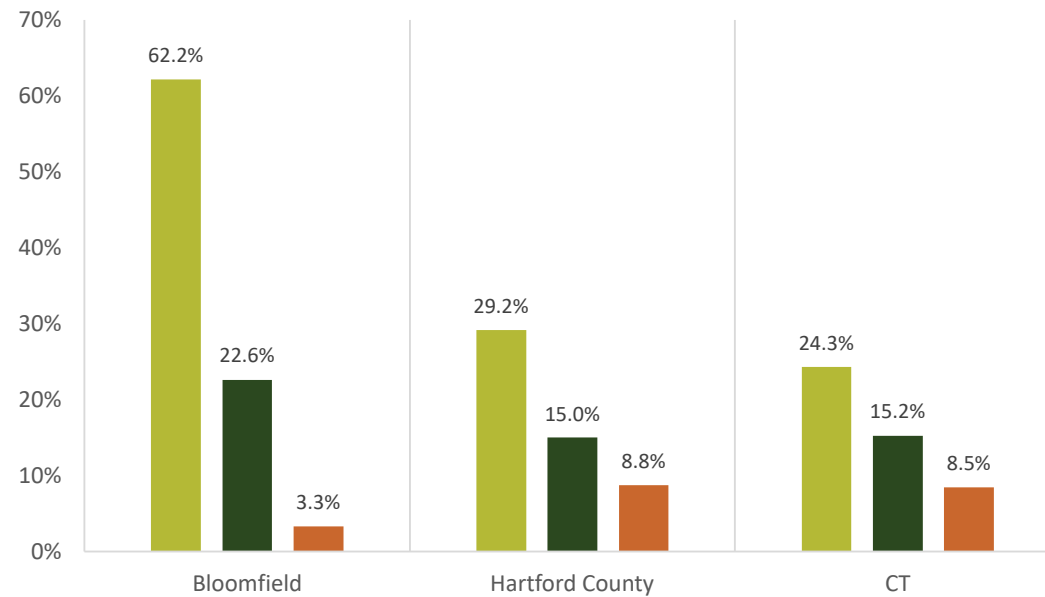
## Diversity

Compared to Hartford County and Connecticut as a whole, Bloomfield has a higher percentage of non-white residents (62.2%), making it a highly diverse, majority minority community. In addition to its racial diversity, Bloomfield is culturally diverse with a higher share of residents that are foreign born (22.6%) than Hartford County or the state. In contrast, Bloomfield has fewer residents who speak English less than "Very Well" and a significantly smaller share of Hispanic/Latino residents that the county or state.

Bloomfield's non-white residents are overwhelmingly African American (58%) with a sizeable share of those residents being born in or originating from Jamaica or other Caribbean countries.

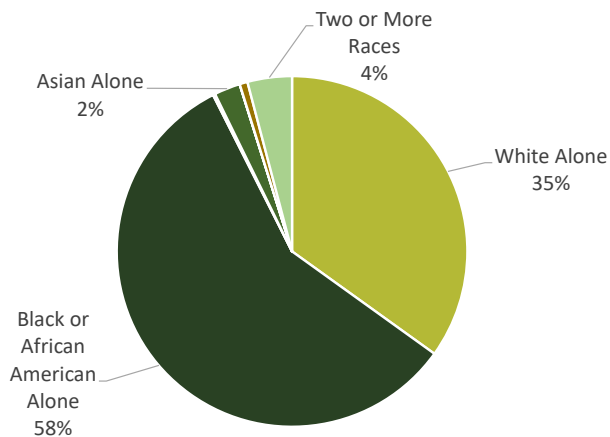
Diversity Indicators (2021)

Source: ACS



Population by Race (2021)

Source: ACS



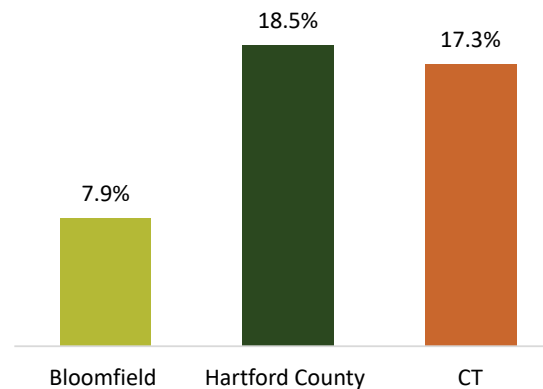
■ Non-White Population

■ Foreign-Born

■ Less than "very well" English proficiency

Share of Hispanic/Latino Population (2021)

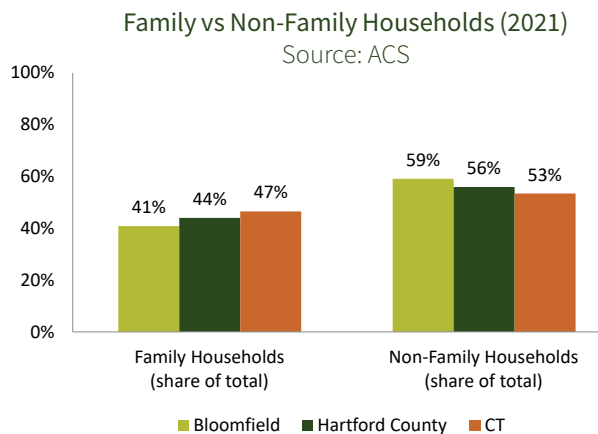
Source: ACS



## Household Composition

Bloomfield has a greater share of non-family households (59%) compared to the County (56%) and the State (53%), reflecting the diverse range of housing needs and lifestyles present in Bloomfield. Bloomfield also has fewer people per household than the County and State, although the household size has increased over the past decade.

If household sizes are increasing along with the total supply of housing units, it could indicate a shift towards more multi-generational living or an increase in the number of shared households. This could be due to several factors, such as economic constraints or cultural preferences for extended family living. Rising housing costs could also be driving younger people to stay with their families longer.



## Housing Stock

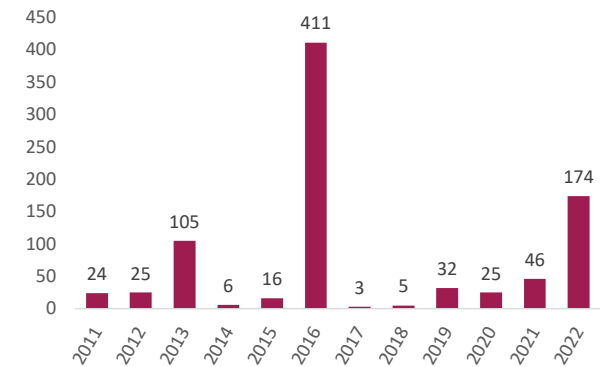
Bloomfield has a total of 9,377 housing units. Most of the Town's housing stock was constructed between 1950 and 2000 with 76% of housing built over that fifty-year period. Like much of Connecticut, housing production has slowed since the year 2000 with only 12% of units built in the past twenty years.

Since approximately 52% of Bloomfield's housing stock was built before 1970, there is a significant amount of older housing in the community, which may require maintenance and renovations to keep up with modern standards of living. Additionally, as these older homes may be more affordable than newer construction, they may appeal to lower-income residents or those seeking more affordable housing options, but it is important to keep up with repairs to ensure that properties do not become blighted.

From 2011 to 2021, housing permit activity in Bloomfield was at its lowest levels over the past 30 years. Permit activity trends were similar to both Hartford County and the State between 1990 and 2018. Housing production, based upon permits issued, was exceptionally high in the early 2000s particularly for large multi-unit structures. Housing development slowed considerably as a result of the 2007-2009 recession and housing market bust. Permits for new housing construction have not returned to pre-recession levels, however, Bloomfield has seen steady permitting levels for single unit structures over the latter part of the last decade and pronounced spikes in permit activity in 2016 and 2022 associated with multifamily housing development such as Heirloom Flats.

The addition of 674 housing units in the past decade indicates that Bloomfield is experiencing growth and development in its housing market. Factors such as household size, demographic changes, and economic trends can all impact housing demand.

**Bloomfield Housing Permits by Dwelling Unit**  
(2011-2021) Source: CT DECD



Bloomfield Year Housing Built		
Year Range	Housing Units	Percent of total (%)
Total housing units	9,377	
2010 to 2019	503	5.4%
2000 to 2009	647	6.9%
1990 to 1999	569	6.1%
1980 to 1989	1,091	11.6%
1970 to 1979	1,693	18.1%
1960 to 1969	1,532	16.3%
1950 to 1959	2,242	23.9%
1940 to 1949	652	7.0%
1939 or earlier	448	4.8%

Source: ACS 2021

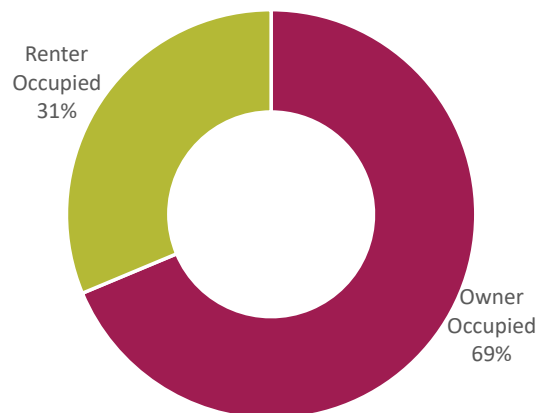
## Housing Permits

Following the 2007-2009 recession and housing market bust, housing permit activity in Bloomfield remained relatively low in 2011 and 2012. The Town saw an increase in housing permit activity in 2013, before dropping and spiking even higher in 2016, with permits being issued for the Heirloom Flats Apartment Complex. Housing permit activity was at its lowest for the decade during 2017 and 2018, before climbing back to modest levels between 2019 and 2021. A recent uptick was also experienced in 2022, with 174 housing permits issued. Housing permit activity across the state has varied significantly year-over-year since 2011, but has generally trended in a positive direction since then.

## Owners vs Renters

Of the occupied housing units in Bloomfield, approximately 69% are owner-occupied and 31% are renter-occupied. The homeownership rate in Bloomfield is three points higher than it is in Hartford County revealing a similar trend to the surrounding region.

**Bloomfield Owner vs Renter Occupied Housing (2021)**  
Source: ACS



## Housing Type

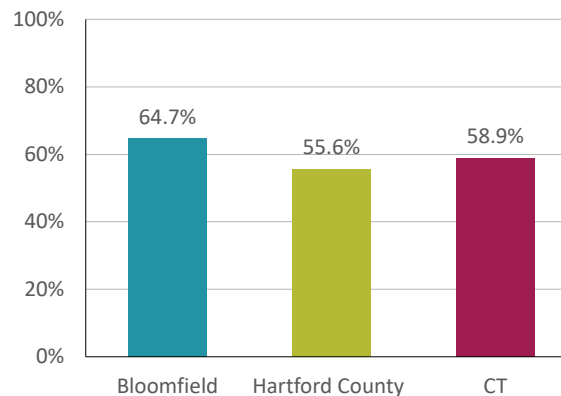
About 65% of Bloomfield's housing stock consists of one-unit detached houses. The next highest category, at 12%, is housing with 20 or more units, followed by one-unit attached housing, at 8%.

Data from the U.S. Census shows that a significant portion of the Town's households (about 37%) moved into their current residence between 2015 and 2021, indicating either an influx of new residents or moves within Bloomfield.

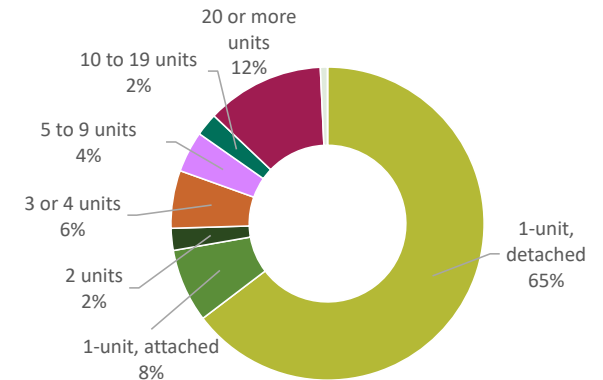
Additionally, over 39% of households in Bloomfield reported moving in between 2000 and 2014, while about 23% have lived in their current residence for more than 30 years.

These trends suggest that while there is a mix of both new and long-term residents in Bloomfield, the Town has experienced a recent surge in migration and housing turnover.

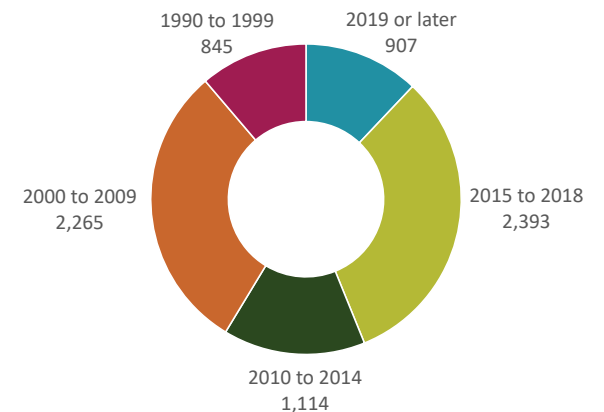
**Single Family Detached Housing (2021)**  
Source: ACS



**Housing Type (2021)**  
Source: ACS



**Current Residents: Year Housing Unit Moved Into (2021)**  
Source: ACS





## Residential Zoning Districts

Most of Bloomfield is zoned for residential development. This includes the R-10, R-15, R-20, R-30, R-40, and R-80 zones. The Talcott Mountain Overlay District (TMOD) is primarily oriented toward open space uses.

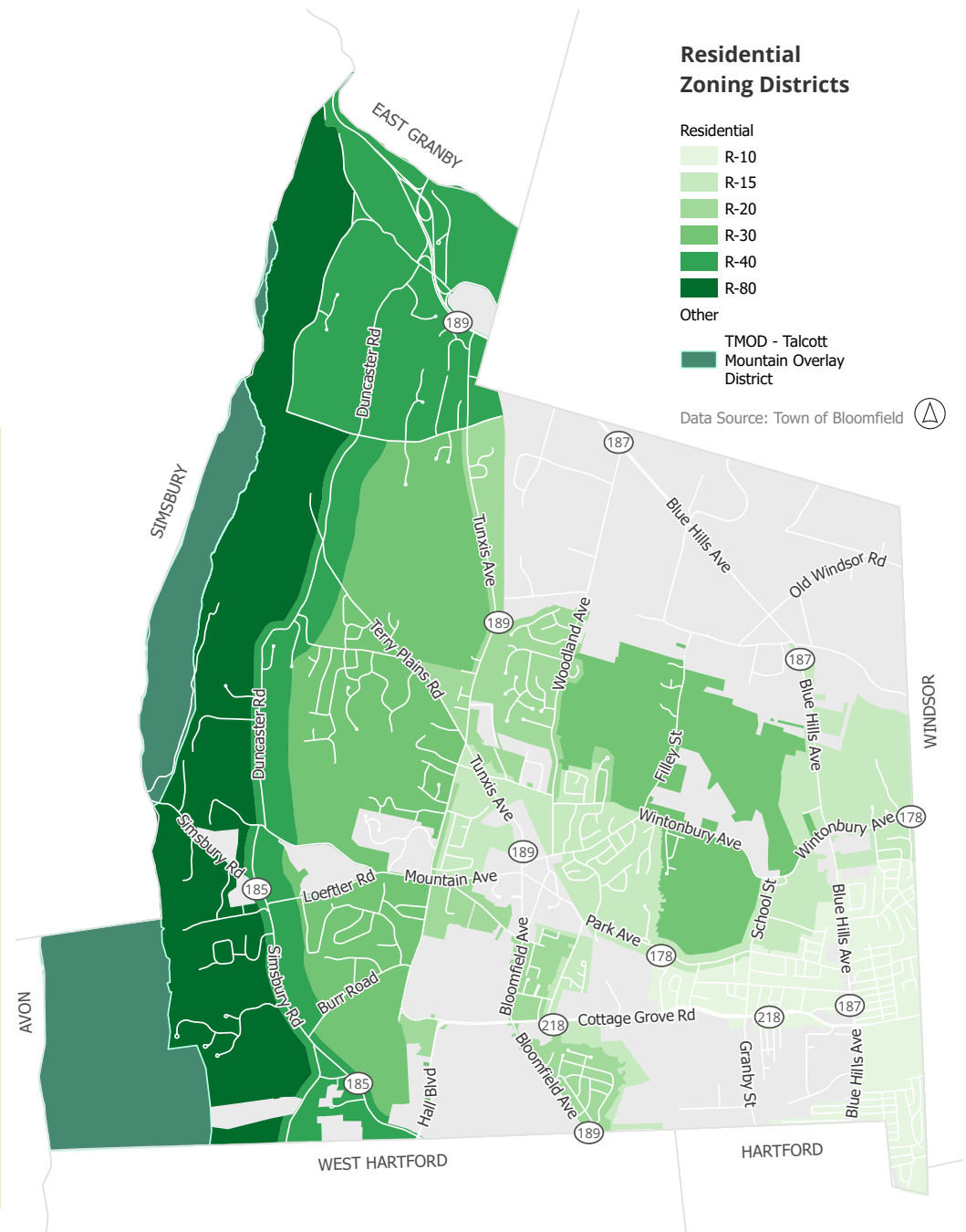
Approximately 65% of housing stock in Bloomfield is single-family detached housing, a greater share than the county and the state. This reflects the Town's historic development patterns and its suburban character. While multi-family housing comprises a share of housing in Bloomfield, it is mostly concentrated in larger buildings with 20 or more units. This type of housing can be an important option for residents who may be seeking more affordable or low maintenance living options.

### The Role of Starter Homes

Bloomfield has a good supply of residences that have traditionally served the role of "starter homes". These homes, usually of a more modest size and fewer rooms, play a crucial role in facilitating homeownership for first-time buyers, offering an affordable entry point into the housing market. They enable individuals to build equity and financial stability, which contributes to economic mobility and stimulates local economies through related spending. Homeowners often bring long-term stability and pride of ownership to neighborhoods, enhancing community ties and civic engagement.

Additionally, starter homes promote socioeconomic diversity and create intergenerational communities by attracting a mix of residents. They help stabilize the housing market by providing entry-level options and reducing housing shortages. Starter homes play a role in supporting the overall vitality, inclusiveness, and sustainability of a community.

Current market trends make it more challenging for first time buyers to afford a starter home due to lower inventory, higher sales prices, and higher interest rates. Ensuring that starter home availability is maintained or increased will be a priority for Bloomfield.



## Multi-Family Housing

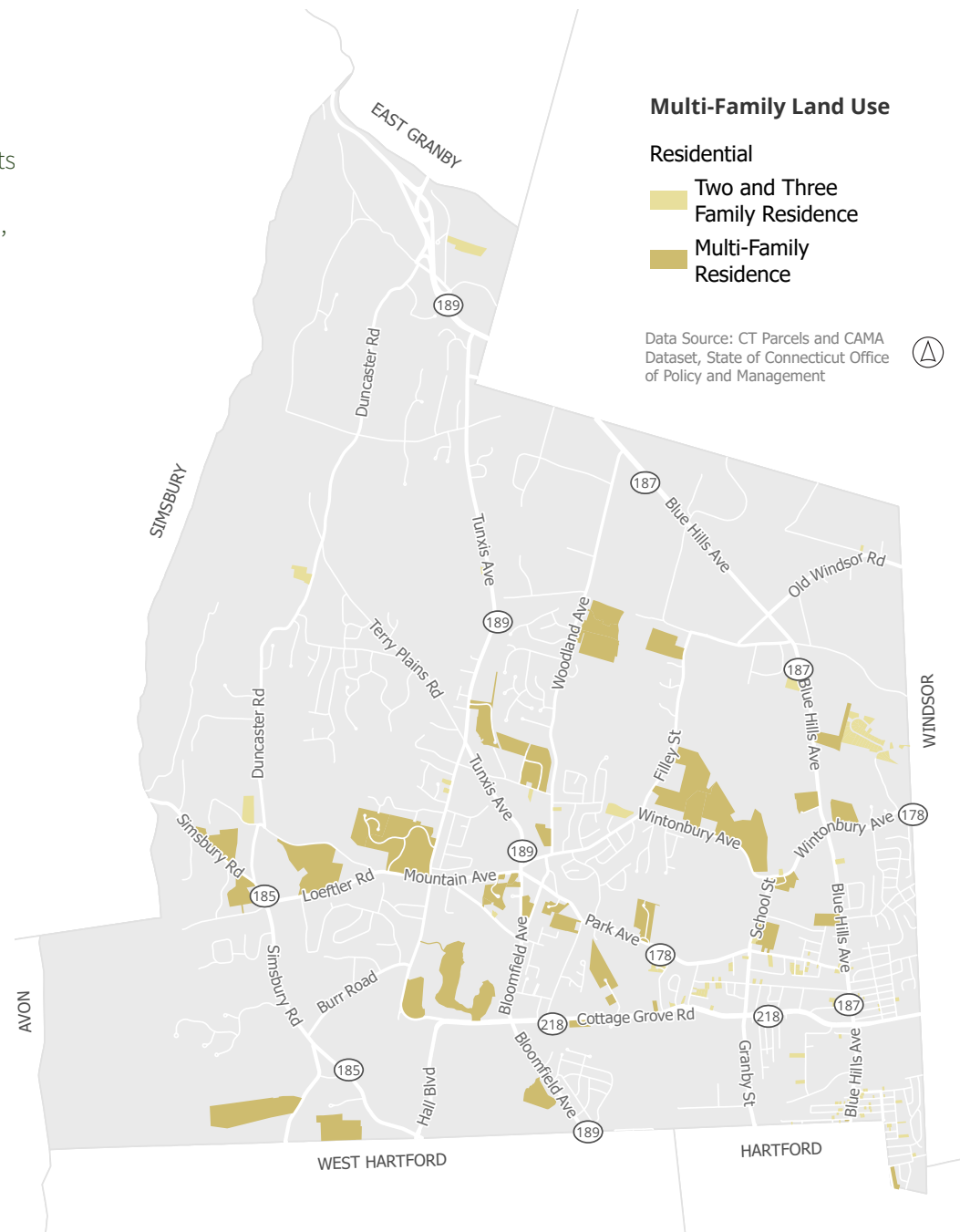
Bloomfield has a moderate share of two-family and multi-family housing, which is distributed across multiple zoning districts in the Town. Most multi-family residences in Bloomfield are in buildings or developments of four or more units. Recent multi-family developments in Bloomfield include Heirloom Flats, which has 215 dwelling units. The Tellus Bloom apartments, a 150-unit development on Jerome Avenue, opened in March of 2024.



Heirloom Flats, Bloomfield Ave, Image Source: Realtor.com

## Senior Housing Needs

As the average age of Bloomfield residents continues to increase, alternatives need to be made available for seniors to downsize their homes and age in place. A recent approved project at 871 Blue Hills (The Aradia at Blue Hills), will provide 188 new age-restricted units, however additional age-restricted units will likely be in-demand in the near future.



## Income and Cost Burden

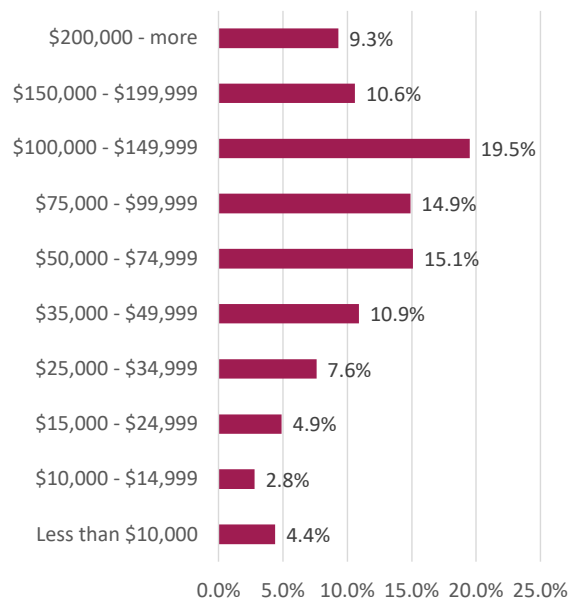
The median household income in Bloomfield, CT is \$81,354, which is in line with the county median of \$80,320 and the statewide median of \$83,572.

Between 2010 and 2021, the median household income in Bloomfield increased by approximately 19%, an increase of almost \$13,000. This is comparable to gains seen across the state but is slightly less than gains seen across Hartford County. This growth is attributed to a combination of factors, including a growing job market, a strong local economy, and an increase in educational attainment among residents.

Despite this growth in median household income, there are still disparities in income within Bloomfield. Almost 20% of the Town's households earn less than \$35,000 annually, with 4.4% of households are earning less than \$10,000 annually. Additionally, there are disparities in income by race and ethnicity, with the median household income for White households in Bloomfield being higher than that of African American and Hispanic households.

Households by Income (2021)

Source: ACS



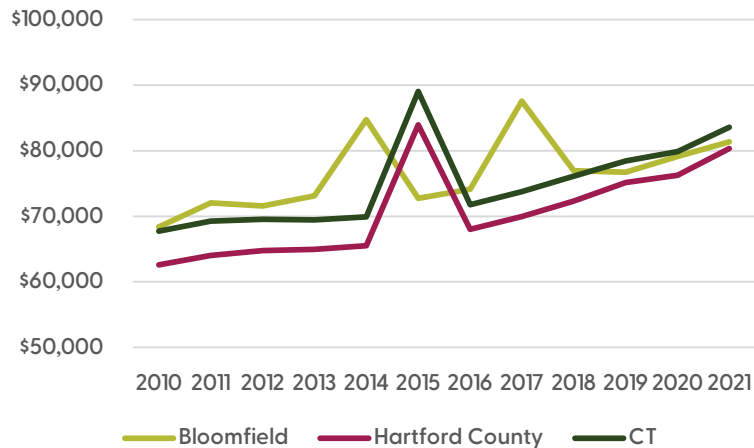
## Home Ownership

Bloomfield has higher rates of home ownership than Hartford County and Connecticut. Median owner occupied home values are lower than the county and state, while median rent is higher than the region.

Higher median rent prices may reflect a greater demand for rental housing, as well as a lack of affordable options for lower-income residents. Overall, these trends suggest a mix of affordability and demand for housing in Bloomfield. Regional housing trends suggest that achieving home ownership is becoming increasingly difficult for first time buyers and that current market conditions in Bloomfield are less favorable to home ownership than they were a decade ago due to high sales prices and interest rates. The role of lower interest and low down payment loan providers such as the Connecticut Housing Finance Authority (CHFA) is critical to supporting home ownership, particularly first-time home ownership in Bloomfield.

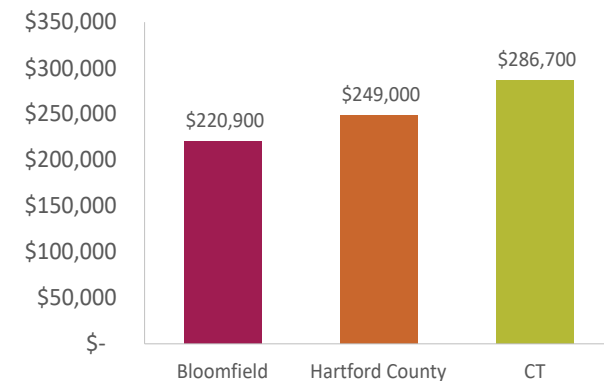
Median Household Income (2010-2021)

Source: ACS



Median Owner Occupied Home Value (2021)

Source: ACS





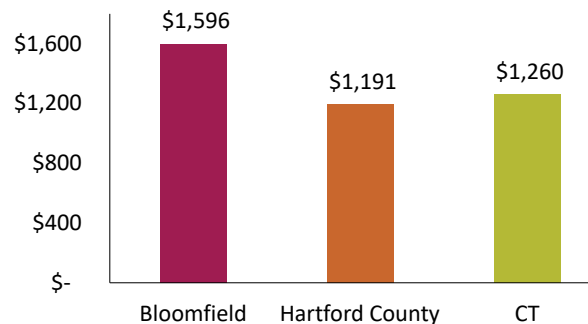
## Housing Cost and Affordability

According to Zillow's home value index, home values increased in Bloomfield from approximately \$175,000 in 2016 to \$300,000 in 2024. Bloomfield's home values have tracked with Hartford County's but have consistently been \$20,000 to \$25,000 lower than the average home value in Hartford County. Census data indicates that the median owner-occupied home value is slightly lower than Zillow's assessment, with the median owner-occupied home value in Bloomfield in 2021 being \$220,900 compared to \$249,000 in Hartford County and \$286,700 in Connecticut.

According to the American Community Survey, median gross rent prices are higher in Bloomfield than in Hartford County or statewide. This may be a function of limited supply of rental housing relative to demand due to Bloomfield's relatively high home ownership rate. With lower home values and higher rents as compared to the region, the housing market favors home ownership in Bloomfield, although as previously discussed, with rising home values and mortgage interest rates, home ownership in Bloomfield is increasingly becoming a challenge for many households.

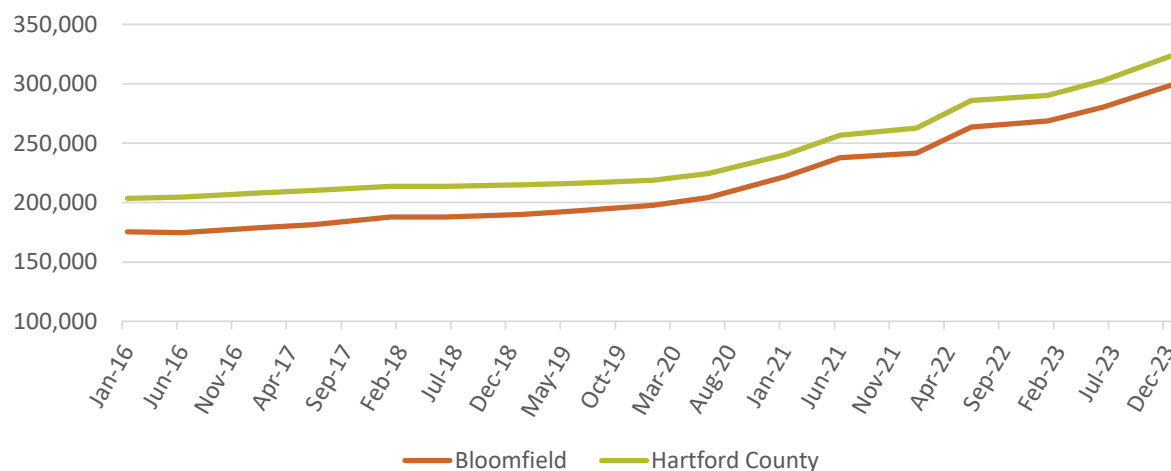
Median Gross Rent (2021)

Source: ACS



Home Value Index

Source: Zillow



## Affordable Housing Supply

Bloomfield has had its percentage of affordable units consistently above the required 10% since 2002, and up until 2015, had higher rates of affordable housing than the state. Connecticut's affordable housing statute, commonly known as 8-30g, establishes a target of 10% of a municipality's housing stock to be designated as affordable. Municipalities that do not meet this threshold can be subject to certain provisions of the law that can make it easier for developers to build affordable housing projects, even if they do not conform to local zoning regulations. Because Bloomfield exceeds the 10% affordable housing target, the Town is able to retain more local control over housing development.

"Affordable housing" is defined by the State through Connecticut General Statute Section 8-30g. This statute encourages development of "affordable housing" priced so that households that earn 80% or less of the applicable median income (the lesser as between the state or area median income (AMI), will spend no more than 30% of their annual income on housing. Adjustments are made for the percentage of the applicable median income earned by the household, household size, housing type/unit size, etc.

Housing is deemed affordable per statute if it is:

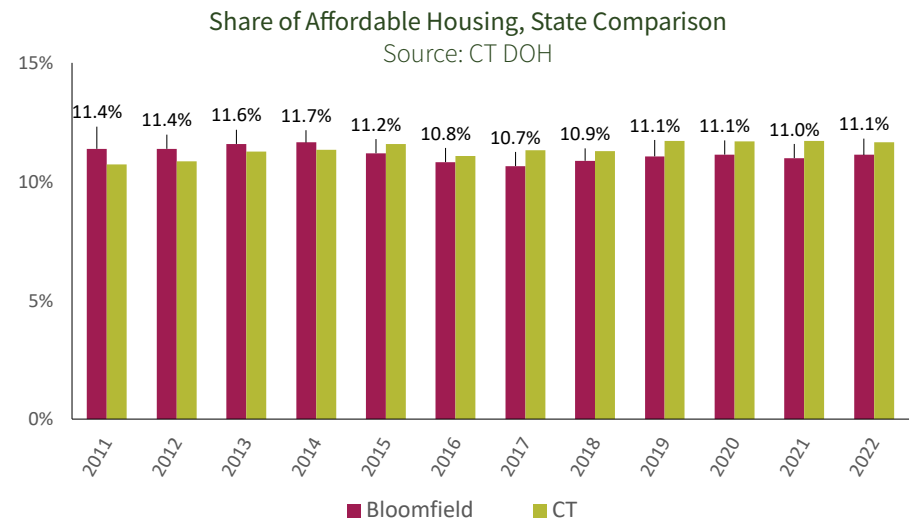
- Assisted housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing, and any housing occupied by persons receiving rental assistance under federal law.
- Financed by a Connecticut Housing Finance Authority (CHFA) mortgage.
- Subject to a deed recorded on the municipality's land records containing a covenant or restriction requiring that it be sold or rented at, or below, affordable rates for a defined period of time.
- Mobile manufactured homes located in resident-owned mobile manufactured home parks.

Bloomfield's share of affordable housing in 2023 was 10.65%, down from 11.1% in 2022. The Town's share of affordable housing has remained relatively stable over the last 10 years, hovering around 11%. Year over year change in the supply of affordable housing is common as CHFA mortgages are refinanced or lost to sale and housing vouchers are lost.

Bloomfield adopted its Affordable Housing Plan in 2023, which included numerous recommendations for increasing the supply of affordable housing

in the Town. These recommendations, including inclusionary zoning and the development of an Affordable Housing Trust Fund, are carried into this Document.

The Town has recently added to its affordable housing supply, adding the Lavender Field Apartments on Cottage Grove Road, which has 38 units including supportive housing units and below market rate units.



Lavender Fields: Image Source: Resetarits Construction

## Housing

### Goals

**Goal 1:** Improve housing affordability by promoting diverse housing options, incentivizing affordable housing development, and offering the full range of property tax relief authorized by CT General Statute.

**Goal 2:** Ensure sustainable development by amending the zoning regulations to direct development towards areas currently served by infrastructure and transit services.

**Goal 3:** Maintain the unique character of the Town Center while accommodating density through thoughtful urban planning, design standards, and preservation initiatives.

**Goal 4:** Empower local control in advocating for housing affordability through community-led programs, partnerships with housing advocates, and policies that address the specific needs of Bloomfield residents.

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 1: Implement the zoning recommendations of Bloomfield's 2023 Affordable Housing Plan.			
1.1 Revise the zoning regulations to include language regarding multi-family and low- and moderate-income housing or inclusive zoning	TPZ	P&Z	High
1.2 Consider removing this increased lot size provision for two-family dwellings and allow two-family dwellings on lots that meet the minimum lot size for the zoning district—provided on-site parking and other site development requirements can be accommodated.	TPZ	P&Z	High
Strategy 2: Maintain and increase the supply of housing designed for or occupied by seniors.			
2.1 Revise zoning regulations to allow for the development of, or conversion to, multi-generational housing that provides shared living areas for multiple generations of a family in appropriate residential districts.	TPZ	P&Z	Medium
2.2 Consider a revision to the Zoning Regulations to allow for the development of age-restricted housing and assisted living facilities in more zoning districts across the Town.	TPZ	P&Z	High
2.3 Continue to expand support services to assist seniors to age in place.	SYS	SS/ ACSPD	Medium
Strategy 3: Promote affordable home ownership opportunities and participation in property tax rebate programs.			
3.1 Provide residents, real estate professionals, and other stakeholders with information on CHFA mortgages and other financing options for lower income and first-time homeowners.	SYS	SCGA	Medium
3.2 Promote the State property tax rebate program for limited income seniors and the disabled by distributing information and providing assistance with applications.	SYS	SS/ ACSPD	Medium
3.3 Engage local advocates and create partnerships with community-led programs to distribute information about CHFA financing programs and property tax rebate programs.	TC	SYS	Medium
3.4 Establish and implement the Bloomfield Affordable Housing Trust Fund	TC	P&Z	High



## Housing

### Strategies and Actions

Lead  
Entity Partner  
Entity Priority  
Level

4

Strategy 4: Support the diversification of the Town's housing stock without adversely impacting single-family neighborhoods by providing adequate zoning controls.

4.1	Ensure that the Zoning Regulations direct higher density housing towards areas such as the Town Center that have the infrastructure to support such development.	TPZ	P&Z	High
4.2	Provide additional design standards and/or guidelines for multifamily development to ensure that development is not adversely impactful to adjacent single-family residential properties or districts.	TPZ	P&Z	Low
4.3	Review Town-owned land to identify potential for sale of Town land for development as senior and/or affordable housing.	TC	TM	Medium



# **5. BUSINESS & ECONOMIC DEVELOPMENT**

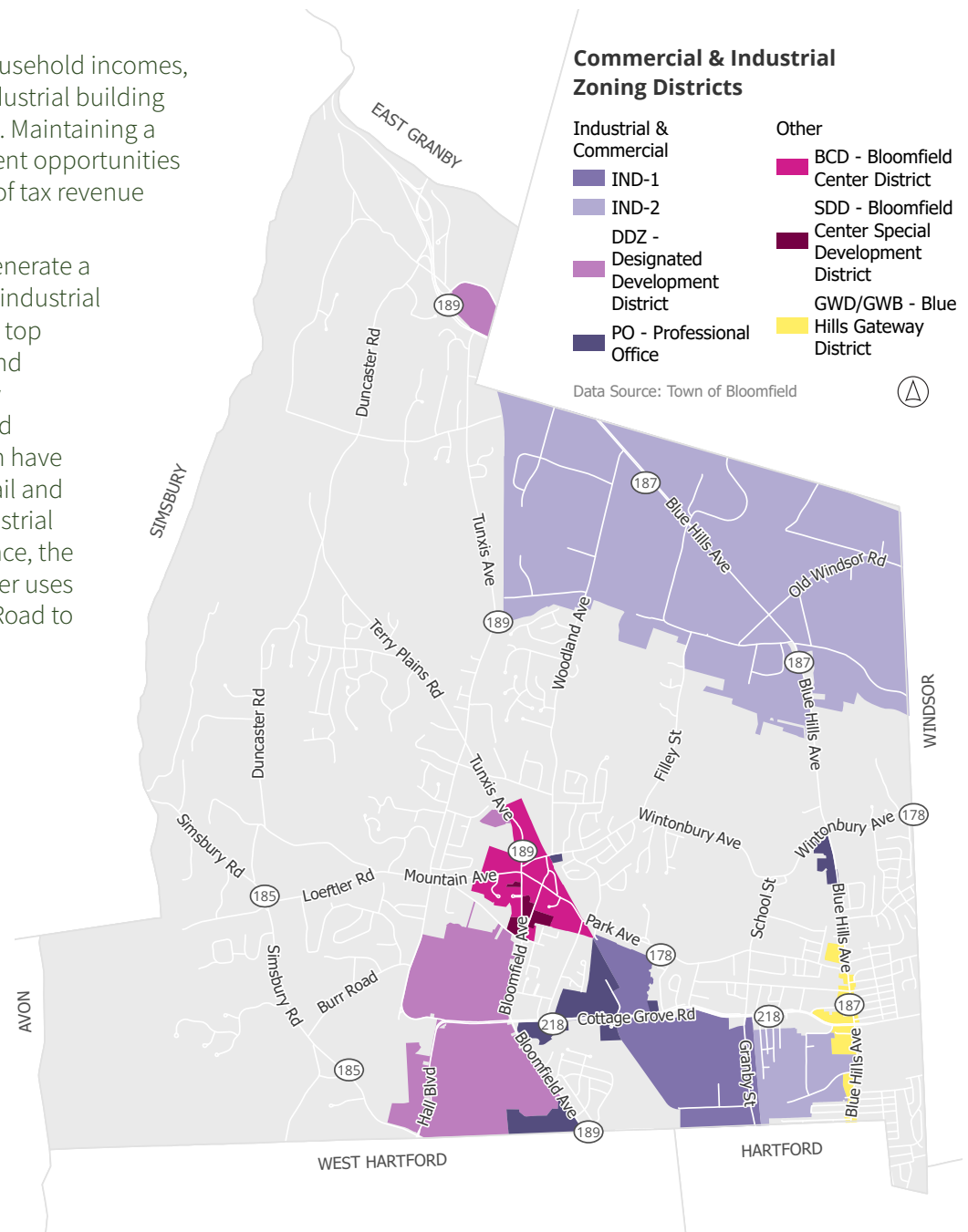
## Economic Development Trends

Various elements contribute to Bloomfield's economic well-being. Household incomes, educational attainment, labor force composition, commercial and industrial building stock, and zoning decisions all impact the economic output of a town. Maintaining a strong commercial and industrial base assists in increasing employment opportunities and reducing the tax burden for residents by capturing a larger share of tax revenue from commercial and industrial operators.

Bloomfield's commercial, mixed-use, and industrial zoning districts generate a significant share of the Town's property tax revenue. Commercial and industrial properties comprise 28% of the value of the Town's grand list with the top ten highest assessed properties representing 20.5% of the Town's grand list. The northeast corner of Bloomfield is occupied almost exclusively by industrial uses including warehousing and distributions centers and manufacturing facilities. The Town Center and southern areas of Town have a greater diversity of commercial and industrial uses ranging from retail and restaurants to services, offices, medical facilities, and small-scale industrial developments. In addition to the construction of new commercial space, the Town has experienced the successful conversion of retail space to other uses such as the conversion of a former appliance store on Cottage Grove Road to a health care facility (Hartford Healthcare).



Hartford Healthcare; Image Source: Hartford Business Journal





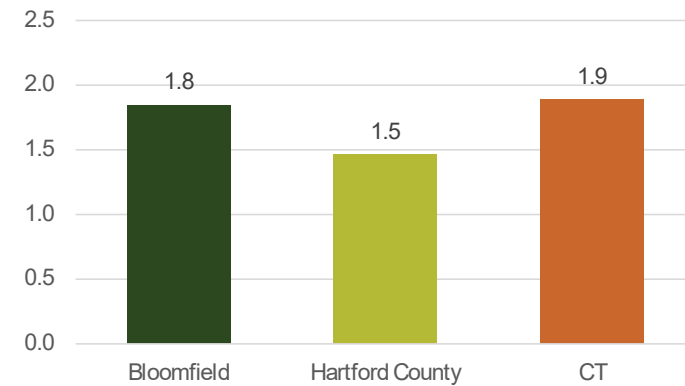
## Labor Force

Bloomfield had a total labor force of 11,675 as of 2024. The Connecticut Department of Labor reports labor force as the number of all persons aged 16 and over who are not on active duty in the Armed Forces and who are not inmates of institutions, including prisons, mental facilities, and nursing homes who are either employed or unemployed. The employment count includes self-employed individuals. Compared to the state, Bloomfield has approximately the same number of residents per worker in the labor force, however Bloomfield has a higher number of residents per worker in the labor force than Hartford County. This suggests that compared to Hartford County, Bloomfield has a higher share of non-working residents which includes children and retired persons.

As of the end of 2023, Bloomfield had an unemployment rate of 3.7%, which was on par with the Hartford County and the state. The average annual unemployment rate of the Town's residents steadily declined from 2010 to 2019, reaching a low of 3.6% in 2019. A sharp increase occurred in 2020 due to the labor force disruptions and challenges related to the ongoing COVID pandemic, bringing Bloomfield's rate to nearly 8% in 2020 before recovering to the pre-pandemic levels in 2022.

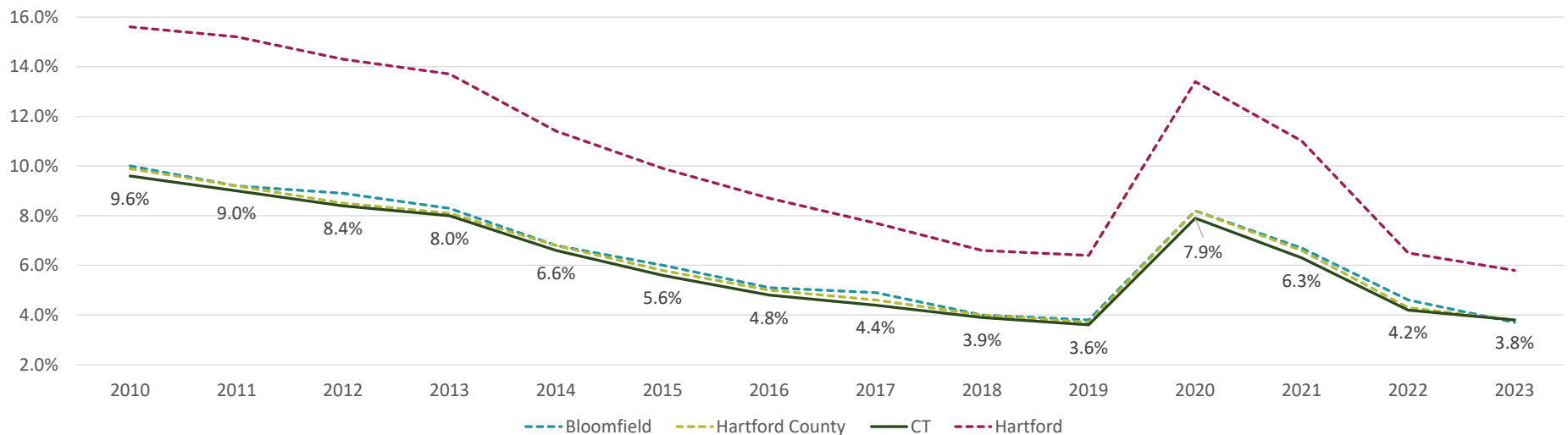
### Residents per Worker in Labor Force (2024)

Source: CT Department of Labor/ACS



### Unemployment Rate (2010-2023)

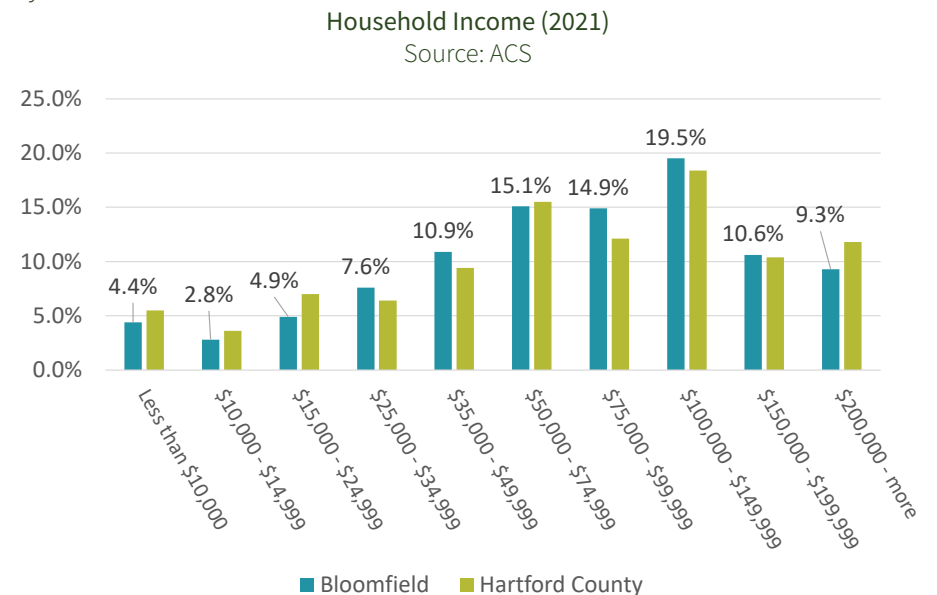
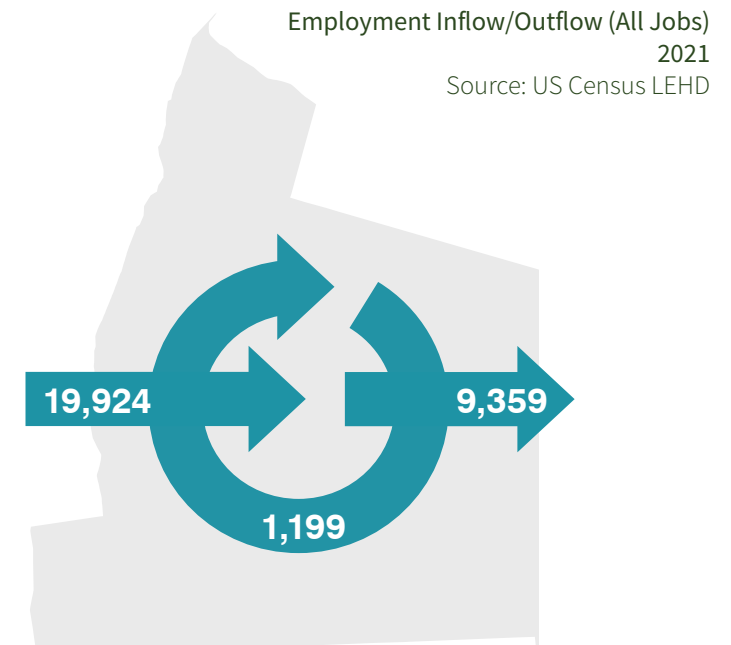
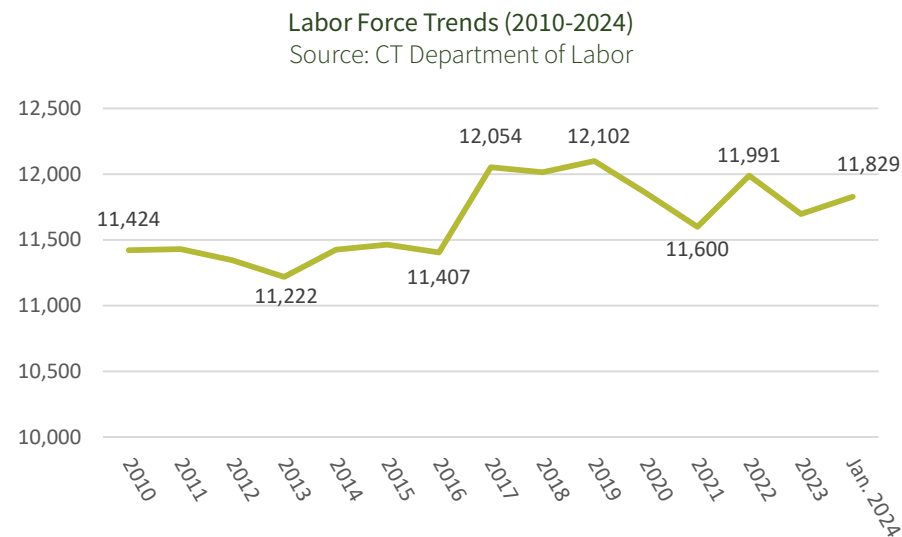
Source: CT Department of Labor



Bloomfield's labor force had been relatively stable between the years 2010 and 2016, with a slight dip in 2013. The Town saw a rapid increase in its labor force from 2016 to 2017, an increase of 647 people. Labor force numbers peaked in 2019 at 12,102 people before dropping again due to changes in the economy as result of COVID-19. However, labor force numbers managed to remain higher than they were prior to 2016 and are continuing to trend back up to their pre-pandemic highs. Given the labor shortages, early retirements, and disengagement of many from the workforce during the pandemic, these trends are not surprising.

Household income in Bloomfield is comparable to that of Hartford County with a similar distribution of households across income brackets. Bloomfield has a slightly lower share of households within very low-income brackets (less than \$25,000) and a lower share of households in very high income brackets (\$200,000 or more).

Bloomfield has a total of 21,123 full and part-time jobs located in the Town. Because multiple jobs are held by some workers, these figures do not represent the number of workers that commute in and out of Bloomfield. Most of the jobs (19,924) are held by workers who commute to Bloomfield while 1,199 (6%) jobs are held by Town residents. A total of 9,359 jobs outside of Bloomfield are held by Town residents who commute to other communities for work, with Hartford being the most common destination, followed by West Hartford, East Hartford, and Newington. While most of the Town's residents work in nearby cities and towns, many residents also commute further for work. The recent shift towards work-from-home practices established during the COVID-19 period may have a permanent positive impact on the number of jobs held in Bloomfield.



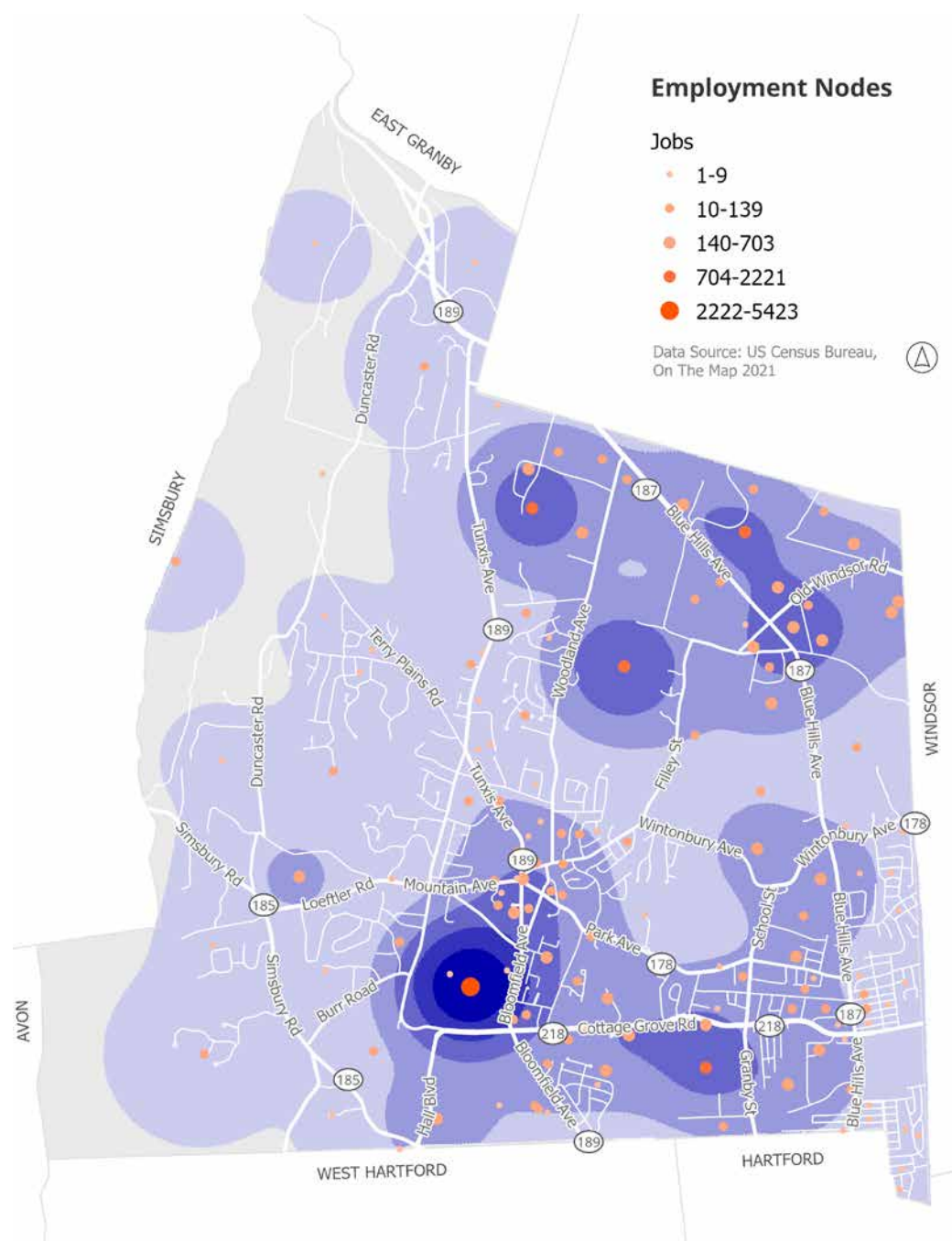
Most Bloomfield residents had short commutes to their primary job with over half of working residents commuting less than ten miles to work (64.7%). Most residents (21.9%) commute to Hartford for work with a smaller share commuting to West Hartford and East Hartford.

Geographically, employment within Bloomfield is concentrated along Bloomfield Ave and Cottage Grove Road, as well as the northern segments of Blue Hills Ave and Woodland Ave. The strongest commercial corridor is along Cottage Grove Road, which boasts the highest concentration of businesses in Town. This area has a high concentration of retail, fast food, and medical employment. The map to the right depicts job locations in the Town.

#### Where Bloomfield Residents Work (All Jobs) 2021

Source: US Census LEHD

Town	Jobs	Share
Hartford	2,290	21.7%
West Hartford	584	5.5%
East Hartford	479	4.5%
Newington	297	2.8%
New Britain	205	1.9%
Windsor Locks	156	1.5%
Middletown	138	1.3%
Manchester	134	1.3%
Bristol	126	1.2%
New Haven	125	1.2%
All other locations	6,024	57.1%
<b>Total</b>	<b>10,558</b>	





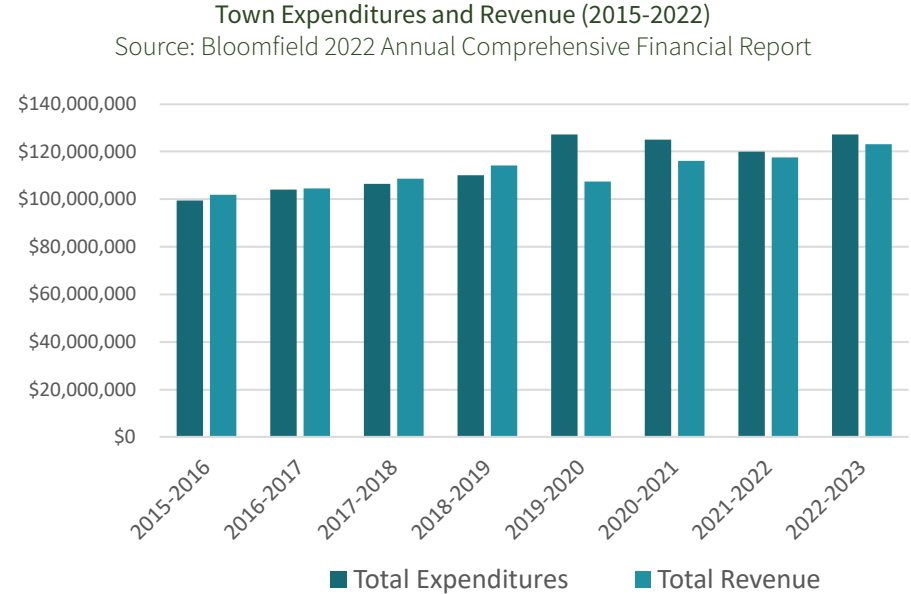
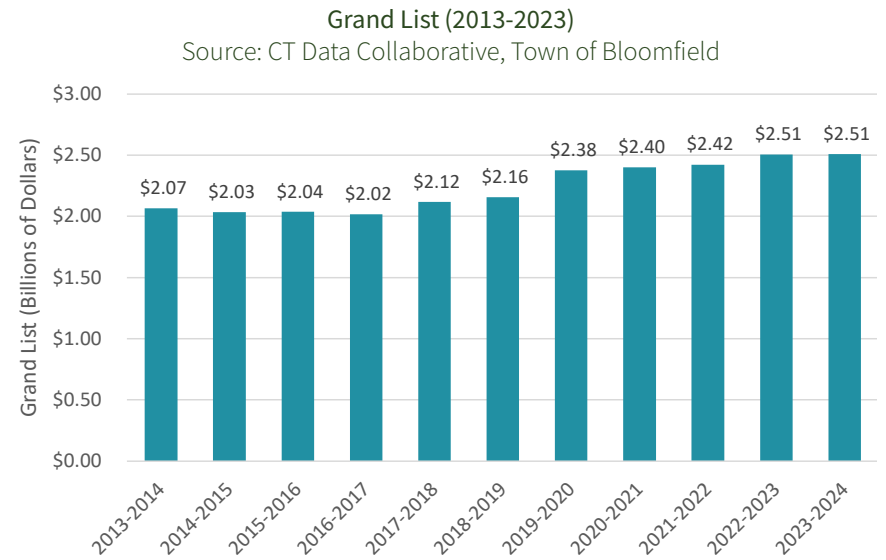
## Fiscal Trends

The Town's grand list grew since the 2013-2014 fiscal year, from \$2.07 billion in that fiscal year to \$2.51 billion in the 2023-2024 fiscal year. The Town's expenditures rose consistently between the 2015-2016 fiscal year and the 2018-2019 fiscal year and were generally lower than the total revenue. The Town's expenditures increased substantially in 2019 and expenditures have exceeded revenue since.

5

Top 5 Property Tax Payers	2022 Assessed Value	Percentage Net Taxable Grand List
Eversource Energy	\$131,052,760	5.45%
Connecticut General Life Insurance Company	\$69,013,280	2.87%
Trader Joe's East Inc	\$43,671,530	1.82%
Church Home of Hartford Inc	\$41,883,390	1.74%
Amcap Copaco II LLC	\$39,640,370	1.65%

Data Source: Bloomfield 2022 Annual Financial Report



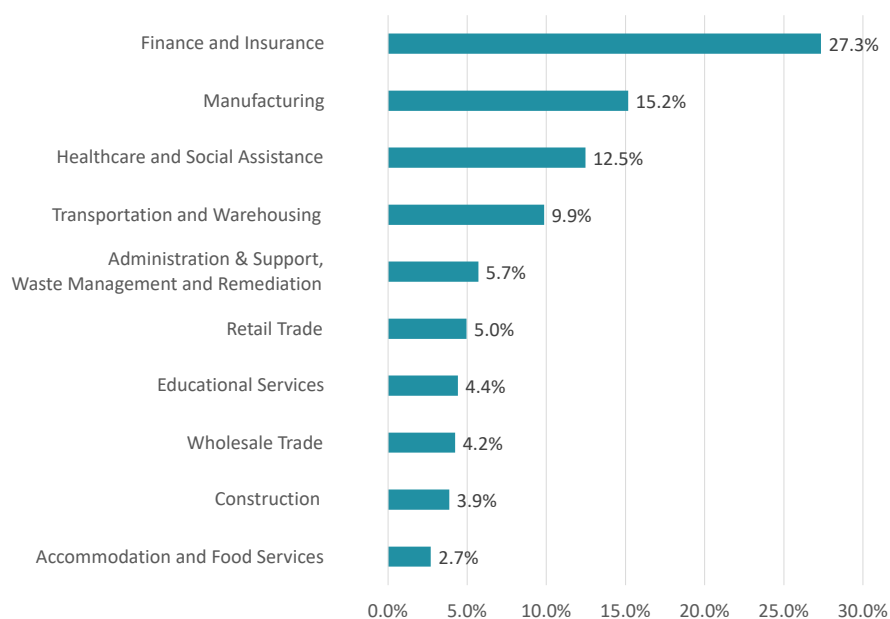
## Major Industries

Bloomfield is home to jobs across a diversity of industries. Finance and Insurance is the leading industry, accounting for 5,777 jobs and 27.3% of the Town's total employment in 2021. Manufacturing, Healthcare and Social Assistance, and Transportation and Warehousing are Bloomfield's next leading industries with between 2,000 and 3,200 jobs each. With manufacturing, transportation and warehousing, construction, and wholesale trade all within the top eight employment industries, it is clear that industrial businesses are important to Bloomfield's economy.

Bloomfield's top ten growth industries between 2011 and 2021, measured by the increase in jobs by NAICS code include; transportation and warehousing; finance and insurance; administration & support, waste management and remediation; educational services; real estate and rental leasing; retail trade; management of companies and enterprises; and wholesale trade. The transportation and warehousing sector saw a 129.8% increase over the decade, with a total of 1,176 new jobs in Bloomfield. Second is financing

**Top 10 Industries in Bloomfield by NAICS Code (2021)**

Source: US Census Bureau OnTheMap



and insurance, with an increase of 833 new jobs (about a 16.8% increase from 2011), followed by administration & support, waste management and remediation, with 786 new jobs (a 188% increase over the past decade).

On the other end, Bloomfield experienced a loss of 565 manufacturing jobs (a 15% decrease) as well as a loss of 157 public administration and 154 professional, scientific and technical service jobs.

**Employment Change by Industrial Sector (2011-2021)**

Sector	Change 2011-2021	% Change 2011-2021
Transportation and Warehousing	1,176	130%
Finance and Insurance	833	17%
Administration & Support, Waste Management and Remediation	786	188%
Healthcare and Social Assistance	477	22%
Educational Services	320	52%
Real Estate and Rental and Leasing	290	182%
Retail Trade	152	17%
Management of Companies and Enterprises	133	54%
Wholesale Trade	31	4%
Accommodation and Food Services	-3	-1%
Agriculture, Forestry, Fishing and Hunting	-6	-100%
Utilities	-9	-100%
Mining, Quarrying, and Oil and Gas Extraction	-12	-60%
Construction	-35	-4%
Other Services (Excluding Public Administration)	-62	-12%
Arts, Entertainment, and Recreation	-86	-41%
Information	-111	-63%
Professional, Scientific, and Technical Services	-154	-25%
Public Administration	-157	-80%
Manufacturing	-565	-15%

Source: US Census LEHD

## Top Employers

The largest employers in Bloomfield span numerous industries, including Insurance, Aerospace, Transportation and Warehousing, Government, Home Health Services, and Manufacturing. This highlights the diversity of Bloomfield's economy. Bloomfield's top ten employers employ between 400 and 4,520 employees each. The top ten employers provide 54% of Bloomfield's overall workforce. The largest employer in Bloomfield is The Cigna Group, which has its headquarters in Town.

Bloomfield's other large employers include Kaman (an aerospace corporation), Home Goods Distribution, World Class Distribution (Trader Joe's), Seabury and Duncaster Retirement Communities (both home assisted living care), Deringer-Ney Inc, Jacobs Vehicle Systems, and Pepperidge Farms.

Employers such as the Cigna Group have reinvested in Bloomfield, shifting jobs and operations from nearby Windsor to its Bloomfield campus. This has been accompanied by a \$386 million renovation of its data center and a \$90 million renovation of its campus including development of a training facility.



Cigna Group, Image Source: Glassdoor

Top Employers in Bloomfield			
Company	Industry	Employees	Share of Town Employment
Cigna Corporation	Insurance	4,520	20.9%
Kaman Aerospace Corporation	Aerospace	2,015	9.3%
HomeGoods Distribution Center	Distribution	1,100	5.1%
World Class Distribution (Trader Joe's)	Distribution	951	4.4%
Town of Bloomfield (Including BOE)	Government	765	3.5%
Seabury	Residential Care Facility	452	2.1%
Deringer-Ney Inc	Manufacturing	400	1.9%
Pepperidge Farms (Campbells Soup)	Food Production	400	1.9%
Jacobs Vehicle Systems	Manufacturing	388	1.8%
Duncaster Retirement Communities	Residential Care Facility	300	1.4%
Total		11,291	52%

Source: Town of Bloomfield 2024 Annual Financial Report

## Market Trends

Like many communities across Connecticut, Bloomfield has experienced retail vacancies, particularly in older shopping center developments such as the Wintonbury Mall in Bloomfield's Town Center. However, the Town has experienced strong demand for its office, industrial, warehouse, and distribution space. This is largely attributed to Bloomfield's location in the region and its access to major transportation corridors such as I-91 and I-84, the Griffin Line rail corridor (which is underused but remains a transportation asset), and Bradley International Airport. The Town is situated just north of Hartford and lies within 25 miles of Waterbury, to the southwest and Springfield MA, to the northeast. Recent successes in this area include development of a Trader Joe's distribution facility facilitated by a tax abatement agreement approved by Bloomfield's Town Council in 2017.

Bloomfield's proximity to Hartford and to St. Francis Hospitals in particular, makes it an attractive location for satellite health care facilities, particular those serving areas north of Hartford. Recent ribbon cuttings on medical facilities for both Trinity Healthcare and Hartford Healthcare provide evidence of this strength.



*Trinity Health Ribbon Cutting Ceremony, Image Source: Town of Bloomfield*

## Bloomfield's TIF Policy

The Town implemented a Tax Increment Financing (TIF) policy in 2021 to stimulate economic development in areas that have faced disinvestment or limited investment. The Tax Increment Finance Districts Master Plan, adopted by Town Council, created three TIF districts—Town Center, Tobey Road, and Blue Hills.

TIF serves as a tool to finance public and private costs associated with new developments or redevelopments through the future increases in property tax revenues generated by these projects. The primary purposes of the TIF policy include determining the percentage of TIF revenues from each district to be deposited into their respective Tax Increment Financing Development Funds, outlining available TIF financing mechanisms, and providing a framework for evaluating TIF applications. Decisions on TIF proposals are made on a case-by-case basis by Town Staff, the Bloomfield TIF Advisory Committee, and the Town Council. The advisory committee, reflecting Bloomfield's economic and racial diversity, will include property owners from each TIF district, members of the Bloomfield Economic Development Commission, local residents, and other appointed professionals. A major recommendation of this section is to ensure that the TIF Advisory Committee is functional, as members have not yet been appointed.



*Retail Vacancy at Wintonbury Mall, Image Source: Hartford Courant*



## Bloomfield Town Center

The Bloomfield Town Center (entirely zoned as the Bloomfield Center District), is currently a major focus for economic development in Bloomfield. Anchored by Wintonbury Mall, the Bloomfield Town Hall, and the Town Green, the district has a high density of residents due to recent apartment construction with more expected in the future. However, there are numerous vacant storefronts in the shopping centers and the structures in the area have not kept up with current architectural designs.

In early 2024, the Town created a second Economic Development Commission, the Town Center Economic Development Commission, with the sole focus of improving the Town Center and creating a Master Plan for the area. This Master Plan is expected to be completed in the first half of 2025 and will assist the Town in ensuring the Town Center is a viable and desirable location for years to come.



*Town Center, Image Source: All EagleView Technology Corporation*

## Future Growth Opportunities

Bloomfield has numerous areas of Town that are suitable for redevelopment and economic growth, in addition to the Town Center. The Blue Hills Avenue area, which contains a mix of residential and commercial uses, will soon see the addition of an age-restricted complex taking the place of the former drive-in movie theater, which was previously vacant for many years. The numerous shopping plazas in this area could benefit from the additional residents being added, and a focus should be placed on promoting economic growth to redevelop these properties. This area is located within an existing TIF district, which should be promoted by the Town.

Another area where economic development should be encouraged is the third TIF district, along Tobey Road and Granby Street. The uses in this area are primarily light industrial and/or auto related, and are located in buildings which in general are outdated. While numerous businesses do succeed along these roads, it is an area prone to zoning violations and property maintenance issues. As the Town Center Economic Development Commission focuses on the Town Center area, these areas could also benefit from a dedicated review.

In considering the areas that are prime for growth and redevelopment, the Town should also consider what uses are desirable and undesirable. Currently, many uses within Bloomfield require a Special Use Permit and a public hearing prior to approval. The Town Plan and Zoning Commission should review the uses that are allowed and their approval processes to determine whether such an extensive review is required, and to determine if the uses should be given an easier approval path (or removed entirely from the list of uses, as the case may be). Examples of such uses include the various types of cannabis facilities. While two cultivation facilities have been approved on Tobey Road and Granby Street, a cannabis dispensary was recently denied by the Commission. The Commission should review these uses to determine if and where such facilities should be given a pathway to approval.

## Business & Economic Development

### Goals

**Goal 1:** Expand the Town's economic base and attract businesses by offering targeted incentives and building partnerships.

**Goal 2:** Enhance Bloomfield's attractiveness and competitiveness by investing in cultural resources such as parks, cultural events, and through the promotion of Bloomfield's unique offerings.

**Goal 3:** Achieve sustainable and community-sensitive development by better regulating land use through the Town's zoning regulations and other relevant policies.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Foster an environment that is supportive of economic development and provides opportunities for the growth and development of small and large businesses in the Town.			
1.1 Continue to streamline the Town's business permitting and licensing processes to be efficient, effective, and expeditious.	BLU	EDC&DA	High
1.2 Work with local banks, SBA lenders, and Community Development Financial Institutions (CDFIs) to promote existing small business lending and micro-lending programs.	EDC&DA		Medium
1.3 Encourage the expansion of high-speed broadband coverage and gigabit internet access across the Town.	EDC&DA		Low
1.4 Ensure that members are appointed to the TIF Advisory Committee and that the committee is fully functional	TC	BLU	High
1.5 Work to partner with the Bloomfield Chamber of Commerce for business attractions and retention	BLU	EDC&DA	Low
Strategy 2: Develop a campaign and communications that promotes Bloomfield as a place that is friendly to business.			
2.1 Develop a strategic communications and engagement plan for the Town.	SCGA	TC	High
2.2 Continue to provide and evolve regular communications and promotion of economic development activity in the Town through multiple media platforms.	SCGA	EDC&DA	Medium
2.3 Conduct economic development marketing efforts including, providing information on available commercial and industrial properties, an overview of Bloomfield's strengths and assets, and print and digital materials.	EDC&DA	BLU	Medium
2.4 Remain active with the Metro Hartford Alliance to actively promote Bloomfield and distribute promotional materials and information.	EDC&DA		Low
Strategy 3: Review and update, as appropriate, the Town's mixed-use, commercial, and industrial zone regulations to ensure that the regulations provide sufficient flexibility to allow development that responds to current and future market conditions.			
3.1 Consider reducing permit requirements for selective low-impact uses in the zoning regulations from a special permit requirement to a Zoning Signoff or Administrative Signoff.	TPZ	P&Z	High
3.2 Review zoning regulations to ensure that they are supportive of the development of an adequately wide range of commercial uses in commercial zoning districts.	TPZ	P&Z	Medium

## Business & Economic Development

Strategies and Actions		Lead Entity	Partner Entity	Priority Level
Strategy 4: Focus economic development efforts on major commercial corridors such as Route 218 (Cottage Grove Road) and Blue Hills Avenue.				
4.1	Consider conducting a corridor study for Cottage Grove Road, Blue Hills Avenue, and/or Tobey Road/Granby St to help align economic development priorities with needed infrastructure improvements to adequately support future growth and to plan growth and redevelopment of these areas.	P&Z	EDC&DA DPW, TC	High
4.2	Review parking requirements for potential reductions to requirements that may allow for infill development in existing parking lots.	TPZ	P&Z	Medium
4.3	Review zoning regulations to ensure that the regulations support desirable land uses and site design and provide opportunities for housing development without displacing commercial uses.	TPZ	P&Z	Medium
Strategy 5: Continue to invest in Bloomfield Center and facilitate the redevelopment of properties and development of mixed-use commercial and residential projects.				
5.1	Fully support conducting the Bloomfield Center Plan, which is anticipated to be completed in 2025.	TC	EDC&DA /P&Z	High
5.2	Conduct streetscape and public realm improvements in the Town Center as recommended by the future Bloomfield Center Plan.	DPWED		Medium
5.3	Join the Connecticut Main Street Center Main Street Program to provide additional resources for Town Center improvements.	EDC&DA	TC	Low



# 6. MOBILITY



Bloomfield's transportation network is comprised of local roadways, State roadways, and a network of sidewalks and pathways. Bloomfield is directly north of Hartford and has close access to Interstates 91, 291 and 84. As a suburban community with rural areas, Bloomfield's transportation network is autocentric with approximately 140 miles of State and local roadways.

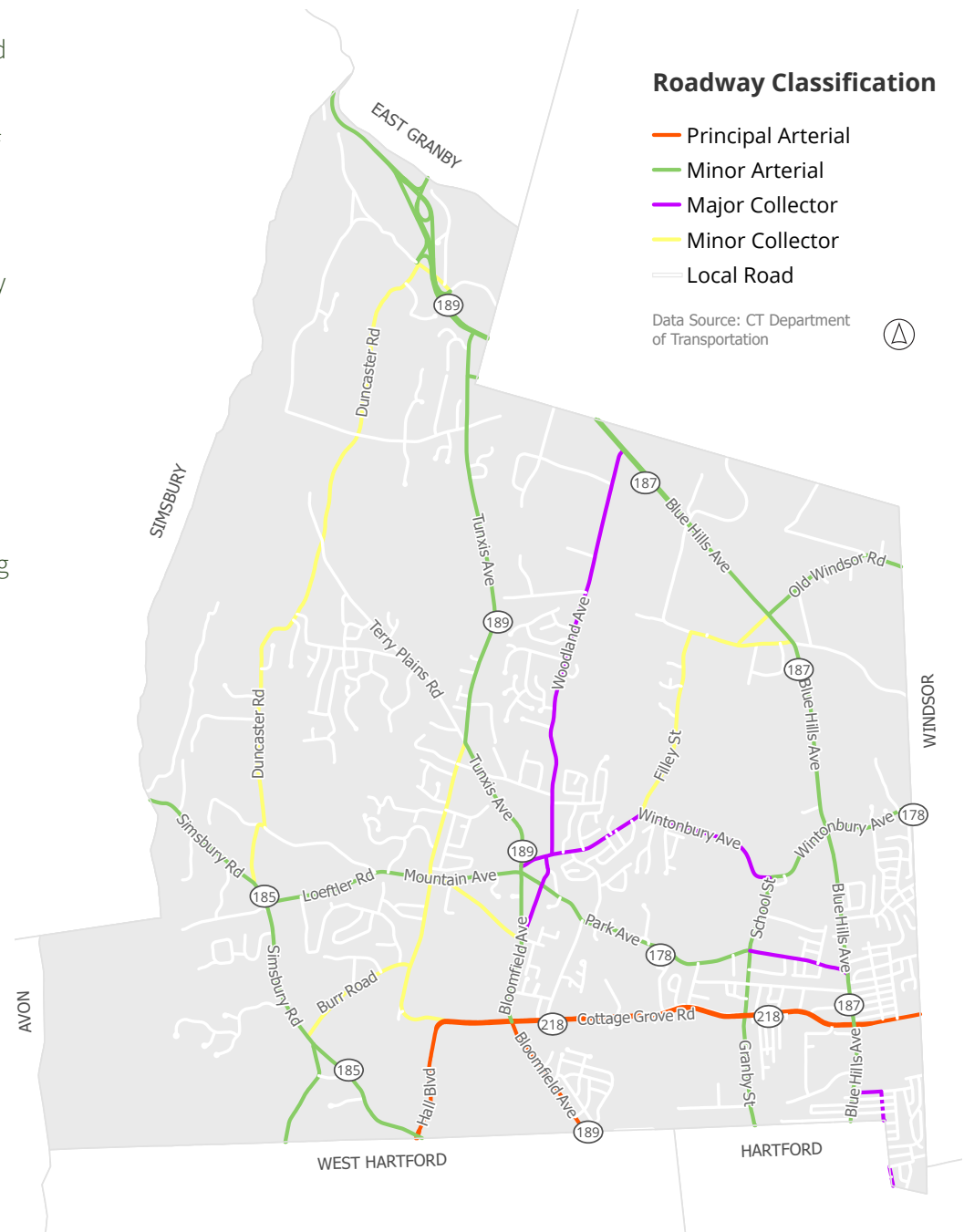
The Town's transportation network is vital to providing access to jobs, housing, schools, parks, goods and services, and recreation. As such, it should maximize access for all users and accommodate a wide array of transportation modes. A comprehensive transportation network is central to economic development and the vitality of a community.

## Roadway Network

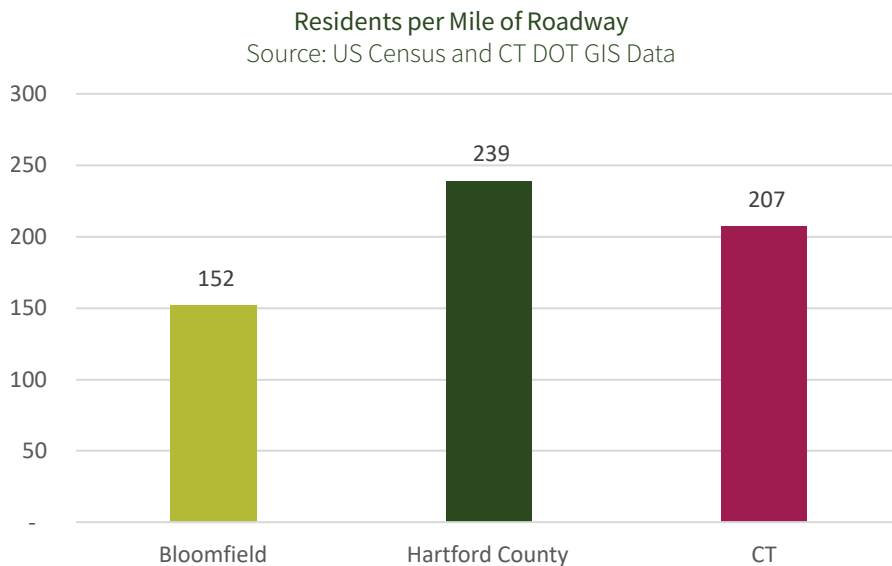
Approximately 75% of Bloomfield's roadway network (104 miles) is local roadway that is maintained by the Town; the remaining 36 miles are State roadway maintained by the Connecticut Department of Transportation (CTDOT). In 2023, the Town spent approximately \$1.5 million dollars on roadway maintenance, which included: cracksealing 9.8 miles of roadway, micropaving 8.7 miles of roadway, milling and paving 2.52 miles of roadway, and reclaiming 3 miles of roadway.

State routes in Bloomfield include the following:

- Route 178 (Mountain Ave, Park Ave, Wintonbury Ave/ School Street)
- Route 185 (Simsbury Road)
- Route 187 (Blue Hills Ave)
- Route 189 (Bloomfield Ave/ Tunxis Ave)
- Route 218 (Hall Boulevard/ Cottage Grove Road)
- Route 305 (Old Windsor Road)



With approximately 21,000 residents, Bloomfield has 35 linear feet of local roadway per resident or 152 residents per mile of local roadway. When compared to the average across Hartford County, Bloomfield has 87 fewer residents per mile of roadway. This means that the cost of maintaining roadways is distributed over a smaller number of residents in Bloomfield as compared to most residents of Hartford County. Even when compared to the state average, Bloomfield has 55 fewer residents per roadway. This suggests that Bloomfield's roadway infrastructure has capacity to absorb development and serve more residents. An increase in population would consequently reduce the per capita cost of maintaining the Town's roadways.



*Copaco Shopping Center and Route 218 (Cottage Grove Road)*  
Image Source: Google Street View

## Bridges and Culverts

Bloomfield has thirty-two bridges and culverts on local and State roadways that are listed in the 2021 National Bridge Inventory. Those bridges date from 1911 with 6 bridges and culverts having been replaced or substantially reconstructed as recently as 2022 under the Federal Bridge Preservation Program. These include: Route 189 north bound and ramp #6, replaced in 1992; Route 187 over the Farmington River, replaced in 1992; the north and south bound bridges along Route 189, crossing Tariffville Road, which were both replaced in 1993; Route 187/Tunxis Ave over Wash Brook, replaced in 2018; and the replacement of bridge #1489, carrying Route 178 over Beamans Brook in 2022.

In addition to these recently completed projects, there are plans for structural repairs work on bridge #1505 carrying Route 187 over Tunxis Avenue and the Farmington River. The Connecticut Department of Transportation is developing plans for repairs to beam ends and other minor structural work needed for the bridge. Construction for this project is anticipated to begin in the spring of 2026.



*Bridge #1505, carrying Route 187 over The Farmington River. Planned construction project in 2026, Image Source: Google Street View*



*Bridge #1489, recently replaced in 2022, Image Source: Google Street View*



## Transit

Bloomfield is served by CT Transit bus routes, which provide connections to Hartford and other nearby towns. The Town also has several park and ride lots that offer access to CT Transit routes. In total, there are eleven CT Transit bus routes that serve the Bloomfield, listed below:

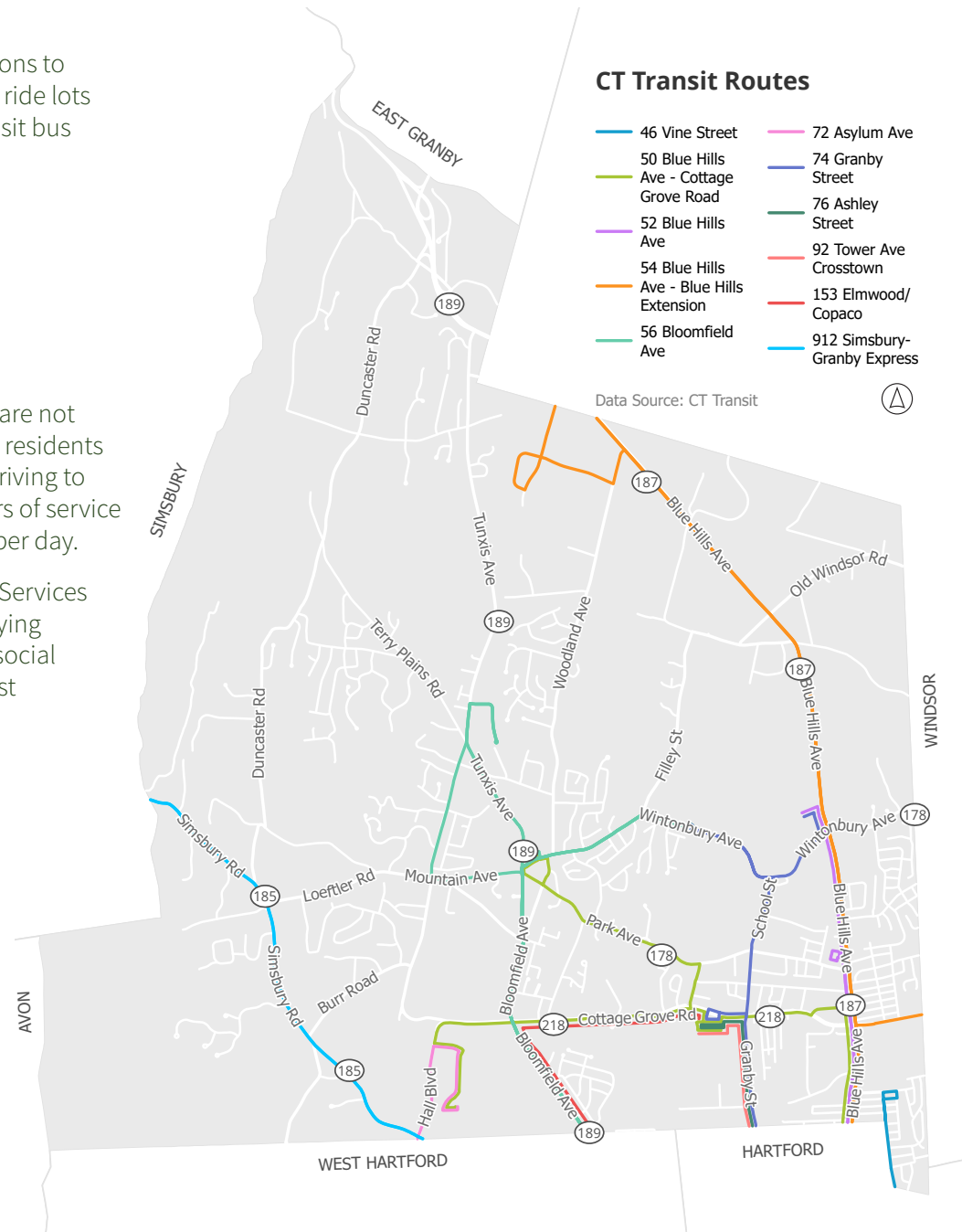
- 50 Blue Hills Ave
- 52 Blue Hills Ave
- 54 Blue Hills Ave
- 56 Blue Hills Ave
- 46 Vine St
- 72 Asylum St
- 74 Granby St
- 76 Ashley St
- 92 Tower Ave Crosstown
- 153 Elmwood/Copaco
- 912 Simsbury-Granby Express

While the Town benefits from CT Transit services, many areas in town are not served by CT Transit. Given the limited sidewalk and bicycle network, residents in areas of town not served by transit are primarily dependent upon driving to access jobs, goods, and services. Additionally, the frequency and hours of service vary considerably across routes with some routes providing few trips per day.

In addition to CT Transit's service, Bloomfield's Department of Senior Services operates a weekday mini bus service for seniors and those with qualifying disabilities. The service provides trips for grocery shopping, errands, social activities, and medical appointments in Bloomfield, Hartford, and West Hartford.



Route 56 Bus, Image Source: CT Transit





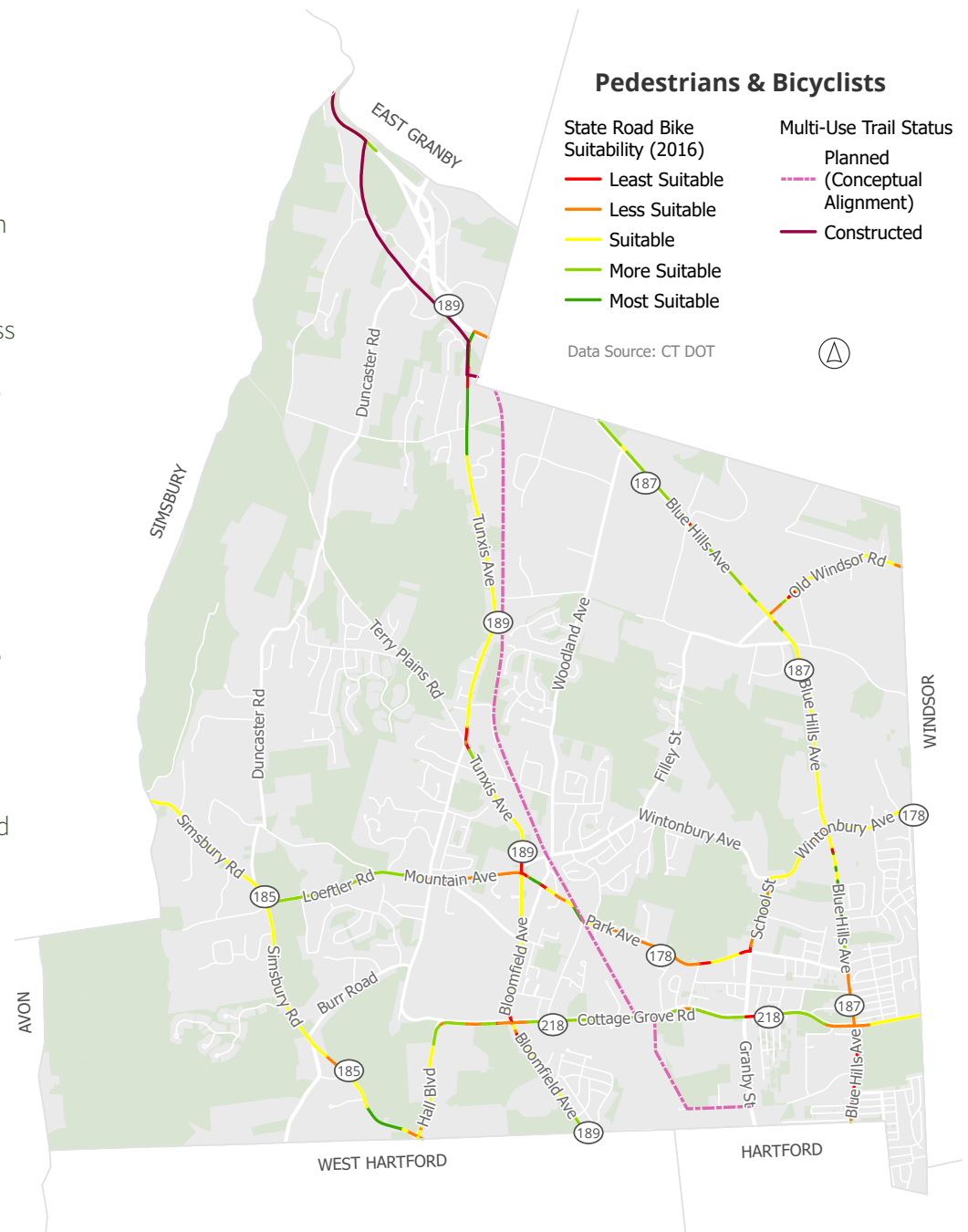
## Pedestrian and Bicycling Environment

Bloomfield has a limited network of sidewalks and pedestrian pathways that connect residential areas with key destinations such as schools, parks, shopping centers, and public facilities. The town has prioritized the maintenance and expansion of sidewalks, seeking to improve lighting, pavement conditions, and accessibility compliance. The town center and southern part of town has a higher concentration of sidewalks facilities than the northern part of Town, which is less densely settled.

Bloomfield is popular with bicyclists because of its scenic roads, access to nature, and relatively low traffic volumes on many roads. However, with exception of paths and trails, there are few bicycle facilities in the Town. Most bicycle facilities, such as the Bloomfield Greenway are recreational in nature and used by both bicyclists and pedestrians.

Bloomfield continues to make progress in improving its bicycle and pedestrian infrastructure and there remain opportunities for further development in certain areas to make the Town more walkable and bike-friendly. Recently completed projects include sidewalk construction on the north side of Mountain Avenue, and the Bloomfield Greenway. Planned projects include the Blue Hills Avenue Complete Streets project, which will reconstruct the avenue from the Hartford town line to Britton Drive providing new sidewalks and bike lanes.

Mapping provided by CTDOT through the Statewide Active Transportation Plan identifies planned and existing trails in Bloomfield and established the suitability of state roadways in the Town based upon traffic and roadway conditions. The mapping indicates that multiple state roadway corridors have segments that are mostly "suitable" or "more suitable" for bicycling. Short segments of some of those corridors are identified as "less suitable" or "least suitable" for bicycling suggesting that improvements would be required along those corridors to improve their suitability for bicycling (see map at right).



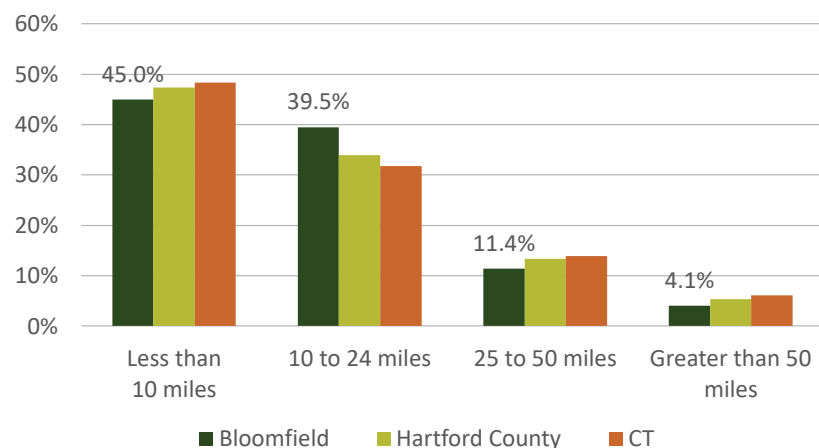
## Commuting Preferences and Patterns

Bloomfield's workers overwhelmingly drive to work alone (80%), exceeding Hartford County (76%) and commuters across the State (74%). Only 20% of Bloomfield residents travel to work by other means, this includes 5% of residents who carpool and 3% of residents who take public transportation. Another 8% of residents work at home. Less than 1% of the Town's residents walk or bike to work.

A significant share (45%) of Bloomfield's residents work within ten miles of their homes. This is comparable to the share of workers working within that proximity of their homes across Hartford County. Compared to workers across the State, Bloomfield's resident workers work closer to home with fewer resident workers commuting 25 miles or more to work.

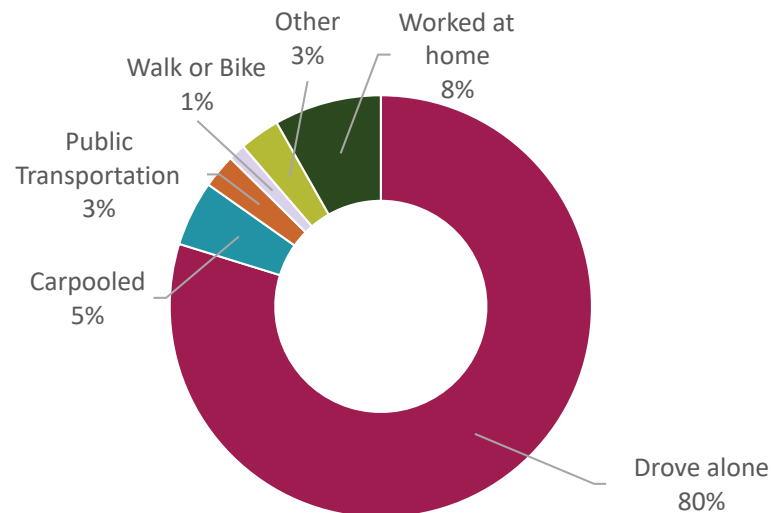
Share of Workers by Distance to Work (2021)

Source: US Census LEHD



Means of Transportation to Work (2021)

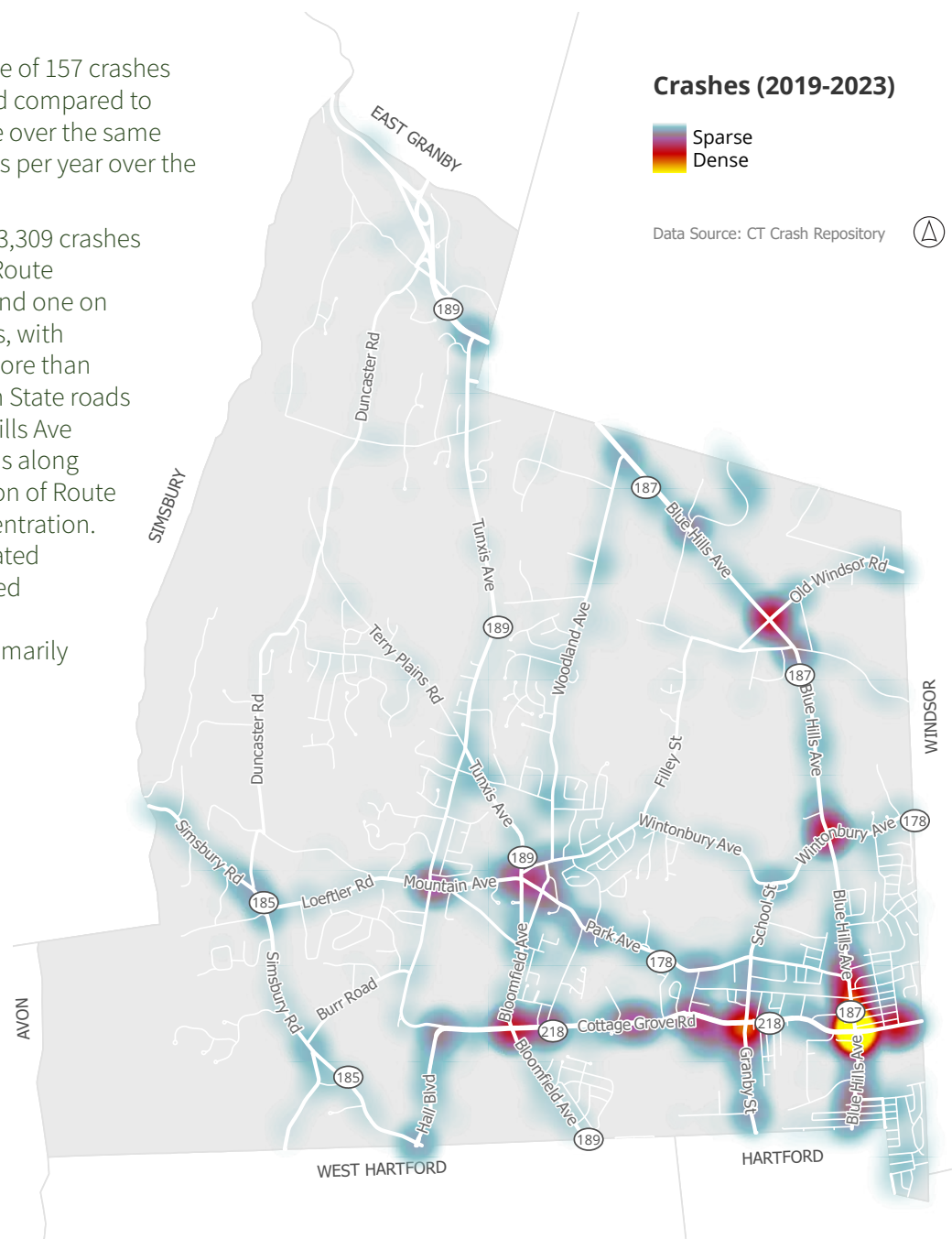
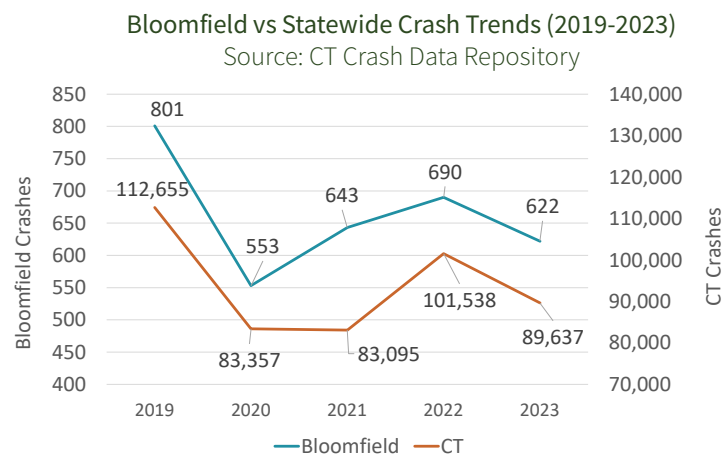
Source: ACS



## Transportation Safety

Bloomfield's crash rate is slightly above the State's with an average rate of 157 crashes in Bloomfield per one thousand residents over the 2019 to 2023 period compared to an average rate of 130 crashes per thousand residents across the State over the same period. While Bloomfield's rate is slightly higher, the number of crashes per year over the last four years (2020-2023) was lower than 2019.

Over the five-year period between 2019 and 2023, there was a total of 3,309 crashes comprised of seven fatal crashes (one occurring on Route 178-E, one Route 185-E, three occurring on Route 187-N, one on East Burnham Street, and one on Wintonbury Ave. Over the same period, 905 crashes resulted in injuries, with the remaining crashes (2,397) being property-damage-only crashes. More than two-thirds (69%) of crashes in Bloomfield during this time occurred on State roads with the highest concentration of crashes at the intersection of Blue Hills Ave (Route 187) and Cottage Grove Road (Route 218). Multiple intersections along these two routes are crash hot spots (see map at right). The intersection of Route 178 and Route 189 at the Town Center similarly has a high crash concentration. Bloomfield had a relatively high incidence of pedestrian or bicycle related crashes between 2019 and 2023, which included 28 pedestrian-involved crashes and 7 bicyclist involved crashes. All but three of those crashes resulted in an injury. Both pedestrian and bicycle crashes occurred primarily on State roadways with Blue Hills Ave (Route 187) having the greatest occurrence of these crashes.



## Future Improvements

As improvements and redevelopments in the Town Center begin to occur, it will be important to ensure that the flow of traffic through the area is expedient and safe for pedestrians, cyclists, and drivers alike. As the major roadways in this area are State-maintained, the Town will need to collaborate with the State to ensure that improvements are made in a reasonable amount of time. The improvements in this area, which will be at least partially informed by the Town Center Master Plan, should embrace the ideas in the Bloomfield Complete Streets Plan, to create a safe and attractive environment. The intersections of Wintonbury Ave, Tunxis Ave, Bloomfield Ave, Park Ave, and Mountain Ave should be a major area of focus.

In addition to the Town Center, the Town should continue to work with the State to ensure that the intersection at Blue Hills Avenue and Cottage Grove Road is improved. As one of the major crash generators in Bloomfield, and a persistent spot of excessive traffic backup, the location is in need of improvement. With the addition of new age-restricted apartment units on Blue Hills Avenue south of Cottage Grove Road, the Town should collaborate with the State to look into alternative traffic arrangements to improve the effectiveness of this intersection. Additional intersections should also be identified for traffic safety improvements.

The Town should also continue to explore trail enhancements throughout Bloomfield. A former trail connecting Bloomfield to Simsbury, bordering Penwood Park and Wilcox Park, provides an opportunity for improvements and renewed life. The Griffin Line runs through the center of Bloomfield and is now being proposed as a segment of the East Coast Greenway. This trail system will be critical to the redevelopment of the Town Center, and will allow for easier trail access to many residents. This development should be encouraged and championed by the Town.



*Bloomfield Multi-Use Trail, Image Source: BL Companies*



## Mobility

### Goals

**Goal 1:** Expand multi-modal mobility and community well-being by developing greenways and pathways, expanding and improving sidewalks, and developing bicycle facilities.

**Goal 2:** Improve access to transit and work with CT Transit to improve transit service in Bloomfield.

**Goal 3:** Manage traffic congestion and improve traffic safety by strategically implementing intelligent traffic management systems, road improvements, and safety enhancement projects.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Improve access to CT Transit bus routes			
1.1 Provide additional bus shelters and waiting/drop-off areas.	DPWED		Medium
1.2 Work with CT Transit to provide more local stops on routes that currently serve Bloomfield.	P&Z		Low
Strategy 2: Improve traffic operations across the Town.			
2.1 Improve the Town's traffic operations by updating traffic signal infrastructure and technology at intersections that experience a low level of service.	DPWED		Medium
2.2 Coordinate with CTDOT to ensure that needed improvements on State roadways or at intersections of State roadways are addressed with a focus on the Cottage Grove & Blue Hills Ave intersection and the Town Center.	DPWED		Medium
Strategy 3: Strategically improve transportation infrastructure across the Town.			
3.1 Continue to pursue State and Federal funding for local bridge maintenance and repairs.	DPWED		High
3.2 Integrate Low Impact Design (LID) measures in transportation infrastructure projects as feasible.	DPWED		Medium
3.3 Conduct a pavement conditions survey and management plan to address outstanding needs in pavement conditions of the Town's roads.	DPWED		Medium
3.4 Seek grants for the improvement of streetscapes in the Town Center consistent with the Landscape and Hardscape Design Guidelines of the Complete Streets Masterplan.	DPWED		Low

Mobility			
Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 4: Improve bicycle and pedestrian connectivity across the Town.			
4.1 Take actions as recommended by the Town's Complete Streets Policy (adopted in 2021) including the following: Each department and board shall update their documentation, specifications, permits, codes, manuals, applications, regulations, review checklists, and operating procedures as necessary.	TPZ	DPWED	High
4.2 Provide bicycle racks at locations across Town such as the Town Center, schools, and parks.	DPWED		Medium
4.3 Continue to improve roadways to provide bicycling routes and facilities as recommended by the 2014 Parks Masterplan and the 2021 Complete Streets Masterplan.	DPWED	CEE	Medium
4.4 Continue to improve sidewalks across the Town and make accessibility improvements.	DPWED		Medium
4.5 Seek grants and provide funding for an expansion of the Town's sidewalk network.	DPWED		Medium
4.6 Identify priority intersections across Town for improving pedestrian crossings and provide improvements to pedestrian crossings as needed including ADA enhancements, crosswalk markings, signage, signal enhancements, and lighting enhancements.	DPWED		Medium
4.7 Expand trail and greenway connections across the Town as recommended by the 2014 Parks Masterplan and the 2021 Complete Streets Masterplan.	DPWED	PR&LS	Medium
4.8 Complete the gap in the East Coast Greenway between the Bloomfield Greenway and Hartford and recommended by CRCOG's East Coast Greenway Gap Analysis Study.	DPWED	PR&LS	Medium
4.9 Consider applying for Bicycle-Friendly community status.	TC	PR&LS	Low
Strategy 5: Accommodate emerging transportation modes and technologies.			
5.1 Seek funding to provide electric vehicle charging infrastructure at Town facilities and where they may be required to support electric vehicle fleets.	DPWED		Medium
5.2 Review zoning regulations and amend as necessary to require the provision of bicycle parking and electric vehicle charging as appropriate.	TPZ	P&Z	Medium
5.3 Investigate the best options for improving efficiency and reducing environmental impact of Town vehicles.	DPWFD		Low
Strategy 6: Continue to address safety issues across Bloomfield's transportation system.			
6.1 Pursue grant funding, as available, to provide safety enhancements at high-crash areas.	DPWED		Medium
6.2 Submit an application to CTDOT for a road safety audit of the Town Center area.	DPWED		High
6.3 Continue to work with CTDOT to ensure that safety enhancements are made to high-crash locations on State highways in Bloomfield.	DPWED		Medium
6.4 Fund the Town's Traffic Calming Program and implement traffic calming measures as detailed in the Traffic Calming Manual.	DPWED	TPZ/ LRSC	Medium

# 7. FACILITIES & SERVICES

An aerial photograph of a school campus. The main building is a large, multi-winged structure with a dark roof. To the right of the building is a large parking lot filled with cars. Behind the building is a sports field with a blue track and a green field. The campus is surrounded by green grass and trees. In the background, there are residential houses and a road.

## Town Facilities

Bloomfield owns, maintains, and operates multiple buildings and facilities from which it provides services. The Town's facilities vary considerably in age with some recently constructed, reconstructed, or renovated.

### Town Hall

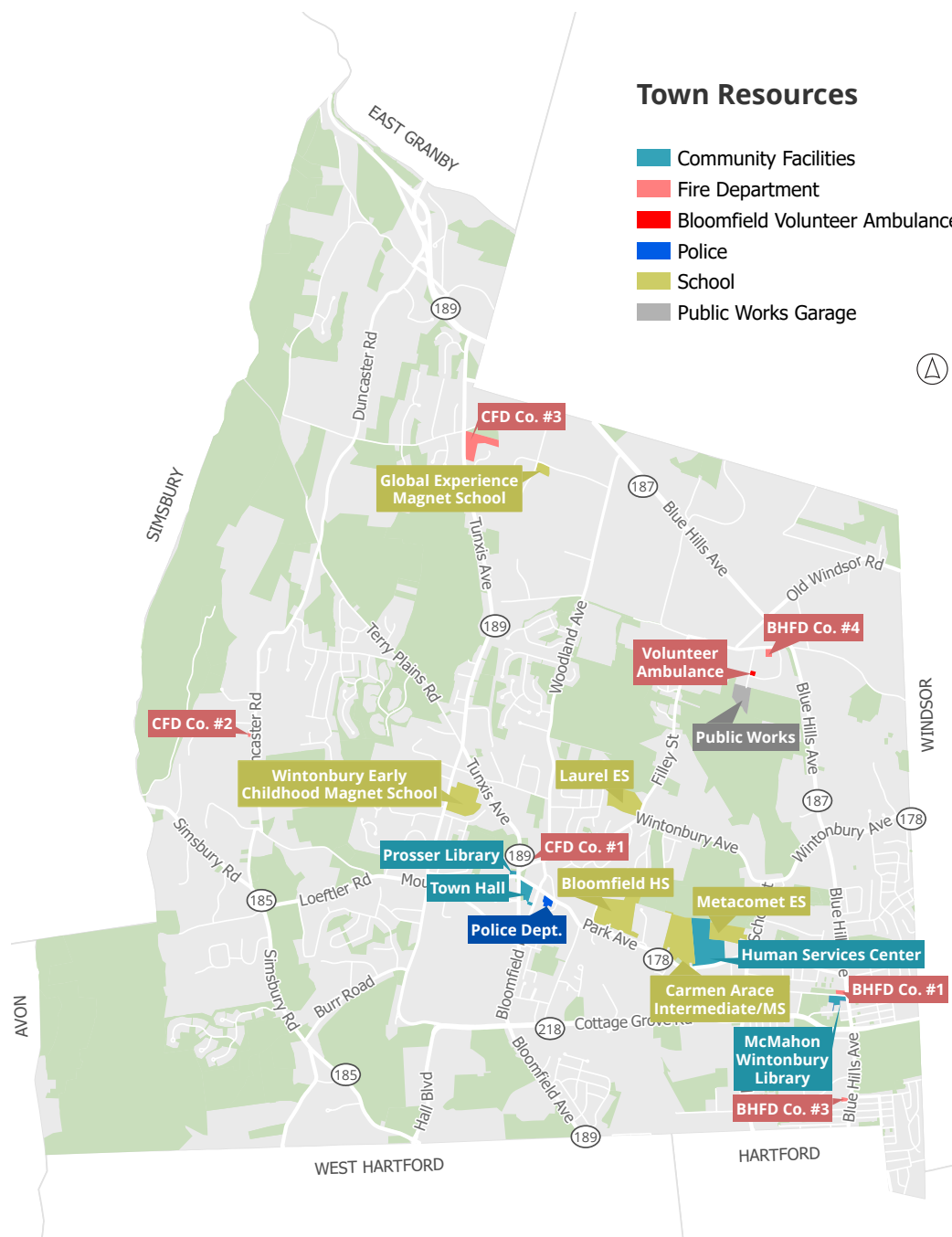
The Town Hall building was constructed in 1961. The building is 2.5 stories and contains office suites for various town departments. The facility also has an annex, which houses the Human Resources Department, conference rooms, and a Council Chambers. The total building area is 25,828 sf and it is located on a 6.08-acre site. As the Town has grown since the construction of the Town Hall, the facility is in need of renovation and/or expansion. The Town should begin planning for this need and seek grant funding for this project in the near future.

### Alvin & Beatrice Wood Human Services Center

The Alvin Beatrice Wood Human Services Center, built in 2019, is a 65,279 sq ft mixed-use facility that houses Leisure Services, Senior Services (Marilyn Michaelson Senior Center), and Social and Youth Services. The facility sits on a 20-acre site that features a multitude of recreational facilities, including: baseball and softball diamonds; a gym; an outdoor play field; soccer fields; as well as pickle ball and tennis courts. The northern portion of the property is home to the Town's public pool and a playground.

### Prosser Library and McMahon Wintonbury Library

Both of Bloomfield's public libraries temporarily closed in June of 2023, for the reconstruction of building facilities. The Prosser Library (the main library) was built in 1964, and the McMahon Wintonbury Library (a branch library) was built in 1972, making them 60 years and 52 years old, respectively. McMahon Wintonbury Library and the new Prosser Library are set to re-open in Mid-2025. Despite the temporary unavailability of these two facilities, the Town has continued to offer public library services throughout the construction period. In the interim, Bloomfield Public Library services can be accessed at the Human Resources Center on Park Avenue, as well as at the former Cigna Building on Hall Boulevard.





Town Facilities (excluding school or public safety)	Year Built	Building Area (sf)	Site Area (acres)
Alvin & Beatrice Wood Human Services Center	2019	65,279	20
Bloomfield Town Hall	1961	25,828	6.1
Public Works Garage	Recently Reconstructed	24,910	9.5
Prosser Library (Reopening Mid-2025)	Under Construction	27,817	0.8
McMahon Wintonbury Library (Reopening Mid-2025)	Under Renovation	8,918	3.4
<b>Total</b>		<b>152,752</b>	<b>39.8</b>

Source: Bloomfield Assessor's Database

## Emergency Service Facilities

### Fire Departments

Bloomfield has two Fire Districts, each with three stations in their respective parts of Town. The Center Fire District is volunteer and has stations on Wintonbury Avenue, Duncaster Road and Tunxis Road, with facilities ranging between 1,800 sq ft to 18,000 sq ft. Fire stations sites vary from 1 acre at Fire Co. #2 to 19.58 acres at Fire Co. #3. These facilities range between 52 and 73 years old and were constructed between the years 1951 and 1972. Central Fire District Co. #3, is currently undergoing reconstruction.

The Blue Hills Fire District is hybrid with a mix of paid firefighters and volunteers, and has stations along the eastern portion of the Town, with two companies on Blue Hills Ave, and one on West Dudley Town Rd. These facilities range between 3,052 sq ft and 9,244 sq ft, with sites that are all roughly between 0.8 and 1.2 acres. Co. # 1 and # 4 were built in 1962 and 1976 respectively, while Co. #3 was built in 1990.

Both the Bloomfield Center Fire District and the Blue Hills Fire District provide Fire Marshal services including: code enforcement; inspections; investigations; prevention; and safety education as well as permitting for open burn, blasting, and special effects and fireworks display. Each fire district is funded by its own taxing district.



Reconstruction of Bloomfield Center Fire Company No. 3

Image Source: Bloomfield Center Fire Company Facebook

Fire Station	Address	Year Built	Building Area (sf)	Site Area (acres)
<b>Center Fire District</b>				
Company 1	18 Wintonbury Ave	1951	18,014	1.43
Company 2	41 Duncaster Rd	1972	5,392	1.01
Company 3	360 Tunxis Rd	1962	1,800	19.58
<b>Blue Hills Fire District</b>				
Company 1	1021 Blue Hills Ave	1962	9,244	1.23
Company 3	779 Blue Hills Ave	1990	7,452	0.81
Company 4	13 West Dudley Town Rd	1976	3,052	1.0

Source: Bloomfield Assessor's Database

### Bloomfield Volunteer Ambulance

In addition to emergency fire services, the Town also has the Bloomfield Volunteer Ambulance, which operates within the Emergency Medical Services Division of the Bloomfield Police Department. The 8,020 sq ft facility is located on Southwood Drive and was built in 1975. Since then, the building has undergone improvements, including the addition of two additional garage bays.

The Bloomfield Volunteer Ambulance Fund is non-profit organization that was incorporated in 1977 with the goal of improving emergency medical services within the Town. The organization has funded the purchase of 14 ambulances and related equipment as well as contributed to the purchase and renovation of the building facility itself. These funds also go towards supporting the ambulance volunteers.

### Bloomfield Police Department

The Bloomfield Police Department, located on Park Ave, is a 20,917 sq ft facility on a 2.25 acre lot. The building was constructed in 1991 and consists of general office areas, a 24-hour dispatch center, training rooms, a fitness center, and a 2 bay sallyport leading to a cell block and booking area. To date, the department has 48 sworn officers, 7 dispatchers, an animal control officer, and 7 civilian employees that serve the Bloomfield community.

The Bloomfield Police Department is currently identified as in need of expansion. The town continues to search for ways to either expand or relocate the Department. Opportunities for locatoins and funding for this project should continue to be sought by the Town.

Police Department	Address	Year Built	Area (sf)	Site Area (acres)
Bloomfield Police Department	785 Park Ave	1991	20,917	2.25
Volunteer Ambulance	12 Southwood Dr	1975	8,020	0.67

Source: Bloomfield Assessor's Database



Bloomfield Volunteer Ambulance, Image Source: Town of Bloomfield



Bloomfield Police Department Image Source: Town of Bloomfield



## School Facilities

Bloomfield has a total of seven public schools including: two magnet schools, two elementary schools, an intermediate school, a middle school, and a high school. Current district-wide enrollment is approximately 1,982 students, the lowest it has been in the past decade.

School	Grades	Year Built	Building Area (sf)	Site Area (acres)	2023-24 Enrollment (students)
Bloomfield High School	9-12	1956	182,989	30	509
Carmen Arace Intermediate School and Middle School	5-6, 7-8	1970	180,964	32.1	215, 216
Laurel Literacy Academy	K-2	2000	53,500	20.3	301
Metacomet Elementary School	3-4	1960	46,650	15.7	196
Wintonbury Early Childhood Magnet School	PK3-PK4	2009	47,591	23.5	315
Global Experience Magnet School	6-12	1987	19,258	3.4	189

Source: Bloomfield Assessor's Database

### *Wintonbury Early Childhood Magnet School*

Wintonbury Early Childhood Magnet School offers grades PK3 and PK4. The school opened in 2009 and is the youngest of Bloomfield's public school facilities. The school sits on 23.5 acres and has 47,591 square feet of building space. The school currently has an enrollment of approximately 315 students, approximately a third are from Bloomfield.

### *Laurel Literacy Academy*

Laurel Elementary School has grades K through 2. Built in 2000, the school sits on 20.3 acres and has 53,500 square feet of building space. The school currently has an enrollment of approximately 301 students.

### *Metacomet Elementary School*

Metacomet Elementary has grades 3 through 4. Built in 1960, the school sits on 15.7 acres and has about 46,650 square feet of building space. The school currently has an enrollment of 196 students.

### *Carmen Arace Intermediate and Middle Schools*

The Carmen Arace Intermediate and Middle Schools share the same facility, which was built in 1970 and sits on approximately 32.1 acres with 180,964 square feet of building space. The Intermediate School has grades 5 through 6 and an enrollment of approximately 215 students. The Middle School as grades 7 through 8 and a similar enrollment of approximately 216 students.



Bloomfield High School, Image Source: Homes.com

### Global Experience Magnet School

The Global Experience Magnet School has grades 6 through 12. Built in 1987, the school sits on approximately 3.4 acres and has 19,258 square feet of building space. The school has a current enrollment of approximately 189 students.

### Bloomfield High School

Bloomfield High School has grades 9 through 12. Built in 1956, the school sits on approximately 30 acres and has 182,989 square feet of building space. The school has a current enrollment of approximately 509 students.



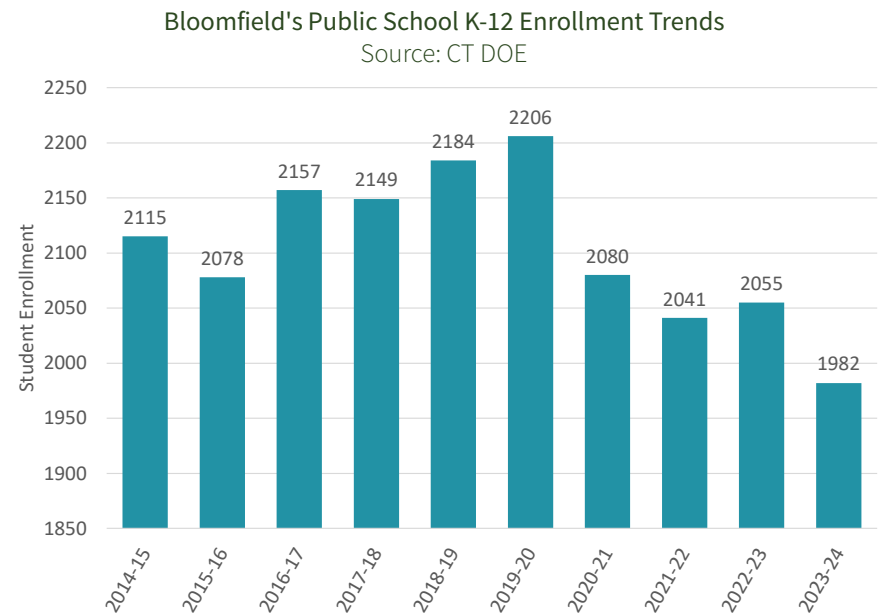
Bloomfield 2023 CIAC Football Champions,  
Image Source: Bloomfield Public Schools

### Bloomfield Public Schools/Board of Education Building

The Bloomfield Public Schools/Board of Education Building is located at 1133 Blue Hills Avenue. The building was formerly used as a school and was converted into office and meeting room space to accommodate the Board of Education. The facility was constructed in 1957 and requires updating to ensure that it remains a viable location. If the Board of Education were to relocate, this facility should be considered for alternative uses such as affordable housing.

## Enrollment Trends

While the Town's population has grown, Bloomfield's school enrollment has fluctuated since 2014. Enrollment was 2,115 students during the 2014-15 school year but has since contracted to 1,982 students in the 2023-2024 school year, its lowest enrollment in the past 10 years. This decline is largely due to a drop in the population of school-aged children in Bloomfield. Data is not available to inform other potential causes of the declining enrollment trend which could also be due to a shift towards home schooling or an increase in attendance of out of district schools. The declining enrollment trend suggests that Bloomfield's schools have the capacity to absorb additional residential development and population growth. If declines in enrollment continue, a study to determine best use of facility space may be warranted.





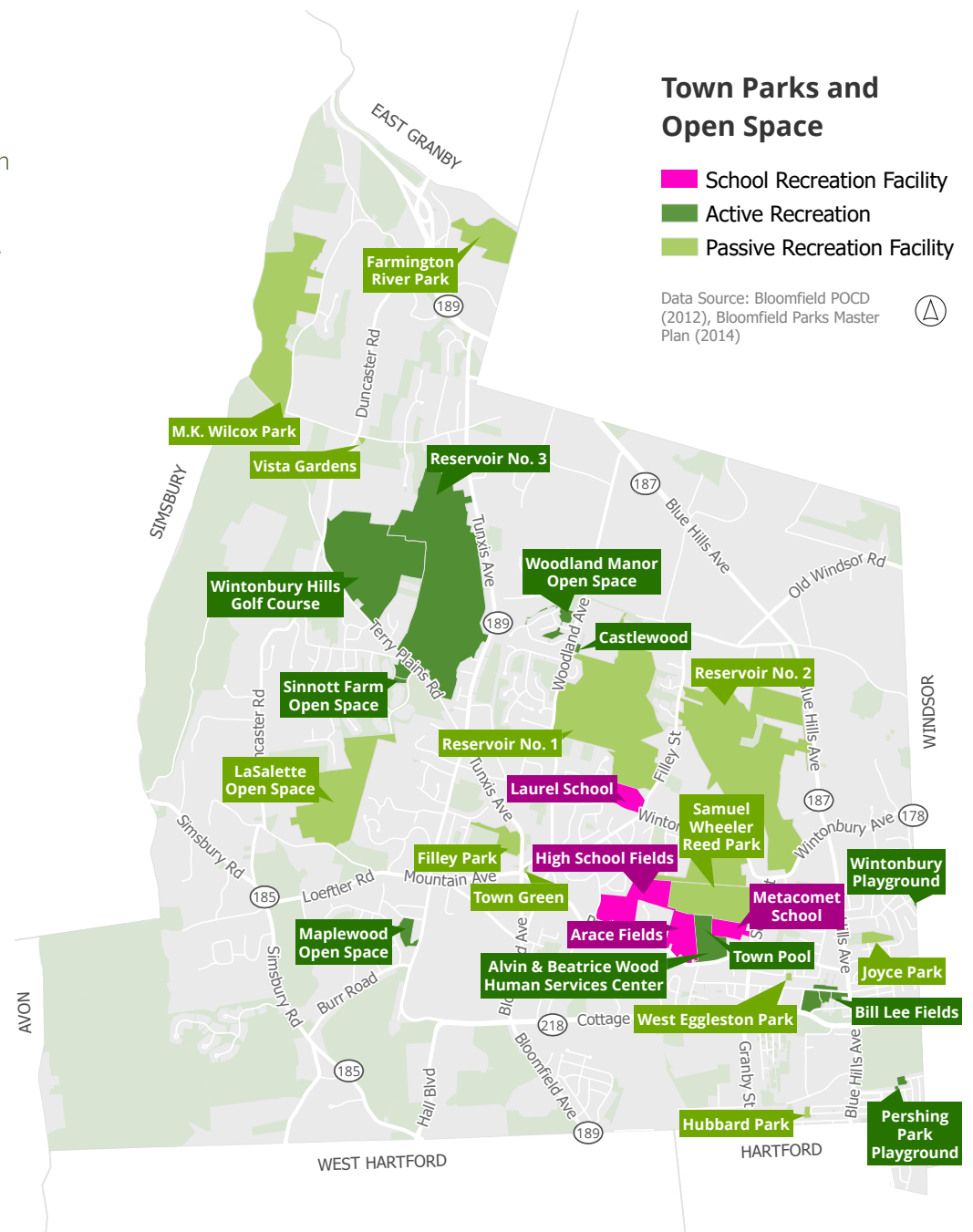
## Town Parks & Conservation Areas

Bloomfield has a range of parks and recreation facilities including active recreation parks, passive recreation parks, and school grounds that are used for recreation. In total, the Town has roughly 1,670 acres of town managed parks recreation facilities not including conservation areas that may also be used for recreation. Bloomfield's largest park is Reservoir Number 3, which is 360 acres in size and includes tennis courts and passive recreation areas. The Reservoir Number 3 property is owned by the state and leased by the Town. The Town's smallest parks are less than an acre and include playgrounds and other small spaces such as Mary Hill Green and the Town Green.

Active Recreation Parks	Site Area (acres)	Athletic Fields	Ball Courts	Playground
Alvin & Beatrice Wood Human Services Center & Town Pool	31.1	●	●	●
Bill Lee Fields	20.1	●	●	
Castlewood	1.8		●	
Maplewood Open Space	10.6		●	●
Pershing Park Playground	2.7		●	●
Reservoir No. 3	359.5		●	
Sinnott Farm Open Space	9.5	●	●	●
Wintonbury Hills Golf Course	189.4			
Wintonbury Playground	0.3		○	●
Woodland Manor Open Space	10.1		●	●
Total Area	635.1			

● Full Court      ○ Half Court

Source: Bloomfield Assessor's Database, Bloomfield's 2014 Parks Master Plan



### Recent Park Improvements

Three phases of improvements have been completed at Filley Park. Improvements to date include a new streetscape and plaza at the edge of the park, stream and pond restoration, and arboretum island restoration.

### Planned and Future Park Improvements

Planned projects include Phase 4 of Filley Park, improvements to Rockwell Park, and ongoing work implementing the Farmington River Park Master Plan.

The Phase 4 improvements and future improvements at Filley Park will include new parking lots, a new pavilion, a new playground, and trails and educational signage.

A Community Investment Fund grant for the redevelopment of Rockwell Park was recently received by the Town. The improvements will benefit residents by adding additional playing fields, accessibility, and enhanced recreational opportunities.

### Wintonbury Hills Golf Course

Wintonbury Hills Golf Course is a municipal 18-hole, par 70 golf course that has a golf shop and restaurant. The course was designed by Pete Dye in 2005 and is certified as a Cooperative Sanctuary by Audubon International. This recognizes the course's commitment to protecting the local environment, conserving natural resources, and providing wildlife habitats.

School Grounds	Site Area* (acres)
Arace School Fields	33.2
Bloomfield High School	39.5
Laurel School	19.4
Metacomet School	15.7
Total Area	107.8
*Includes entire school property	

Source: Bloomfield Assessor's Database

Passive Recreation Parks	Site Area (acres)
Farmington River Park	48.7
Filley Park	19.3
Hubbard Park	2.0
Joyce Street Neighborhood Park	8.5
LaSalette Open Space	139.2
Mary Hill Green	.5
Reservoir No. 1	279.2
Reservoir No. 2	347.1
Samuel Wheeler Reed Park	151.9
Town Green	0.9
Vista Gardens	1.1
West Eggleston Park	1.3
Total Area	999.7

Source: Bloomfield Assessor's Database



Filley Park, Image Source: Friends of Filley Park



Wintonbury Hills Golf Course, Image Source: Wintonbury Hills Golf Course

## Town Services

The Town provides a range of services typical of a small- to mid-sized community. These services include a combination of administrative services and direct services to residents. Most services are entirely municipal, but the Town also contracts with private organizations and has regional partnerships.

### *Administrative and Fiscal Services*

The Town's fiscal and administrative services include the Assessor's Department, Registrars of Voters, Finance Department, Human Resources, Tax Collector, and Town Clerk.

### *Ambulance Service*

Ambulance service in Bloomfield is provided by Bloomfield Volunteer Ambulance, which is within the Emergency Medical Services Division of the Bloomfield Police Department. The ambulance service is supported by the Bloomfield Volunteer Ambulance Fund Inc. and has 14 ambulances, as well as a facility at 12 Southwood Drive. Some services are contracted out.

### *Public Libraries*

Bloomfield's public libraries hold membership in Library Connection Inc., a consortium comprised of 29 other libraries in the region. This level of collaboration provides Bloomfield's public libraries with access to a wide selection of content and transportation services of these materials. Connecticut State Library Funding helps support this service. Bloomfield's libraries offer a range of programming and services to the community and are open five days a week.

### *Health District*

Bloomfield is a member of the West Hartford - Bloomfield Health District, which provides full-time public health services to residents living in both Towns. The District provides the following services: immunization clinics; senior wellness clinics; communicable disease surveillance and follow-up; health education; restaurant inspection; lead, radon, asbestos consultations; septic system plan and review; and swimming pool inspections.

### *Emergency Notification Service*

The Town of Bloomfield has a contract with ONSolve CodeRED for emergency public alerting and communication services. CodeRED is a cloud-based solution that allows town public safety to effectively notify the community of emergency situations via telephone, text message, email, and social media.

### *Parks, Recreation, & Leisure Services*

The Parks, Recreation & Leisure Services Department works to provide quality recreational experiences to the community, preserve natural resources, and manage Bloomfield's parks and recreation facilities. The department also offers accessible programs to promote health within the community and sponsors events and activities throughout the year.

### *Building & Land Use Department*

Bloomfield's Building & Land Use Department administers building codes as adopted by the State of Connecticut. The purpose of which is to apply the standards to protect life, health, and public safety in both residential and commercial buildings through the permitting and inspection process. Additionally, the Division assists in the permitting process with plan reviews, inspections and guidance in understanding the codes and regulations.

The Building and Land Use Department administers Bloomfield's Plan of Conservation and Development, enforces the Zoning Regulations, and processes applications and permits for the Town Plan & Zoning Commission, the Inland Wetlands and Watercourses Commission, and the Zoning Board of Appeals.

### *Police Department*

The Bloomfield Police Department has 48 sworn officers, 7 dispatchers, an animal control officer, and 7 civilian employees that serve the Bloomfield community. The Department is comprised of an Administrative Division, Emergency Medical Services Division, Patrol Division, Professional Standards Division, and a Support Services Division that includes a school resource officer.



### *Department of Public Works*

The Public Works Department encompasses several divisions: Engineering, Facilities, Fleet, and Operations. The Engineering Division provides several services, including: project and construction management; plan and document reviews; stormwater management administration; and infrastructure asset inventorying, to name a few.

The Facilities Division is tasked with the management, maintenance, improvement, and operation of all non-Board of Education Town Facilities. This includes services such as: identifying building issues; planning for building repairs and renovations; maintaining electrical, mechanical, and life safety systems; implementing energy savings controls; as well as general cleaning and janitorial maintenance. The Fleet Division is responsible for supporting the fleet of vehicles and equipment used by the Office of Operations, Police Department, Board of Education, Bloomfield Volunteer Ambulance, Senior Service Center, as well as all Town Hall pool vehicles. The Operations Division maintains Bloomfield's streets, parks and grounds, and is the oversight for solid waste collection. They are also responsible for the management of street lights, roadway resurfacing, pavement markings, as well as trees and guard rails. Other services include removal of snow, sand, litter and other debris from Town rights-of-way.



*Town of Bloomfield Public Works, Image Source: Town of Bloomfield*

### *Senior Services Department*

The Marilyn Michaelson Senior Center of Bloomfield is an accredited facility by the National Institute of Senior Centers. It strives to serve older adults and their caregivers "by responding to their diverse needs and interests in a manner that will enhance their dignity, support their independence, health, and general well-being, and encourage their involvement in the Senior Center and Community". The Senior Services Department is located within the Alvin and Beatrice Wood Human Services Center and provides a variety of recreational, social, cultural, and educational programs to Bloomfield residents primarily 55 and older.

### *Social and Youth Services*

Bloomfield's Social & Youth Services looks to support the quality of life and well-being of individuals, children, and families within the Town. The department provides assistance and referral services for members of the community who are faced with a variety of problems. The Department also offers services and programs to people with disabilities, as well as seniors and veterans.



*Bloomfield Senior Expo, Image Source: Town of Bloomfield*

## Fire Services

Bloomfield's Fire Services are comprised of two volunteer fire departments; The Bloomfield Center Fire Department and the Blue Hills Fire Department. Each department has its own Fire Marshal and has three stations within their respective districts. Both also provide fire marshal services, which include: code enforcement, inspections, investigations, prevention, and safety education as well as permitting for open burn, blasting, and special effects and fireworks display.

## Solid Waste Management

The Town's solid waste disposal is contracted through All-American Waste Services. Under this contract, which runs through June of 2026, All-American Waste Services collects, transports, and disposes of municipal solid waste and recyclables from residential properties as well as municipal buildings and schools.



*Bloomfield Center Fire District at Celebrate Bloomfield Day*

*Image Source: Town of Bloomfield*

## Bloomfield Sustainability and Resiliency

The Town of Bloomfield has long been a community that values sustainability and energy efficiency. This commitment to the environment is shown through the Conservation, Energy, and Environment Committee (CEEC), which focuses on environmental issues, and the 2022 Bloomfield Climate Emergency Plan. This Plan, in connection with the 2021 Bloomfield Climate Emergency Resolution, seek to reduce greenhouse gas emissions from municipal facilities by the year 2030. The Plan also includes numerous goals to decrease energy use and transition to renewable energy sources, all of which are recommended by this Plan of Conservation and Development as well.

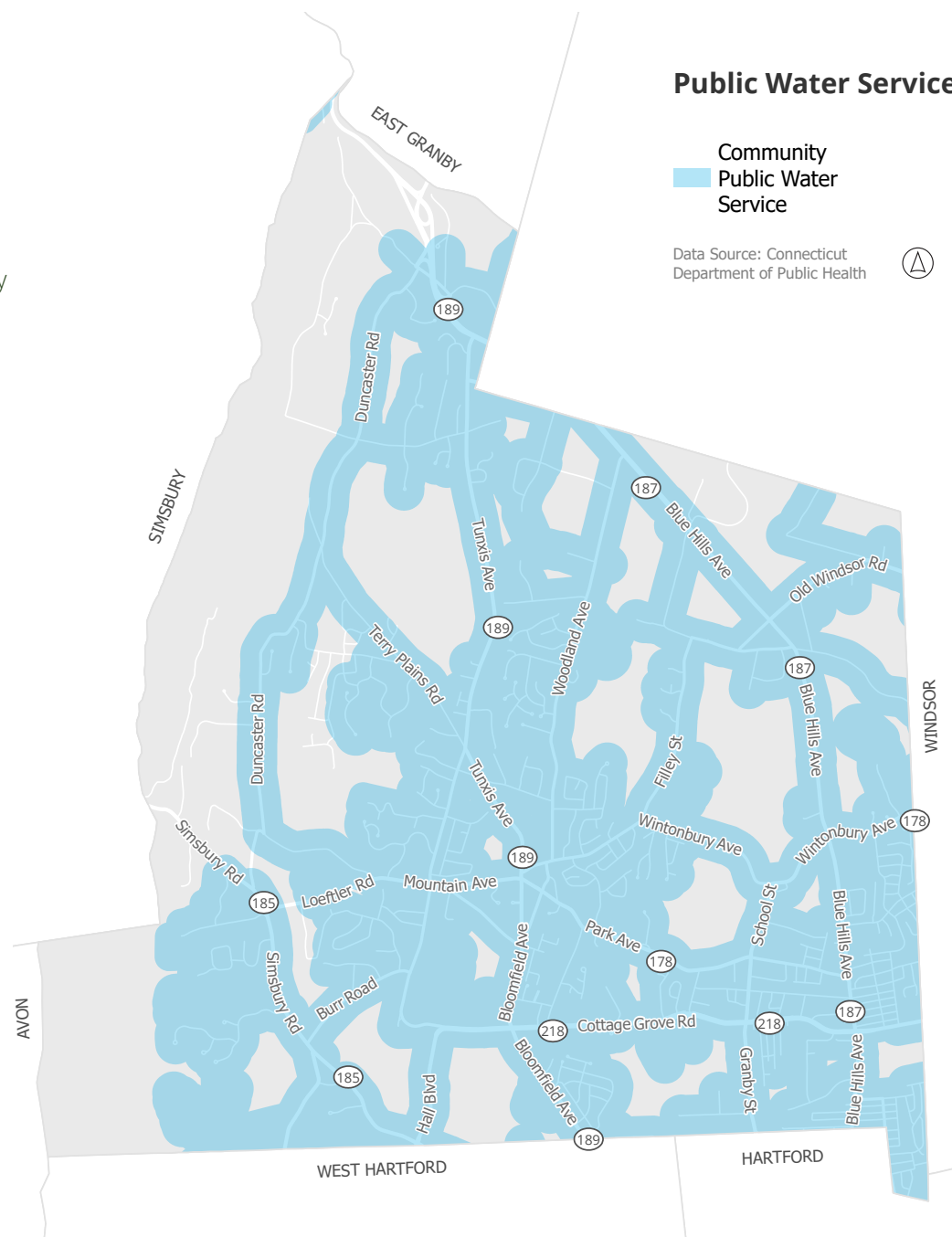
## Bloomfield Capital Improvements Planning

Annually, the Town prepares a Capital Improvements Plan (CIP), which is deliberated by the Council. The Council chooses, as part of the municipal budget process, which projects to move forward. This is a critical process to ensure that infrastructure in Bloomfield does not deteriorate and can be efficiently maintained. As infrastructure in the community continues to age, it will be important to take a nuanced look at the CIP project list to determine how best to ensure that infrastructure remains in a well-kept condition.

## Sewer, Water, and Stormwater Infrastructure

### Drinking Water Supply

Bloomfield's public drinking water supply is provided by the Metropolitan District Commission (MDC). Bloomfield is one of eight member towns and the public drinking water supply in Bloomfield is provided exclusively by the MDC. The system is supplied water by reservoirs in Bloomfield, West Hartford, and the Farmington River Valley. Most of Bloomfield is serviced by the MDC's public water supply with exception of undeveloped areas and areas along the western edge of Town, which are dependent upon private wells.



### Public Water Service

Data Source: Connecticut  
Department of Public Health





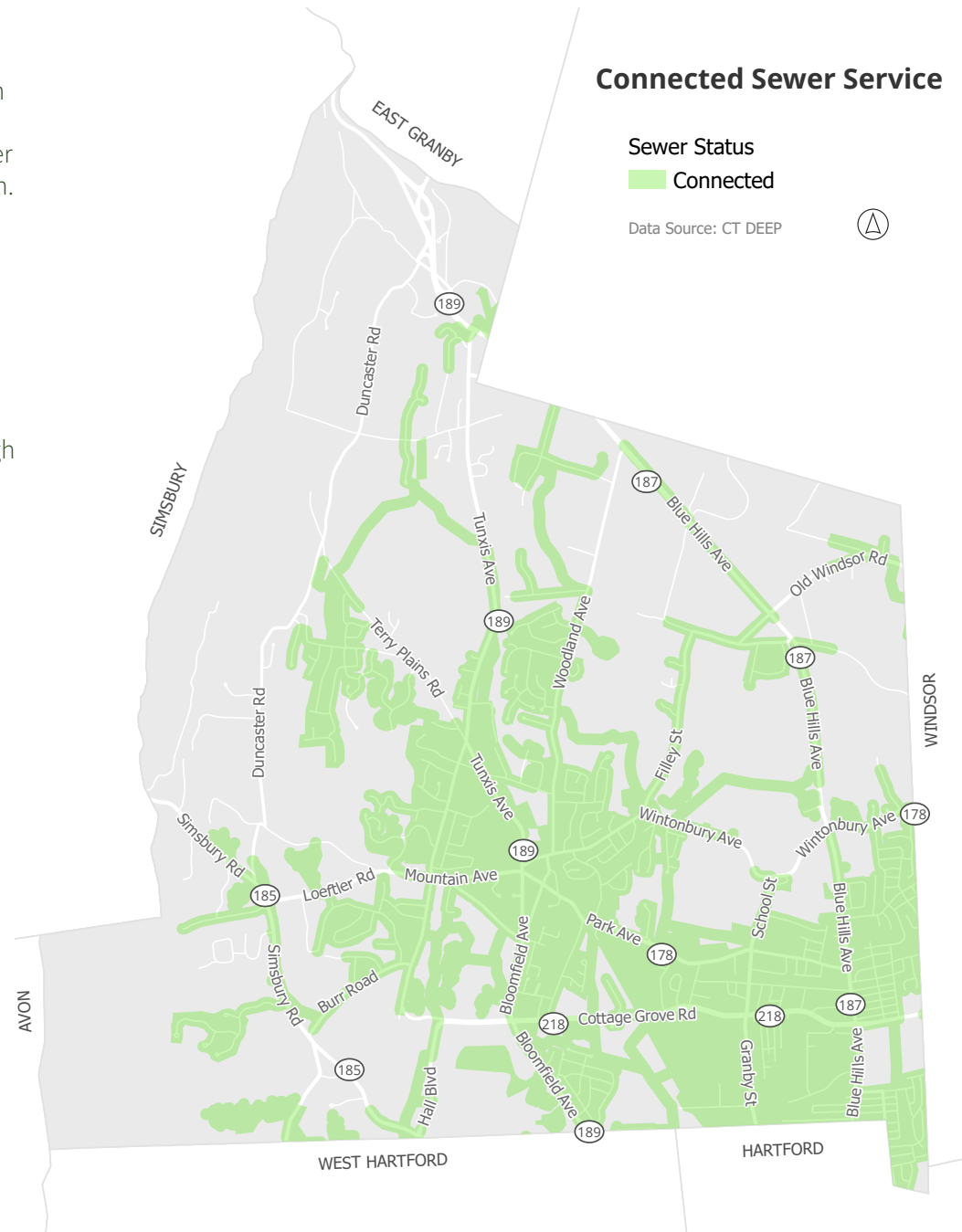
## Sewer Service

The Metropolitan District Commission (MDC) also provides sewer service to Bloomfield. Bloomfield has 118 miles of sewer mains, which flow to the south to MDC's wastewater treatment facility in the South Meadows of Hartford. Much of Bloomfield is served by the MDC's sewer mains, which are concentrated in the center and southern end of town.

The MDC is in the process of improving sewer infrastructure in Bloomfield and other towns in accordance with its Long Term Control Plan. In 2018, Bloomfield's Town Council passed a resolution to express its support for the incorporation of an integrated planning concept into the next revised version of the MDC's Long Term Control Plan. Most improvements associated with the Long Term Control plan are being conducted to infrastructure in Hartford, but that infrastructure receives flows from Bloomfield both directly and through West Hartford. Improvement being conducted to the system are expected to expand the system's capacity to absorb wastewater and combined waste and stormwater while reducing overflow events.

## Electric Services

Bloomfield is serviced by Eversource for electricity. The majority of electrical lines in Bloomfield are above ground. With increasing sensitivity and frequency of storms, it would be prudent to require underground utilities in future developments.



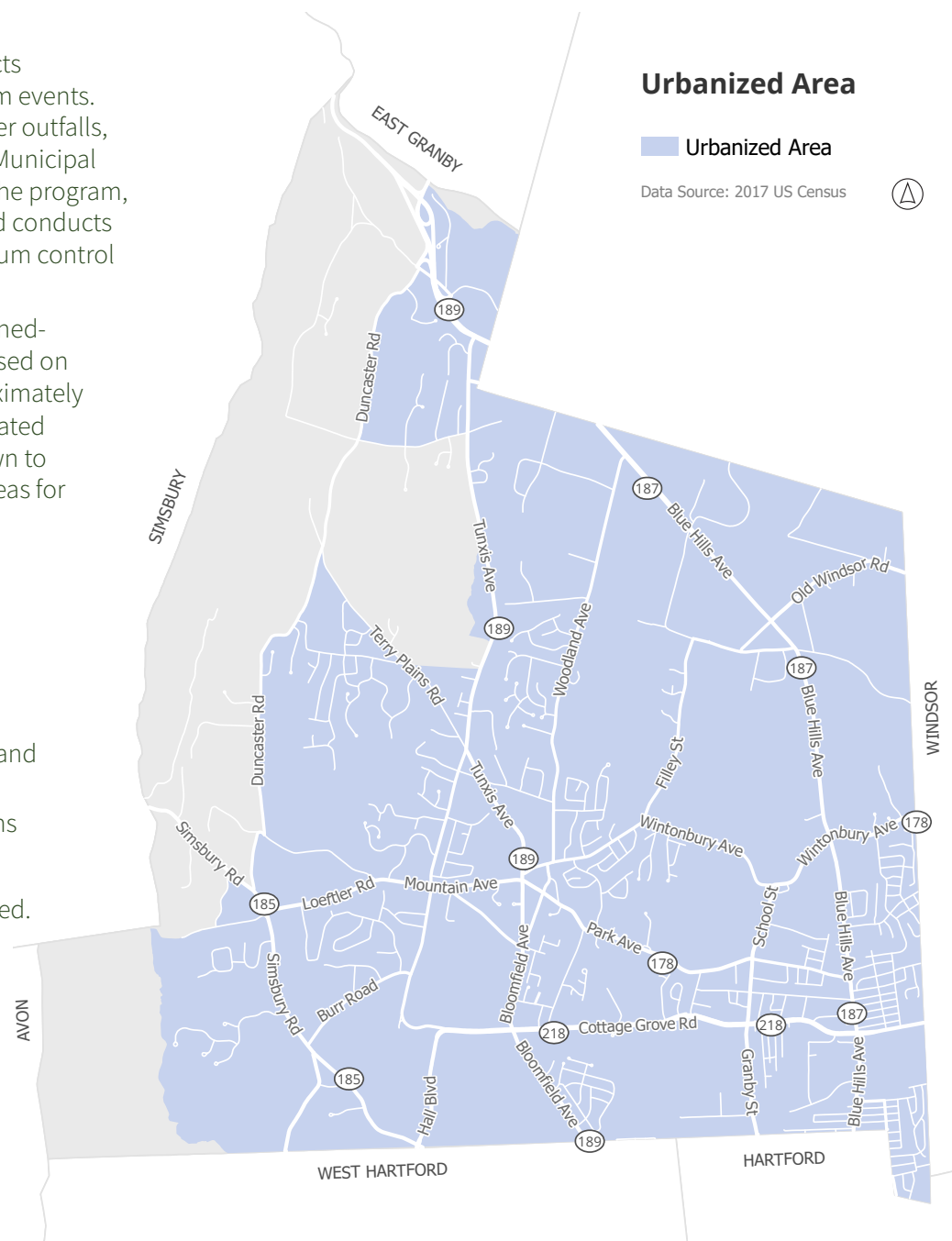
The Town's stormwater infrastructure helps to control flooding, protects Bloomfield's waterways, and keeps roadways operational during storm events. The system is comprised of catch basins, storm drain pipes, stormwater outfalls, and detention basins. The system is regulated by the State under the Municipal Separate Storm Sewer System (MS4) permit program. As required by the program, the Town adopted a stormwater management plan in July of 2017 and conducts annual reporting regarding activities and progress towards the minimum control measures identified by the plan.

The plan has the following components:

- Public Education and Outreach on Stormwater Impacts
- Public Involvement/Participation
- Illicit Discharge Detection and Elimination
- Construction Site Stormwater Runoff Control
- Postconstruction Stormwater Management in New Development and Redevelopment
- Pollution Prevention/Good Housekeeping for Municipal Operations

The Town has several stormwater drainage improvement and flood mitigation projects planned, in design, underway, or recently completed. These include:

- Hill Farm Road Flooding Mitigation
- Juniper Road Drainage
- Kenwood Circle Storm Drainage Outlets
- Maple Avenue/Mallard Drive Culverts
- Newport Drive Area Flooding Mitigation
- Partridge Lane Flooding Mitigation
- Alexander Road Drainage Outlet



## Facilities & Services

### Goals

**Goal 1:** Continue to properly maintain and optimize management and investment in town facilities to ensure fiscally and environmentally sustainable investments that will best serve the needs of residents now and in the future.

**Goal 2:** Promote and expand participation in the Town's recreation and social programs and offerings to foster a sense of belonging and well-being among residents.

### Strategies and Actions

Strategy 1: Continue to fund and implement Town capital projects and investments consistent with the projects and priorities identified in the Town's Capital Improvement Plan (CIP) and subject to the availability of funding resources. Annually update the CIP in consideration of dynamic changes and to address goals, strategies and actions recommended in this POCD.

1.1 Update the Town's CIP on an annual basis. In the next CIP update, consider adding projects to the CIP that address the goals, strategies, and actions of this plan.

TC

FD

High

1.2 Create and fund a grants match account to provide grants matching funds that will increase the opportunity to secure grant funds to fund projects in the CIP or otherwise recommended in this POCD.

TC

FD

Medium

Strategy 2: Preserve, enhance, and maintain parks and recreational facilities and promote and expand recreation and social programs.

2.1 Conduct playscape, athletic field, and athletic court replacement and refurbishment as directed by the 2014 Parks and Recreation Masterplan to ensure better conditions.

PR&LS

DPW

Medium

2.2 Expand and enhance trails and paths within and connecting parks with the aim of connecting the Town's parks and open spaces with a connected network as recommended by the 2014 Parks and Recreation Masterplan.

PR&LS

DPW

Medium

2.3 Make accessibility improvements at parks including pathway upgrades and accessible playgrounds to ensure full access.

PR&LS

DPW/  
ACSPD

Medium

2.4 Continue to promote social and recreational programs through multiple media including the Town's website, email blasts, and social media.

PR&LS

SCGA

Medium

Strategy 3: Commit to achieving the vision of Bloomfield's 2021 Climate Emergency Resolution to achieve the objective of no Town greenhouse gas emissions by the end of 2030.

3.1 Decrease energy use across the Town's facilities and equipment by improving the Town's fleet inventory, efficiency, and fuel type; conduct interior lighting upgrades; implement power down policies; convert street lights and signals to LED, upgrade HVAC equipment, and adopt and implement Green Building Standards.

DPWFOD

High

3.2 Transition to renewable energy sources by supporting the development of solar & wind energy systems; clean heating & cooling technology; and engaging in Renewable Power Purchase Agreements (PPA).

DPWFOD

Medium

3.3 Maximize carbon sequestration, reduce stormwater runoff, and reduce cooling requirements by developing green roofs on municipal facilities.

DPWFOD

Medium



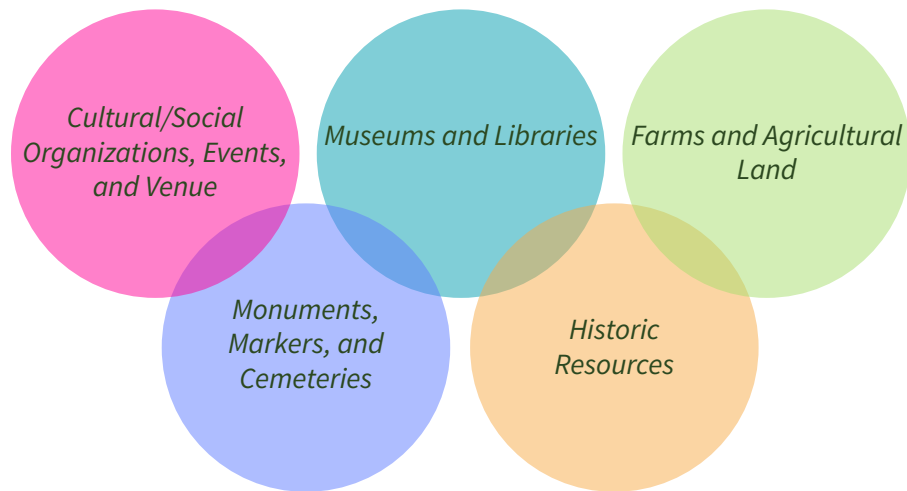
## Facilities & Services

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 4: Prioritize the conservation of water and improvement of Bloomfield's drinking water distribution system.			
4.1 Continue coordination with MDC to improve and replace water mains across the Town.	DPWED		Medium
4.2 Implement water saving measures across Town properties and facilities as a means of reducing Town drinking water usage.	DPWFOD		Low
4.3 Promote the adoption of best management practices and the use of green infrastructure as a means of reducing the use of drinking water supply for irrigation. Implement measures at Town properties and include regulations and guidelines within the Town's zoning regulations.	DPWFOD	PR&LS	Low
Strategy 5: Prioritize improvement to and maintenance of Bloomfield's wastewater, power, and natural gas infrastructure.			
5.1 Continue coordination with MDC to improve and replace sewer mains across the Town and address inflow and infiltration issues across the wastewater collection system.	DPWED		Medium
5.2 Consider a requirement that new developments be connected to electricity via buried utility lines to increase resiliency	TPZ	BLU	Medium
Strategy 6: Proactively work towards obtaining and securing funding through the Infrastructure Investment and Jobs Act (IIJA) and other grant funding sources as a means of financing needed improvements to Town facilities and infrastructure.			
6.1 Work across Town departments to identify projects eligible for funding under the Infrastructure Investment and Jobs Act and other funding sources.	TM	TC	High
6.2 Work across Town departments and with State agencies to prepare grant applications and request for funding including through the Infrastructure Investment and Jobs Act and other relevant grant programs.	TM	TC	Medium
Strategy 7: Monitor water quality and conduct enforcement in accordance with the Town's Stormwater Management Plan and Illicit Discharge Detection and Elimination Program.			
7.1 Ensure that the Department of Public Works has the resources necessary to carry out implementation and enforcement of the Illicit Discharge Detection and Elimination Program.	TC	DPWED	Medium
7.2 Conduct monitoring related to outfall screening, inventory and mapping discharges to impaired waters, follow-up investigations where illicit discharges were identified and annual monitoring of priority outfalls as described by the Town's MS4 General Permit.	DPWED		Medium
Strategy 8: Conduct a Town facilities and properties study to identify facility space needs, capital improvement needs, and maintenance needs across all Town facilities.			
8.1 Identify existing and future facility improvement and maintenance needs, specifically at Town Hall	DPWFOD		Medium
8.2 Prioritize improvement of facilities in accordance with the goals and objectives of the Town's 2022 Climate Emergency Energy Plan.	DPWFOD	CEE	Medium
8.3 Continue work towards development of a new and/or expanded Police Department.	BPD	DPWFOD	Medium
8.4 Work towards digitizing all historically approved plans, and require the digital submission of all newly submitted plans.	TPZ	BLU	Medium



# 8. CULTURAL RESOURCES

Bloomfield enjoys a range of cultural resources that contribute to its quality of life and sense of place. These resources are diverse and include: organizations, events, and venues; libraries; farms; monuments and cemeteries; and historic resources. Through the Plan's community engagement process, residents strongly communicated the importance these cultural resources to Bloomfield's identity. While some of these resources are privately owned, the Town shares a responsibility in their stewardship through its regulations and policies. Bloomfield's cultural resources require continual investment and stewardship on the part of the Town, private institutions, and residents to ensure their preservation or continued operation.



## Cultural/Social Organizations, Events, and Venues

Bloomfield hosts several prominent social and cultural events each year. Among these are Celebrate Bloomfield, National Night Out, the West Indian Celebration, Juneteenth Parade, the Bloomfield Fishing Derby, Breakfast with Bloomfield's Best, and an outdoor concert series. Those events are beloved by the community, and draw in significant attendance year after year.

Bloomfield has several community-oriented clubs and organizations such as: the Bloomfield Lions Club; Traprock Ridge Land Conservancy; Wintonbury Historical Society; and the Alliance for Bloomfield's Children (ABC). The Town also has a number of adult and youth recreational organizations, such as; the Bloomfield Junior Warhawks/Raiders and Cheer Team; Bloomfield Junior Soccer Association; Bloomfield/Windsor Little League Club; Central CT Jaguars Club; Octagon Cycling Club; and Bloomfield



*Bloomfield West Indian Celebration, Image Source: Town of Bloomfield*

Tennis Club. These organizations play an important role in Bloomfield's social life and provide a range of volunteer services across the community.

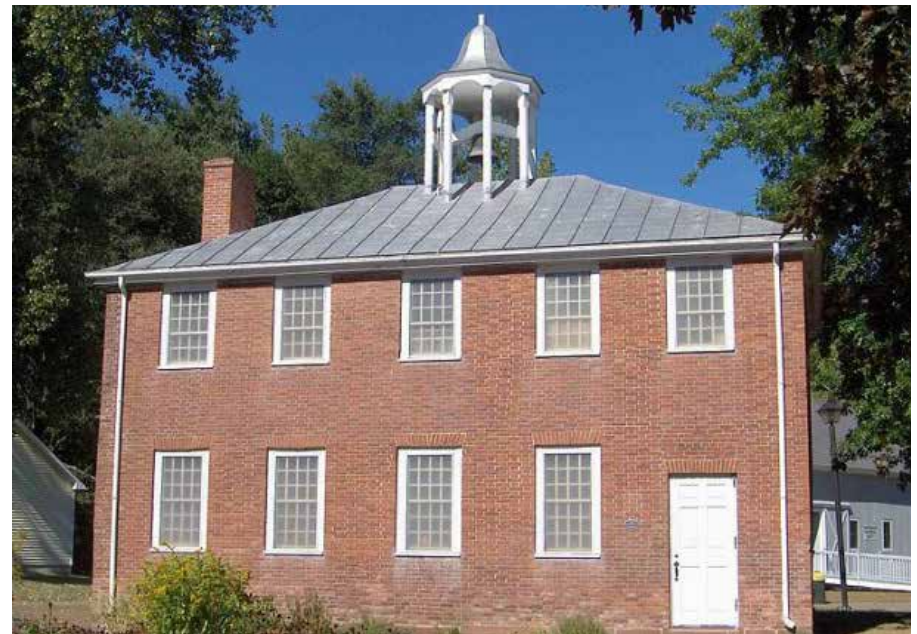
## Museums and Libraries

The Wintonbury Historical Society is the Town's primary resource for historical information. The Society operates two museums: The Fannie R. Gabriel History Center and The Old Farm School. The Fannie R Gabriel History Center opened in 2010 and is located at 153 School Street next to the Old Farm School. The Old Farm School is a historic school house and is the oldest public building in the Town of Bloomfield. It was built in 1796 and operated as a school until the year 1922. The building has seasonal visiting hours for those who would like to view the historic space. The Society showcases three to four exhibits per year at its museums and also offers historical and genealogical research services.

8



*The Fannie R. Gabriel History Center, Image Source: Wintonbury Historical Society*



*Old Farm School, Image Source: Town of Bloomfield*



## Cemeteries, Monuments, and Markers

Bloomfield has several monuments and cemeteries that pay tribute to or are the resting place of generations of the Town's residents.

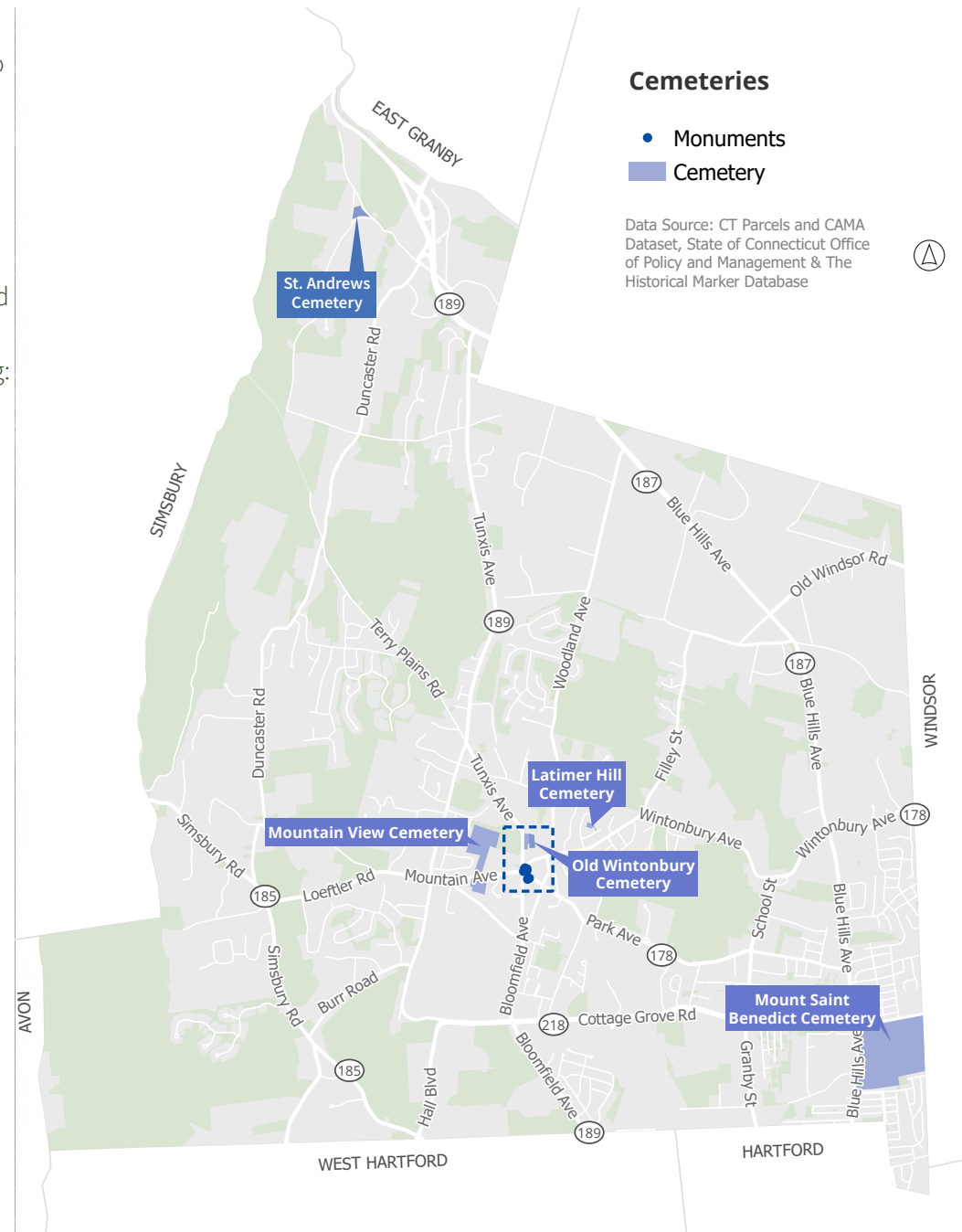
In total, Bloomfield has five cemeteries that vary greatly in size. The largest of them is Mount Saint Benedict Cemetery, located on Cottage Grove Road, east of Blue Hills Ave. A portion of this property extends beyond the town line into Windsor. Mountain View Cemetery is less than half the size of Mount Saint Benedict and is much closer to the Town Center. Old Wintonbury Cemetery, Saint Andrew's Cemetery and Latimer Hill Cemetery are the smallest.

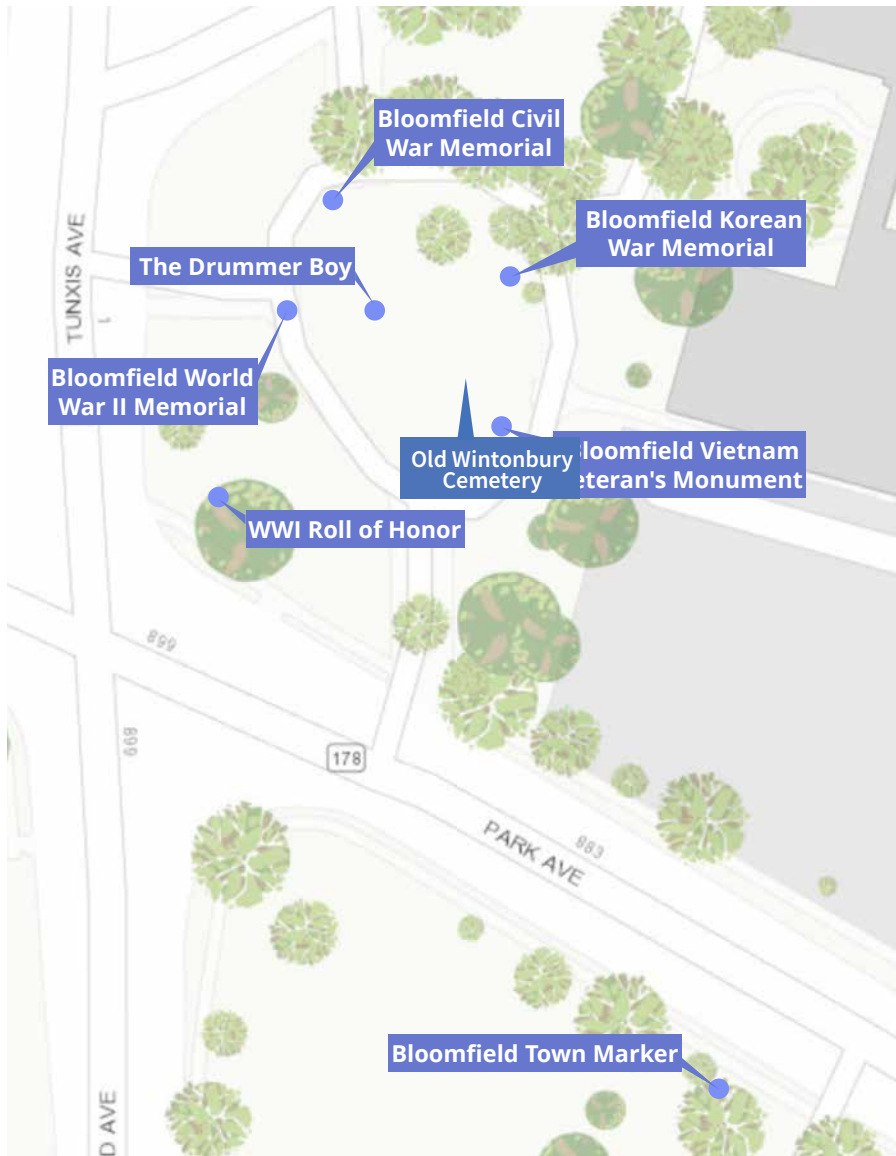
Bloomfield is also home to multiple markers and memorials including:

- Bloomfield Civil War Memorial
- Bloomfield Korean War Memorial
- Bloomfield Town Marker
- Bloomfield Vietnam Veterans Monument
- Bloomfield World War II Memorial
- WWI Roll of Honor
- The Drummer Boy



Mount Saint Benedict Cemetery, Image Source: Google Street View





Bloomfield WWI Roll of Honor, Image Source: Town of Bloomfield



Bloomfield Korean War Memorial, Image Source: Town of Bloomfield



## Historic Resources

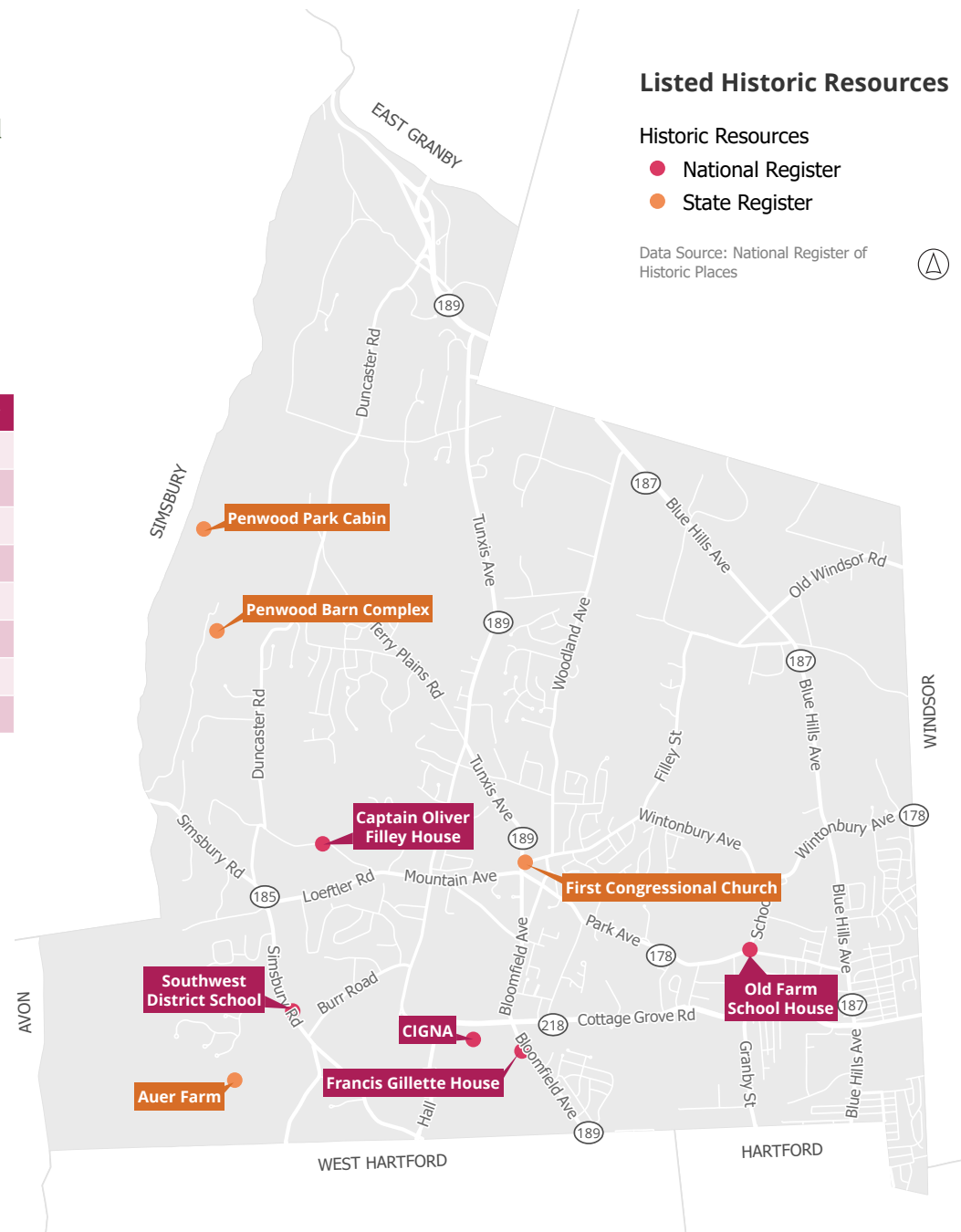
Bloomfield has a range of historic structures, some of which are listed in the National Register of Historic Places, and others that are listed in the State Register of Historic Places. These resources require continual maintenance and stewardship to ensure their long-term survival. In total there are five properties listed in the National Register and four listed in the State Register. Bloomfield does not have local historic districts. The Town should consider certification as a Certified Local Government (CLG) through the state, to allow for grant access for historic property inventories in the future. Collaboration on this with the Wintonbury Historical Society would be beneficial.

Property	National Register	State Register
Auer Farm: Multiple Structures		●
Captain Oliver Filley House	●	
CIGNA Wilde Building	●	
First Congressional Church		●
Francis Gillette House	●	
Old Farm School House	●	
Penwood Barn Complex		●
Southwest District School	●	

Source: Connecticut Cultural Resources Information System (ConnCRIS)



Oliver Filley House, Image Source: Wikipedia



## Farms

Bloomfield's farms play an important role in the Town's history and significantly contribute to its cultural landscape. Bloomfield's farm land ranges in its level of activity with some parcels being used only for the production of hay and a small number of farms that are engaged in a full range of farming activity including production of crops and raising of livestock. The farms that are known to be in some form of active operation as of 2024 include, Auerfarm 4-H Education Center, Wade's Farm Fresh, and Hawk Hill Farm/ 4 Five Farm.

Bloomfield's farmers are engaged in a range of activities including the farming of crops such as corn and vegetables, and the raising and keeping of chickens and livestock. A hydroponic farm has also recently emerged in Bloomfield, highlighting the advancements in agriculture in recent years. Farm owners and operators also conduct accessory activities at farms including seasonal and educational events. Farmers increasingly have a need to diversify their operations to keep them viable. The preservation of Bloomfield's farms is critical to the Town's identity and every effort needs to be made by the Town to support the viability of its farms. It may be beneficial for the Town to create agricultural/agricultural tourism overlay zoning districts to both promote farming and the economic development associated with such activities.



Auerfarm Summer Program, Image Source: Auer Farm





### *Properties within the PA 490 Program*

While there is a relatively small number of active farms in Bloomfield, the Town has a relatively large area of land that is taxed at a lower rate as authorized by Connecticut Public Act 490 (PA 490), which allows a farm, forest, or open space land to be assessed at its use value rather than its fair market or highest and best use value (as determined by the property's most recent "fair market value" revaluation) for purposes of local property taxation. Some of this land is used for agricultural purposes such as the growing of crops or use as hayfields or pastures.

Even with measures such as the PA 490 program, Bloomfield has continually lost farms over the past several decades. There are many reasons for this attrition, which is seen across Connecticut and New England, including increased competition from large corporate farms, increased cost of operating a small farm relative to a large farm, a lack of succession to younger generations, and development pressures increasing the value of land for development. These trends call attention to the need for the Town to be more proactive in its preservation farms and more flexible with policies and regulations to ensure that the Town's farms can adopt their business models to engage in land uses and activities that will improve their viability.



*The 4 Five Farm, Image Source: The 4 Five Farm*



*Wade's Farm Fresh, Image Source: Wade's Farm Fresh*

## Cultural Resources

### Goals

**Goal:** Preserve and protect the Town's cultural resources so as to protect these unique resources that contribute to the Town's identity and sense of place.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Provide continued support for the promotion and protection of historic resources in Bloomfield.			
1.1 Promote public awareness and appreciation of local historic resources through the development of print materials, online content, and on-site signage.	BLU	EDC&CA	Low
1.2 Develop an inventory and assessment of all historic properties and cultural resources in the Town including cemeteries, greens, residential and commercial structures, and other cultural sites.	P&Z		Medium
1.3 Work with owners of historic properties to add properties to the National Register of Historic Places, whether individually listed or as part of a new district.	P&Z		Low
1.4 Provide resources and guidance for the preservation of historic structures and ensure that the Design Review Board considers the historic attributes of properties when reviewing applications.	P&Z	DRB	Low
1.5 Consider Certified Local Government status through the state to allow for grant access.	P&Z	TC	Medium
Strategy 2: Allow for the reuse of historic properties and ensure the preservation of historic properties when re-used or when redeveloped.			
2.1 Encourage maintenance of the architectural integrity of historic and architecturally significant sites, buildings and structures when adapted for reuse for commercial, industrial or residential purposes.	TPZ	P&Z	Low
2.2 Amend the zoning and subdivision regulations to encourage the preservation and reuse of historically significant structures within proposed developments.	TPZ	P&Z	Medium
Strategy 3: Develop a marketing campaign for Bloomfield that features and promotes its cultural resources.			
3.1 Develop branding and print materials that promote Bloomfield's cultural resources.	SCGA		High
3.2 Establish a unified presence on social media to promote Bloomfield's cultural resources.	SCGA		High
Strategy 4: Provide continued support for the Town's farms to help ensure their continued operation.			
4.1 Develop and maintain an inventory of active farms in Bloomfield including acres farmed, number of people employed by these farms and agricultural businesses, and other information pertinent to the economic value of Bloomfield's agricultural and related products.	P&Z	CEE	High
4.2 Engage in a dialogue with local farmers to identify additional zoning amendments to encourage the preservation of local farms, including by expanding definitions of farming related uses.	P&Z	TPZ	Medium
4.3 Continue to allow farming on town-owned land and leased land.	TC		Medium
4.4 Review and revise the zoning regulations as appropriate to allow farms to engage in accessory uses that are complementary to the principal use of a farm such as agritourism.	TPZ	P&Z	Medium
4.5 Consider establishing an agriculture commission or committee.	TC		Low
4.6 Encourage participation in the PA490 program, which provides property tax release for agricultural properties.	P&Z	AO	Low
4.7 Consider establishing an agricultural zoning district that protects land for farms and agricultural uses.	TPZ	P&Z	Low

An aerial photograph of a commercial development in a wooded area. The central feature is a large, single-story commercial building with a flat roof and a parking lot filled with cars. The surrounding area is densely wooded with bare trees, suggesting a late autumn or winter setting. The sky is overcast with soft, diffused light. The overall color palette is muted, with browns, greys, and soft blues.

# 9. FUTURE LAND USE



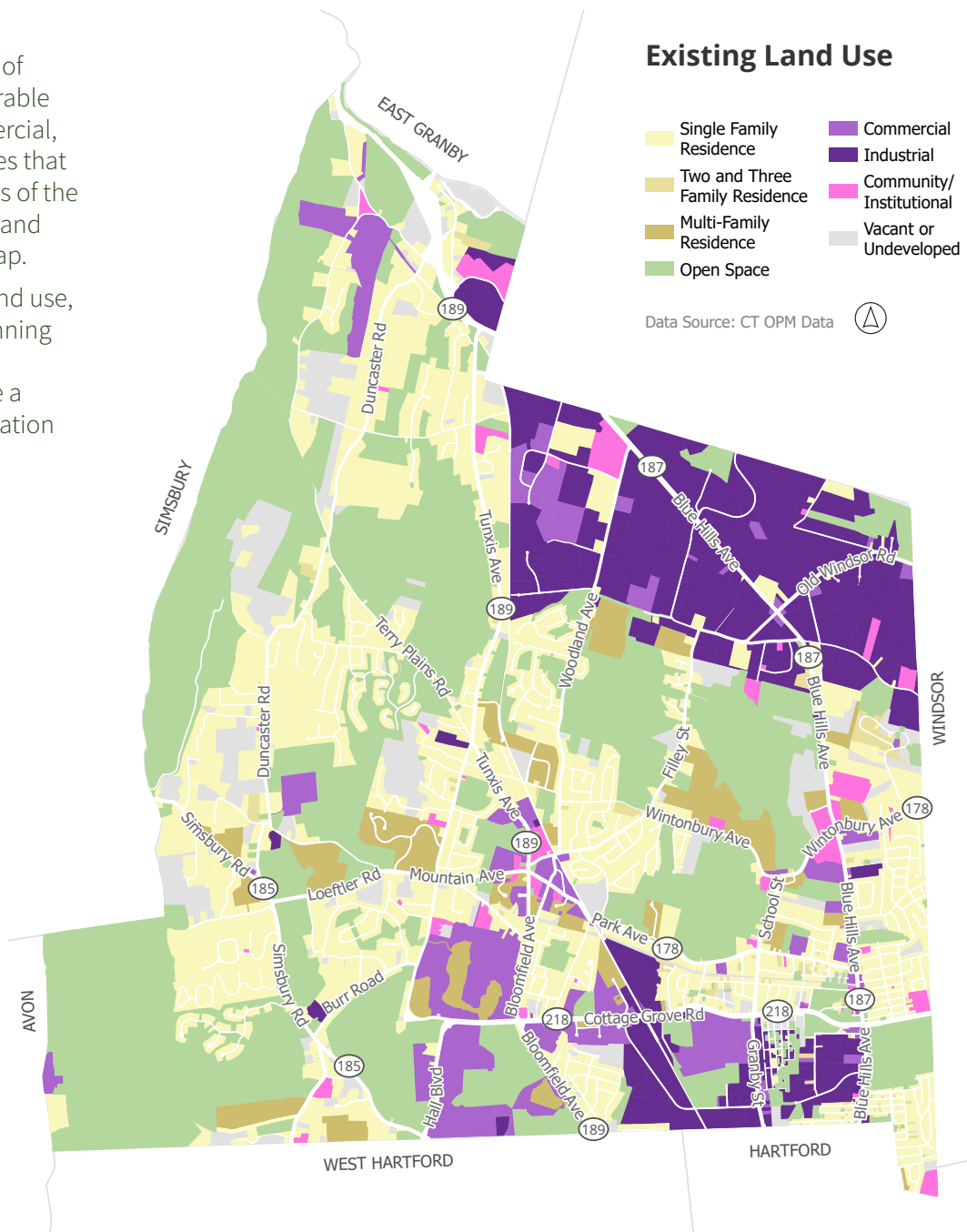
## Future Land Use Planning

Section 8-23 of the Connecticut General Statutes requires that Plans of Conservation and Development (POCDs) recommend the most desirable use of land within a municipality for residential, recreational, commercial, industrial, conservation and other purposes. The Statute also requires that POCDs recommend the most desirable density of population in areas of the municipality. The most effective means of meeting this requirement and conveying this information is through the use of a future land use map.

The future land use map represents a community's preference for land use, based upon findings and information received during the POCD planning process. The map is intended to provide a guide for policy decisions that have land use implications. The map is also intended to provide a foundation for a municipality's zoning regulations by guiding the location of districts and the types of land use and intensity of use within those districts. The map may take various forms ranging from a generalized map that identifies broad groups of land use to a parcel-specific map that is closely aligned with the current zoning map or existing land use map.

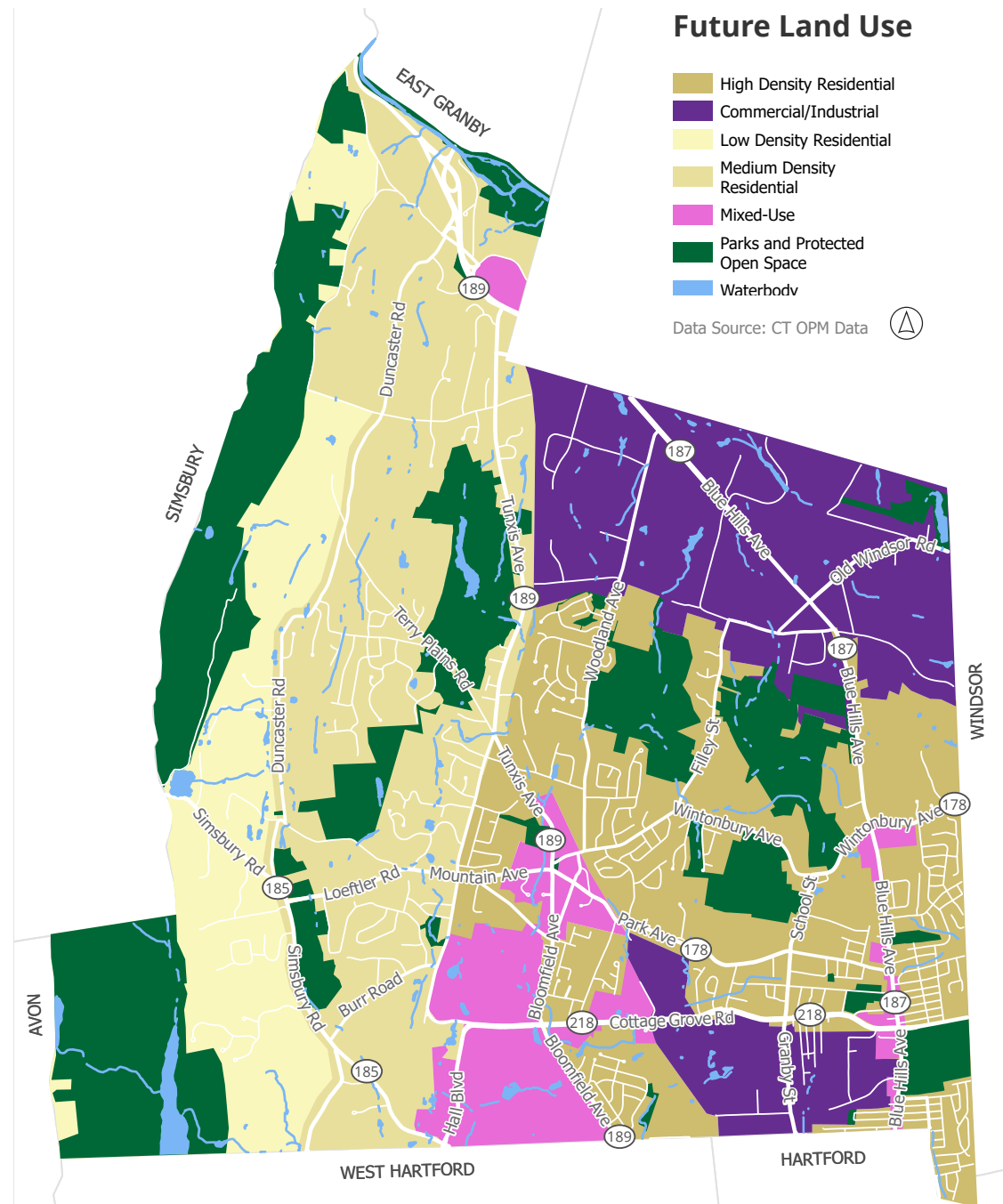
A future land use map differs from an existing land use map (Bloomfield's existing land use map is shown at right) in that it provides a guide for preferred future land use and is not intended to document existing land uses. In most areas of a community such as Bloomfield, the existing and future land uses may be the same or equivalent, but the future land use map will also identify uses that don't presently exist in the area where recommended.

The future land use map is not a regulatory tool, and it does not restrict or enable land use or development that is otherwise prohibited or permitted by a municipality's zoning regulations. The map, as a component of and within the context of the POCD, is intended to be used as a guide or reference when considering amendments to a municipality's zoning regulations. Because a community's needs change over time, the future land use map is not intended to be effective in perpetuity. The map is typically updated or redrawn during the POCD update process and may also be revised as needed independent of a plan update should conditions warrant such an update.



## Future Land Use Map

Bloomfield's proposed future land use is based upon the Town's zoning districts and existing land uses. Bloomfield is largely a residential community with residential zoning districts covering much of the Town. These residential districts include complementary land uses such as agriculture, open space, and institutional uses such as schools and churches. The density of residential development varies as displayed in the map at right. Much of the Town is covered by low and medium density rural residential districts or parks and open space areas.



## Future Land Use Categories

Based upon the findings from the POCD update, the future land use categories that follow are shown in Bloomfield's future land use map. These categories, and the areas so designated, support the goals of this Plan and will help Bloomfield achieve its vision.

Bloomfield's Future Land Use categories include the following:

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### ***Low Density Residential***

Preservation of open space is the top priority for these areas. Single-family homes are present and permitted on medium to large lots. Agricultural and similar low-intensity uses are permitted in these areas. Properties in this area are generally located outside of sewer and water service areas and have limited transportation options.

### ***Medium Density Residential***

These areas are comprised mostly of single-family homes located on small to medium size lots and may include sites that are developed with cluster housing. May include housing for seniors including age-restricted housing and assisted living facilities. These areas may also be home to institutional uses such as schools, churches and Town facilities that serve residents. These areas are typically located within sewer and water service areas and are located in proximity to major transportation corridors and transit routes.

### ***High Density Residential***

These areas are comprised of small-lot single family homes and some two-family homes and may include sites that are developed with cluster housing. These areas may also be home to institutional uses such as schools, churches and Town facilities that serve residents. These areas are typically located in proximity to major transportation corridors and transit routes and are within the Town's sewer and water service areas.

### ***Mixed-Use***

These areas are intended to accommodate medium to high density mixed-use development within existing sewer and water service areas. They allow for a range of uses including commercial, residential uses, and institutional uses. These areas are located in proximity to major transportation corridors and are often located around the intersection of major transportation corridors.

### ***Commercial/Industrial***

These areas include a range of commercial/industrial, technology, and office land uses. These areas are located within or in proximity to sewer and water service areas.

### ***Parks and Protected Open Space***

These areas are comprised of Town- and State-owned parks and open space, open space held by land trusts, and open space held by the Metropolitan District (MDC).

### ***Waterbody***

Includes brooks, streams, rivers, ponds, and lakes.





# 10. IMPLEMENTATION SUMMARY

## About the Implementation Summary

The preceding chapters set forth Bloomfield's vision, the goals that support that vision, and strategies that support those goals. Supporting data is also provided relevant to the realization of the vision, goals, strategies, and action items. This section of the Plan provides recommended priority levels and identifies the departments, boards, or commissions that would take the lead with respect to each action item as well as partners that would be involved in and/or assist with the implementation of each action item.

While this implementation summary identifies multiple strategies and actions in support of the Plan's goals, there may be other actions necessary to complete the implementation of the goals and strategies that are not included in the summary. Due to resource constraints, the completion of all of these items during the ten-year time frame of this Plan may not be feasible. However, implementation of the important recommendations of this Plan should be prioritized and completed.

Many of the recommended strategies and actions will likely be ongoing efforts and some of the actions may become established as a regular practice. The speed of implementation of each action item will be dependent on resources available. Some projects may move faster than expected because grants or other sources of funding, volunteer hours or other support not currently anticipated. Other projects may be longer in duration due to limited staffing, funding, or unexpected complications.

While the Plan presented is a ten-year plan, the Town Plan and Zoning Commission is responsible for overseeing its implementation. In that capacity, the Town Plan and Zoning Commission intends to review the implementation summary at least once a year to assess the progress that is being made to consider whether the target to complete various actions should be adjusted. It is also recommended that the Town Council establish a POCD Implementation Committee including membership from key Boards and Commissions that would meet quarterly to assist the Planning and Zoning Commission to oversee implementation of the Plan.

Many of the Plan's strategies and actions will have costs associated with their initiation and implementation. This Plan's recommendations have been carefully considered and its recommended goals, strategies, and actions are intended to directly contribute to the long-term sustainability of Bloomfield. Lead organizations should also seek to identify outside funding sources such as state, regional, and private grants to fund or subsidize initiatives.

## Implementation Summary Tables

The implementation summary provided on the following pages organizes the goals and strategies presented in the previous sections of this Plan into a series of tables that may be used as a stand-alone reference. Within the summary tables on the following pages, the Plan's strategies and supporting action items are identified. Actions are classified as high, medium, or low priority. This provides guidance regarding which actions should be pursued in the near term and the sense of urgency surrounding the pursuit of specific actions and strategies.

The implementation tables also identify the responsible entity for advancing the actions recommended by this Plan. Those entities vary from Town departments and divisions to boards and commissions and may include outside organizations. Partner entities are also identified in this summary and those entities are expected to provide valuable assistance in advancing the Plan's strategies. Success in achieving this Plan's goals will likely require additional strategies and actions to be implemented that are not yet known to the Town. As such, this implementation summary is intended to shape and guide progress towards this Plan's goals, but the measures necessary to achieve those goals are not limited to the recommendations provided here.

## How to Use the Tables

The following table is excerpted from the Natural Resources summary table for explanation purposes.

Natural Resources			
Goals, Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Goal 1: Strengthen environmental conservation efforts by implementing and expanding policies and programs that safeguard natural resources, promote sustainability, and combat climate change.			
Goal 2: Increase access to and encourage use of parks and open spaces by developing, maintaining, and enhancing recreational areas.			
Goal 3: Preserve valuable agricultural land through zoning regulations, conservation easements, and partnerships with local farmers, ensuring a sustainable and vibrant agricultural community.			
Goal 4: Foster community engagement and education on environmental issues through outreach, awareness campaigns, and educational programs, empowering residents to participate in conservation efforts and make informed choices.			
Strategy 1: Ensure that the Town's zoning regulations direct development towards areas that can support development without adversely impacting the Town's environmental resources.			
1.1 Maintain the Town's low density residential zoning districts as a means of limiting development in environmentally sensitive areas.	TPZ	P&Z	High
1.2 "Review the Town's land use regulations including zoning regulations, floodplain regulations, subdivisions regulations, and inland wetland regulations, to streamline those regulations and ensure that the regulations adequately protect environmental resources and encourage sustainable development. Amend the regulations as necessary, and expand protections as needed, in favor of environmental protection that is fully supportive of the goals of this Plan."	TPZ	IWWC/ P&Z	Medium



### *Lead and Partner Entities*

The offices, departments, divisions, boards, commissions, agencies, and outside organizations in the table at right are identified as lead or partner entities that will spearhead the recommendations of this Plan and assist with its implementation. Additional offices, departments, and outside organizations may also contribute to the implementation of this Plan, even if not specified within the implementation summary tables.

Entity	Abbreviation
Advisory Committee on Services to Persons with Disabilities	ACSPD
Assessor's Office	AO
Building and Land Use Department	BLU
Conservation, Energy & Environment Committee	CEEC
Department of Public Works	DPW
Design Review Board	DRB
DPW Engineering Division	DPWED
DPW Facilities Operations Division	DPWFOD
DPW Fleet Division	DPWFD
DPW Operations Division	DPWOD
Economic Development Commission & Development Agency	EDC&DA
Finance Department	FD
Housing Authority	BHA
Inland Wetlands & Watercourses Commission	IWWC
Local Road Safety Committee	LRSC
Parks & Recreation Committee	PR&LS
Parks, Recreation & Leisure Services	PR&LS
Planning and Zoning Division	P&Z
Police Department	BPD
Senior Services	SS
Social and Youth Services	SYS
Strategic Communications & Government Affairs	SCGA
Town Council	TC
Town Manager	TM
Town Plan & Zoning Commission	TPZ

## Natural Resources

### Goals

**Goal 1:** Strengthen environmental conservation efforts by implementing and expanding policies and programs that safeguard natural resources, promote sustainability, and combat climate change.

**Goal 2:** Increase access to and encourage use of parks and open spaces by developing, maintaining, and enhancing recreational areas.

**Goal 3:** Preserve valuable agricultural land through zoning regulations, conservation easements, and partnerships with local farmers, ensuring a sustainable and vibrant agricultural community.

**Goal 4:** Foster community engagement and education on environmental issues through outreach, awareness campaigns, and educational programs, empowering residents to participate in conservation efforts and make informed choices.

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 1: Ensure that the Town's zoning regulations direct development towards areas that can support development without adversely impacting the Town's environmental resources.			
1.1 Maintain the Town's low density residential zoning districts as a means of limiting development in environmentally sensitive areas.	TPZ	P&Z	High
1.2 Review the Town's land use regulations including zoning regulations, floodplain regulations, subdivisions regulations, and inland wetland regulations, to streamline those regulations and ensure that the regulations adequately protect environmental resources and encourage sustainable development. Amend the regulations as necessary, and expand protections as needed, in favor of environmental protection that is fully supportive of the goals of this plan.	TPZ	IWWC/ P&Z	Medium
Strategy 2: Prioritize the protection and acquisition of undeveloped land and improve linkages between existing open space properties.			
2.1 Prepare an open space plan that identifies priority properties for conservation and acquisition.	CEEC	TPZ	Medium
2.2 Consider funding opportunities, through grants, donations of open space, and capital budgeting for the strategic acquisition of undeveloped land for the purposes of conservation.	TC	CEEC	Medium
2.3 Partner with outside organizations such as the Traprock Ridge Land Conservancy, Auerfarm, Ironwood Community Partners to expand the supply of protected open space in Bloomfield and enhance the spaces that are already present.	TC	CEEC	Low
2.4 Identify potential open space linkages that could be provided through the acquisition of land and/or development of greenway networks on public and private properties and prioritize the acquisition of properties that would link existing protected open space properties and foster improved intertown connections.	TC	CEEC	Medium
2.5 Consider funding strategies for improving and maintaining Town-owned conservation properties.	TC	CEEC	Medium
2.6 Prioritize the acquisition of properties that would link existing protected open space properties and foster improved intertown connections.	CEEC	TC	Medium
2.7 Pursue State grants for the acquisition of open space.	TM	CEEC	Medium

## Natural Resources

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 3: Adopt and implement low impact policies and practices.			
3.1 Review and amend the Town's Zoning and Subdivision Regulations to ensure that the Regulations encourage or require Low Impact Development (LID) practices in new developments.	TPZ	DPW	Medium
3.2 Work towards the adoption of sustainable practices at Town parks and facilities such as capturing rainwater for irrigation use, encouraging use of pervious pavement, reducing water usage, reducing the use of chemicals on athletic fields, improving recycling, and reducing solid waste.	PR&LS	DPWED	Medium
Strategy 4: Continue the oversight and protection of environmentally sensitive areas and ensure trees are adequately protected .			
4.1 Continue to adequately staff departments and commissions with land use functions and provide sufficient resources to carry out their duties.	TC	FD	High
4.2 Work with property owners to encourage the permanent protection of sensitive portions of their properties such as riparian buffers and forest areas with voluntary conservation easements. Consider the use of tax incentives to encourage the voluntary establishment of conservation easements.	CEE	TC	Low
4.3 Enhance existing policies and regulations to ensure that the tree canopy in Bloomfield is preserved and increased	TPZ	CECC	Med
4.4 Obtain Tree City U.S.A. designation	CEEC	TC	Low
Strategy 5: Actively work towards protecting and improving water quality of the Farmington River and other waterways in the Town.			
5.1 Conduct a public campaign to reduce litter and pollution into the Town's brooks and rivers.	BPD	IWWC	High
5.2 Review the Town's Zoning Regulations for opportunities to include riparian zone requirements and restrictions for developments in proximity of the Town's rivers and brooks.	TPZ	IWWC	Low
Strategy 6: Improve stewardship of forests and tree canopy on Town-owned open space and rights-of-way.			
6.1 Seek the assistance of a university forestry program to develop a forest management and invasive species control plan for all Town-owned open space and forests.	CEEC		Low
6.2 Continue to allocate financial resources towards forestry so as to adequately respond to the need for forest and roadside tree maintenance and removal.	TC	FD	High



## Natural Resources

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 7: Continue to promote sustainable stormwater management and floodplain management to be resilient and adaptable to a changing climate.			
7.1 Continue to invest in stormwater infrastructure improvements throughout the Town as recommended by the Town's Stormwater Management Plan. Sustainable infrastructure improvements should be prioritized. Add stormwater projects to the Town's Capital Improvement Plan (CIP).	DPWED	TC	Medium
7.2 Review and evaluate the Town's floodplain zoning regulations to ensure consistency with FEMA recommended model ordinances.	TPZ	IWWC	Low
Strategy 8: Expand and improve the Town's trail system to better connect open space properties and connect Bloomfield to trail networks in surrounding Towns and improve access to and promotion of trail system.			
8.1 Work with Connecticut Forest & Park Association, land trusts, and neighboring towns to improve trails in the Town and connections to surrounding towns.	CEEC	DPW	Medium
8.2 Support development of the East Coast Greenway as recommended by the 2024 East Coast Greenway Gap Study.	TC	P&Z	High
8.3 Develop pathways and park connections as recommended by the 2014 Bloomfield Parks Masterplan.	PR&LS	DPWED	Medium
8.4 Keep trails information up to date on the Town website and make trails information available through apps.	CEE	SCGA	Low
Strategy 9: Provide site improvements to open space properties to ensure proper stewardship of those properties and to improve access by the public.			
9.1 Make Town open space lands more accessible to public by: creating new trails, marking existing trails and boundaries, building bridges and boardwalks, placing signage, improving accessibility, and developing parking areas.	DPWED	CEEC	Medium
9.2 Identify improvements and maintenance needed at Town-owned open space properties and produce a summary and list of needs.	DPWED	CEEC/ PR&LS	Low

## Housing

### Goals

**Goal 1:** Improve housing affordability by promoting diverse housing options, incentivizing affordable housing development, and offering the full range of property tax relief authorized by CT General Statute.

**Goal 2:** Ensure sustainable development by amending the zoning regulations to direct development towards areas currently served by infrastructure and transit services.

**Goal 3:** Maintain the unique character of the Town Center while accommodating density through thoughtful urban planning, design standards, and preservation initiatives.

**Goal 4:** Empower local control in advocating for housing affordability through community-led programs, partnerships with housing advocates, and policies that address the specific needs of Bloomfield residents.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Implement the zoning recommendations of Bloomfield's 2023 Affordable Housing Plan.			
1.1 Revise the zoning regulations to include language regarding multi-family and low- and moderate-income housing or inclusive zoning	TPZ	P&Z	High
1.2 Consider removing this increased lot size provision for two-family dwellings and allow two-family dwellings on lots that meet the minimum lot size for the zoning district—provided on-site parking and other site development requirements can be accommodated.	TPZ	P&Z	High
Strategy 2: Maintain and increase the supply of housing designed for or occupied by seniors.			
2.1 Revise zoning regulations to allow for the development of, or conversion to, multi-generational housing that provides shared living areas for multiple generations of a family in appropriate residential districts.	TPZ	P&Z	Medium
2.2 Consider a revision to the Zoning Regulations to allow for the development of age-restricted housing and assisted living facilities in more zoning districts across the Town.	TPZ	P&Z	High
2.3 Continue to expand support services to assist seniors to age in place.	SYS	SS/ ACSPD	Medium
Strategy 3: Promote affordable home ownership opportunities and participation in property tax rebate programs.			
3.1 Provide residents, real estate professionals, and other stakeholders with information on CHFA mortgages and other financing options for lower income and first-time homeowners.	SYS	SCGA	Medium
3.2 Promote the State property tax rebate program for limited income seniors and the disabled by distributing information and providing assistance with applications.	SYS	SS/ ACSPD	Medium
3.3 Engage local advocates and create partnerships with community-led programs to distribute information about CHFA financing programs and property tax rebate programs.	TC	SYS	Medium
3.4 Establish and implement the Bloomfield Affordable Housing Trust Fund	TC	P&Z	High

## Housing

Strategies and Actions		Lead Entity	Partner Entity	Priority Level
Strategy 4: Support the diversification of the Town's housing stock without adversely impacting single-family neighborhoods by providing adequate zoning controls.				
4.1	Ensure that the Zoning Regulations direct higher density housing towards areas such as the Town Center that have the infrastructure to support such development.	TPZ	P&Z	High
4.2	Provide additional design standards and/or guidelines for multifamily development to ensure that development is not adversely impactful to adjacent single-family residential properties or districts.	TPZ	P&Z	Low
4.3	Review Town-owned land to identify potential for sale of Town land for development as senior and/or affordable housing.	TC	TM	Medium



## Economic Growth

### Goals

**Goal 1:** Expand the Town's economic base and attract businesses by offering targeted incentives and building partnerships.

**Goal 2:** Enhance Bloomfield's attractiveness and competitiveness by investing in cultural resources such as parks, cultural events, and through the promotion of Bloomfield's unique offerings.

**Goal 3:** Achieve sustainable and community-sensitive development by better regulating land use through the Town's zoning regulations and other relevant policies.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Foster an environment that is supportive of economic development and provides opportunities for the growth and development of small and large businesses in the Town.			
1.1 Continue to streamline the Town's business permitting and licensing processes to be efficient, effective, and expeditious.	BLU	EDC&DA	High
1.2 Work with local banks, SBA lenders, and Community Development Financial Institutions (CDFIs) to promote existing small business lending and micro-lending programs.	EDC&DA		Medium
1.3 Encourage the expansion of high-speed broadband coverage and gigabit internet access across the Town.	EDC&DA		Low
1.4 Ensure that members are appointed to the TIF Advisory Committee and that the committee is fully functional	TC	BLU	High
1.5 Work to partner with the Bloomfield Chamber of Commerce for business attractions and retention	BLU	EDC&DA	
Strategy 2: Develop a campaign and communications that promotes Bloomfield as a place that is friendly to business.			
2.1 Develop a strategic communications and engagement plan for the Town.	SCGA	TC	High
2.2 Continue to provide and evolve regular communications and promotion of economic development activity in the Town through multiple media platforms.	SCGA	EDC&DA	Medium
2.3 Conduct economic development marketing efforts including, providing information on available commercial and industrial properties, an overview of Bloomfield's strengths and assets, and print and digital materials.	EDC&DA	BLU	Medium
2.4 Remain active with the Metro Hartford Alliance to actively promote Bloomfield and distribute promotional materials and information.	EDC&DA		Low
Strategy 3: Review and update, as appropriate, the Town's mixed-use, commercial, and industrial zone regulations to ensure that the regulations provide sufficient flexibility to allow development that responds to current and future market conditions.			
3.1 Consider reducing permit requirements for selective low-impact uses in the zoning regulations from a special permit requirement to a Zoning Signoff or Administrative Signoff.	TPZ	P&Z	High
3.2 Review zoning regulations to ensure that they are supportive of the development of an adequately wide range of commercial uses in commercial zoning districts.	TPZ	P&Z	Medium
3.3 Analyze the Town's existing industrial zoning districts to determine if allowable uses, building heights, parking and loading requirements, and constraints on building size or footprints are in line with today's industrial/manufacturing/distribution standards.	TPZ	P&Z	Medium

## Economic Growth

Strategies and Actions		Lead Entity	Partner Entity	Priority Level
Strategy 4: Focus economic development efforts on major commercial corridors such as Route 218 (Cottage Grove Road) and Blue Hills Avenue.				
4.1	Consider conducting a corridor study for Cottage Grove Road, Blue Hills Avenue, and/or Tobey Road/Granby St to help align economic development priorities with needed infrastructure improvements to adequately support future growth and to plan growth and redevelopment of these areas.	P&Z	EDC&DA DPW, TC	High
4.2	Review parking requirements for potential reductions to requirements that may allow for infill development in existing parking lots.	TPZ	P&Z	Medium
4.3	Review zoning regulations to ensure that the regulations support desirable land uses and site design and provide opportunities for housing development without displacing commercial uses.	TPZ	P&Z	Medium
Strategy 5: Continue to invest in Bloomfield Center and facilitate the redevelopment of properties and development of mixed-use commercial and residential projects.				
5.1	Fully support conducting the Bloomfield Center Plan, which is anticipated to be completed in 2025.	TC	EDC&DA /P&Z	High
5.2	Conduct streetscape and public realm improvements in the Town Center as recommended by the future Bloomfield Center Plan.	DPWED		Medium
5.3	Join the Connecticut Main Street Center Main Street Program to provide additional resources for Town Center improvements.	EDC&DA	TC	Low

## Mobility

### Goals

**Goal 1:** Expand multi-modal mobility and community well-being by developing greenways and pathways, expanding and improving sidewalks, and developing bicycle facilities.

**Goal 2:** Improve access to transit and work with CT Transit to improve transit service in Bloomfield.

**Goal 3:** Manage traffic congestion and improve traffic safety by strategically implementing intelligent traffic management systems, road improvements, and safety enhancement projects.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Improve access to CT Transit bus routes			
1.1 Provide additional bus shelters and waiting/drop-off areas.	DPWED		Medium
1.2 Work with CT Transit to provide more local stops on routes that currently serve Bloomfield.	P&Z		Low
Strategy 2: Improve traffic operations across the Town.			
2.1 Improve the Town's traffic operations by updating traffic signal infrastructure and technology at intersections that experience a low level of service.	DPWED		Medium
2.2 Coordinate with CTDOT to ensure that needed improvements on State roadways or at intersections of State roadways are addressed with a focus on the Cottage Grove & Blue Hills Ave intersection and the Town Center.	DPWED		Medium
Strategy 3: Strategically improve transportation infrastructure across the Town.			
3.1 Continue to pursue State and Federal funding for local bridge maintenance and repairs.	DPWED		High
3.2 Integrate Low Impact Design (LID) measures in transportation infrastructure projects as feasible.	DPWED		Medium
3.3 Conduct a pavement conditions survey and management plan to address outstanding needs in pavement conditions of the Town's roads.	DPWED		Medium
3.4 Seek grants for the improvement of streetscapes in the Town Center consistent with the Landscape and Hardscape Design Guidelines of the Complete Streets Masterplan.	DPWED		Low

Mobility			
Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy 4: Improve bicycle and pedestrian connectivity across the Town.			
4.1 Take actions as recommended by the Town's Complete Streets Policy (adopted in 2021) including the following: Each department and board shall update their documentation, specifications, permits, codes, manuals, applications, regulations, review checklists, and operating procedures as necessary.	TPZ	DPWED	High
4.2 Provide bicycle racks at locations across Town such as the Town Center, schools, and parks.	DPWED		Medium
4.3 Continue to improve roadways to provide bicycling routes and facilities as recommended by the 2014 Parks Masterplan and the 2021 Complete Streets Masterplan.	DPWED	CEE	Medium
4.4 Continue to improve sidewalks across the Town and make accessibility improvements.	DPWED		Medium
4.5 Seek grants and provide funding for an expansion of the Town's sidewalk network.	DPWED		Medium
4.6 Identify priority intersections across Town for improving pedestrian crossings and provide improvements to pedestrian crossings as needed including ADA enhancements, crosswalk markings, signage, signal enhancements, and lighting enhancements.	DPWED		Medium
4.7 Expand trail and greenway connections across the Town as recommended by the 2014 Parks Masterplan and the 2021 Complete Streets Masterplan.	DPWED	PR&LS	Medium
4.8 Complete the gap in the East Coast Greenway between the Bloomfield Greenway and Hartford and recommended by CRCOG's East Coast Greenway Gap Analysis Study.	DPWED	PR&LS	Medium
4.9 Consider applying for Bicycle-Friendly community status.	TC	PR&LS	Low
Strategy 5: Accommodate emerging transportation modes and technologies.			
5.1 Seek funding to provide electric vehicle charging infrastructure at Town facilities and where they may be required to support electric vehicle fleets.	DPWED		Medium
5.2 Review zoning regulations and amend as necessary to require the provision of bicycle parking and electric vehicle charging as appropriate.	TPZ	P&Z	Medium
5.3 Investigate the best options for improving efficiency and reducing environmental impact of Town vehicles.	DPWFD		Low
Strategy 6: Continue to address safety issues across Bloomfield's transportation system.			
6.1 Pursue grant funding, as available, to provide safety enhancements at high-crash areas.	DPWED		Medium
6.2 Submit an application to CTDOT for a road safety audit of the Town Center area.	DPWED		High
6.3 Continue to work with CTDOT to ensure that safety enhancements are made to high-crash locations on State highways in Bloomfield.	DPWED		Medium
6.4 Fund the Town's Traffic Calming Program and implement traffic calming measures as detailed in the Traffic Calming Manual.	DPWED	TPZ/ LRSC	Medium



## Facilities & Services

### Goals

**Goal 1:** Continue to properly maintain and optimize management and investment in town facilities to ensure fiscally and environmentally sustainable investments that will best serve the needs of residents now and in the future.

**Goal 2:** Promote and expand participation in the Town's recreation and social programs and offerings to foster a sense of belonging and well-being among residents.

### Strategies and Actions

Strategy 1: Continue to fund and implement Town capital projects and investments consistent with the projects and priorities identified in the Town's Capital Improvement Plan (CIP) and subject to the availability of funding resources. Annually update the CIP in consideration of dynamic changes and to address goals, strategies and actions recommended in this POCD.

1.1 Update the Town's CIP on an annual basis. In the next CIP update, consider adding projects to the CIP that address the goals, strategies, and actions of this plan.

TC

FD

High

1.2 Create and fund a grants match account to provide grants matching funds that will increase the opportunity to secure grant funds to fund projects in the CIP or otherwise recommended in this POCD.

TC

FD

Medium

Strategy 2: Preserve, enhance, and maintain parks and recreational facilities and promote and expand recreation and social programs.

2.1 Conduct playscape, athletic field, and athletic court replacement and refurbishment as directed by the 2014 Parks and Recreation Masterplan to ensure better conditions.

PR&LS

DPW

Medium

2.2 Expand and enhance trails and paths within and connecting parks with the aim of connecting the Town's parks and open spaces with a connected network as recommended by the 2014 Parks and Recreation Masterplan.

PR&LS

DPW

Medium

2.3 Make accessibility improvements at parks including pathway upgrades and accessible playgrounds to ensure full access.

PR&LS

DPW/  
ACSPD

Medium

2.4 Continue to promote social and recreational programs through multiple media including the Town's website, email blasts, and social media.

PR&LS

SCGA

Medium

Strategy 3: Commit to achieving the vision of Bloomfield's 2021 Climate Emergency Resolution to achieve the objective of no Town greenhouse gas emissions by the end of 2030.

3.1 Decrease energy use across the Town's facilities and equipment by improving the Town's fleet inventory, efficiency, and fuel type; conduct interior lighting upgrades; implement power down policies; convert street lights and signals to LED, upgrade HVAC equipment, and adopt and implement Green Building Standards.

DPWFOD

High

3.2 Transition to renewable energy sources by supporting the development of solar & wind energy systems; clean heating & cooling technology; and engaging in Renewable Power Purchase Agreements (PPA).

DPWFOD

Medium

3.3 Maximize carbon sequestration, reduce stormwater runoff, and reduce cooling requirements by developing green roofs on municipal facilities.

DPWFOD

Medium

## Facilities & Services

Strategies and Actions	Lead Entity	Partner Entity	Priority Level
Strategy4: Prioritize the conservation of water and improvement of Bloomfield's drinking water distribution system.			
4.1 Continue coordination with MDC to improve and replace water mains across the Town.	DPWED		Medium
4.2 Implement water saving measures across Town properties and facilities as a means of reducing Town drinking water usage.	DPWFOD		Low
4.3 Promote the adoption of best management practices and the use of green infrastructure as a means of reducing the use of drinking water supply for irrigation. Implement measures at Town properties and include regulations and guidelines within the Town's zoning regulations.	DPWFOD	PR&LS	Low
Strategy 5: Prioritize improvement to and maintenance of Bloomfield's wastewater, power, and natural gas infrastructure.			
5.1 Continue coordination with MDC to improve and replace sewer mains across the Town and address inflow and infiltration issues across the wastewater collection system.	DPWED		Medium
5.2 Consider a requirement that new developments be connected to electricity via buried utility lines to increase resiliency	TPZ	BLU	Medium
Strategy 6: Proactively work towards obtaining and securing funding through the Infrastructure Investment and Jobs Act (IIJA) and other grant funding sources as a means of financing needed improvements to Town facilities and infrastructure.			
6.1 Work across Town departments to identify projects eligible for funding under the Infrastructure Investment and Jobs Act and other funding sources.	TM	TC	High
6.2 Work across Town departments and with State agencies to prepare grant applications and request for funding including through the Infrastructure Investment and Jobs Act and other relevant grant programs.	TM	TC	Medium
Strategy 7: Monitor water quality and conduct enforcement in accordance with the Town's Stormwater Management Plan and Illicit Discharge Detection and Elimination Program.			
7.1 Ensure that the Department of Public Works has the resources necessary to carry out implementation and enforcement of the Illicit Discharge Detection and Elimination Program.	TC	DPWED	Medium
7.2 Conduct monitoring related to outfall screening, inventory and mapping discharges to impaired waters, follow-up investigations where illicit discharges were identified and annual monitoring of priority outfalls as described by the Town's MS4 General Permit.	DPWED		Medium
Strategy 8: Conduct a Town facilities and properties study to identify facility space needs, capital improvement needs, and maintenance needs across all Town facilities.			
8.1 Identify existing and future facility improvement and maintenance needs, specifically at Town Hall	DPWFOD		Medium
8.2 Prioritize improvement of facilities in accordance with the goals and objectives of the Town's 2022 Climate Emergency Energy Plan.	DPWFOD	CEE	Medium
8.3 Continue work towards development of a new and/or expanded Police Department.	BPD	DPWFOD	Medium
8.4 Work towards digitizing all historically approved plans, and require the digital submission of all newly submitted plans.	TPZ	BLU	Medium

## Cultural Resources

### Goals

**Goal:** Preserve and protect the Town's cultural resources so as to protect these unique resources that contribute to the Town's identity and sense of place.

### Strategies and Actions

	Lead Entity	Partner Entity	Priority Level
Strategy 1: Provide continued support for the promotion and protection of historic resources in Bloomfield.			
1.1 Promote public awareness and appreciation of local historic resources through the development of print materials, online content, and on-site signage.	BLU	EDC&CA	Low
1.2 Develop an inventory and assessment of all historic properties and cultural resources in the Town including cemeteries, greens, residential and commercial structures, and other cultural sites.	P&Z		Medium
1.3 Work with owners of historic properties to add properties to the National Register of Historic Places, whether individually listed or as part of a new district.	P&Z		Low
1.4 Provide resources and guidance for the preservation of historic structures and ensure that the Design Review Board considers the historic attributes of properties when reviewing applications.	P&Z	DRB	Low
1.5 Consider Certified Local Government status through the state to allow for grant access.	P&Z	TC	Medium
Strategy 2: Allow for the reuse of historic properties and ensure the preservation of historic properties when re-used or when redeveloped.			
2.1 Encourage maintenance of the architectural integrity of historic and architecturally significant sites, buildings and structures when adapted for reuse for commercial, industrial or residential purposes.	TPZ	P&Z	Low
2.2 Amend the zoning and subdivision regulations to encourage the preservation and reuse of historically significant structures within proposed developments.	TPZ	P&Z	Medium
Strategy 3: Develop a marketing campaign for Bloomfield that features and promotes its cultural resources.			
3.1 Develop branding and print materials that promote Bloomfield's cultural resources.	SCGA		High
3.2 Establish a unified presence on social media to promote Bloomfield's cultural resources.	SCGA		High
Strategy 4: Provide continued support for the Town's farms to help ensure their continued operation.			
4.1 Develop and maintain an inventory of active farms in Bloomfield including acres farmed, number of people employed by these farms and agricultural businesses, and other information pertinent to the economic value of Bloomfield's agricultural and related products.	P&Z	CEE	High
4.2 Engage in a dialogue with local farmers to identify additional zoning amendments to encourage the preservation of local farms, including by expanding definitions of farming related uses.	P&Z	TPZ	Medium
4.3 Continue to allow farming on town-owned land and leased land.	TC		Medium
4.4 Review and revise the zoning regulations as appropriate to allow farms to engage in accessory uses that are complementary to the principal use of a farm such as agritourism.	TPZ	P&Z	Medium
4.5 Consider establishing an agriculture commission or committee.	TC		Low
4.6 Encourage participation in the PA490 program, which provides property tax release for agricultural properties.	P&Z	AO	Low
4.7 Consider establishing an agricultural zoning district that protects land for farms and agricultural uses.	TPZ	P&Z	Low

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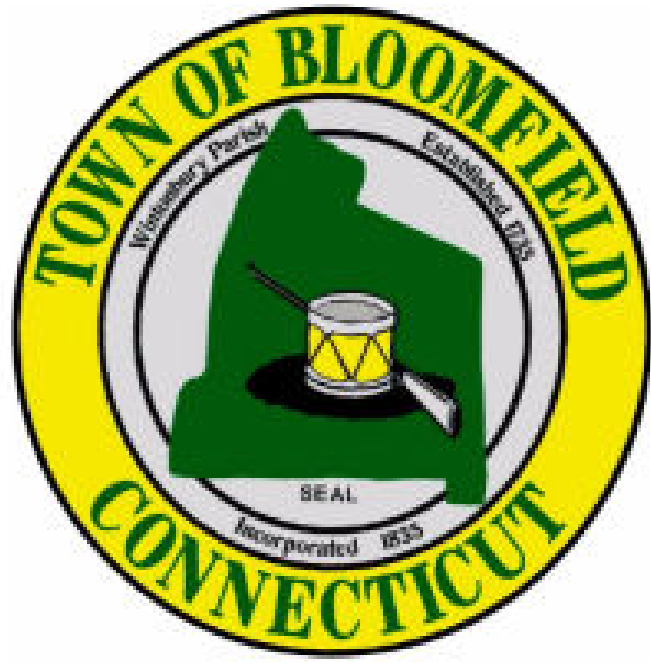




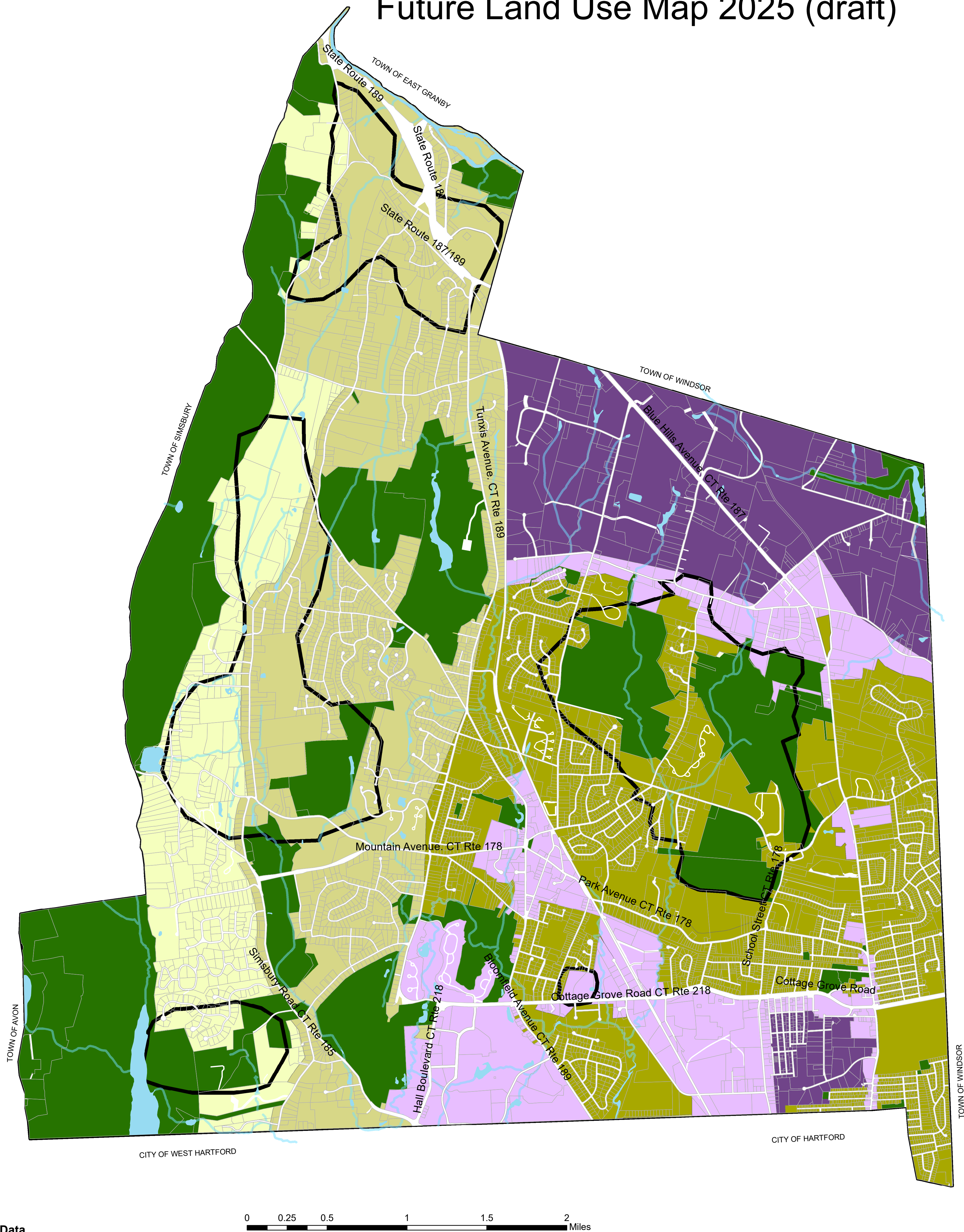
PLAN

**BLOOMFIELD**





# Future Land Use Map 2025 (draft)



**Low Density Residential**  
Preservation of open space is the top priority for these areas. Single-family homes are present and permitted on medium to large lots. Agricultural and similar low-intensity uses are permitted in these areas. Properties in this area are generally located outside of sewer and water service areas and have limited transportation options.

**Medium Density Residential**  
These areas are comprised mostly of single-family homes located on small to medium size lots and may include sites that are developed with cluster housing. May include housing for seniors including age-restricted housing and assisted living facilities. These areas may also be home to institutional uses such as schools, churches and Town facilities that serve residents. These areas are typically located within sewer and water service areas and are located in proximity to major transportation corridors and transit routes.

**High Density Residential**  
These areas are comprised of small-lot single family homes and some two-family homes and may include sites that are developed with cluster housing. These areas may also be home to institutional uses such as schools, churches and Town facilities that serve residents. These areas are typically located in proximity to major transportation corridors and transit routes and are within the Town's sewer and water service areas.

**Mixed-Use**  
These areas are intended to accommodate medium to high density mixed-use development within existing sewer and water service areas. They allow for a range of uses including commercial, residential uses, and institutional uses. These areas are located in proximity to major transportation corridors and are often located around the intersection of major transportation corridors.

**Industrial**  
These areas include a range of industrial, technology, and office land uses. These areas are located within or in proximity to sewer and water service areas.

**Parks and Protected Open Space**  
These areas are comprised of Town- and State-owned parks and open space, open space held by land trusts, and open space held by the Metropolitan District (MDC).

**Waterbody**  
Includes brooks, streams, rivers, ponds, and lakes.

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Industrial
- Mixed Use
- Parks & Protected Open Space
- Waterbody
- Bloomfield Center District
- Potential Agricultural Clusters