

BLOOMFIELD TOWN COUNCIL

GOVERNANCE, POLICY & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a regular meeting of the above-mentioned subcommittee held on Wednesday, January 7, 2026, at 6:00 p.m. in a hybrid meeting format via the Zoom webinar virtual platform. The in-person location was Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee Members present: *In-person:* Mayor Anthony Harrington, Chair; Councilor Todd Cooper, Vice - Chair; Councilor Joseph Merritt (6:11pm); Councilor Suzette DeBeatham-Brown

Committee Members absent: Councilor Darrell Goodwin

Also present: *In-person:* Alvin D. Schwapp, Jr., Town Manager; Sharron Howe, Deputy Town Manager; Latonia Tabb, Clerk of Council; India Rodgers, Director of Operations & Communications; Darrell Hill, Chief Financial Officer; Jon Colman, Director of Building & Land Use, Warren Plummer, Director of Information, Technology and Innovation; *via Zoom:* Deputy Mayor Cindi Lloyd; David Melesko, Director Parks, Recreation, & Leisure Services; Annatouchur Kingland, Senior Administrative Assistant

The meeting was scheduled to begin at 6:00 p.m., however due to technical difficulties, the meeting was called to order at 6:21 p.m.

NEW BUSINESS

ROCKWELL PARK IMPROVEMENT PROJECT STATUS UPDATE

Mr. David Melesko, Director Parks, Recreation, & Leisure Activities, provided an update on the status of the Rockwell Park Improvement Project. During his presentation, Mr. Melesko reviewed Phases 1 and 2 of the park development and presented visual materials depicting the site layout and planned upgrades. Discussion included proposed equipment, artificial turf options, and the projected timeline for Phase 2 (see attached presentation).

A collegial discussion followed among Alvin D. Schwapp, Jr., Town Manager, Mayor Harrington, Councilor Cooper and DeBeatham-Brown with Mr. Melesko regarding the advantages and disadvantages of artificial versus natural turf, including considerations related to padding and installation. There was a brief discussion on Phase 2 regarding additional funding to complete the project.

DISCUSSION REGARDING BUSINESS DEVELOPMENT UPDATES

Mr. Jon Colman, Director of Building & Land Use, provided a comprehensive report covering the period from July 1, 2025, through December 31, 2025. (see report attached)

ADMINISTRATIVE REPORT

Mr. Schwapp, Jr. welcomed the return of Councilor DeBeatham-Brown and new Council member Darrell Goodwin. He reported his return from medical leave, and expressed appreciation for staff leadership during his absence, noting he will continue treatment with staff support as needed. He reported on the

Town's S&P credit rating downgrade from AA+ to AA due to delayed audits; stating corrective action is underway with the FY24 audit which is complete within the required 90-day budget period. Mr. Schwapp, Jr., also announced the Town's successful defense of litigation related to the FY26 referendum, with a possible appeal anticipated. He also provided updates relative to coordination with the State Department of Transportation (DOT) on a future bridge replacement near the library, ongoing oversight of the Prosser Library project, and promotion of new online Town and Senior Services newsletters.

PUBLIC COMMENTS

Andy Wilkinson, 522 Cottage Grove Road, provided background on his consulting work with Becon, Inc., which led to his transition to a full-time leadership role as the company prepares for significant long-term growth. He reported that Becon, Inc. anticipates a five-fold increase in staffing and operations over the next three years and is pursuing facility expansion, including leasing additional space and exploring the potential purchase of adjacent land to support permanent growth in Bloomfield. Mr. Wilkinson stated he was seeking guidance on connecting with appropriate Town partners to discuss future development opportunities that would benefit both Becon, Inc. and the Town.

APPROVAL OF MINUTES

It was moved by Councilor Cooper, seconded by Councilor Merritt, and voted unanimously to approve the meeting minutes of September 2, 2025, as written.

VOTE: **AYE:** T. Cooper, J. Merritt, A. Harrington
NAY: None
ABSTAIN: S.DeBeatham-Brown

The motion passes 3-0-1

ADJOURNMENT

It was moved by Councilor Merritt, seconded by Mayor Harrington and voted unanimously to adjourn the meeting at 7:24 p.m.



Rockwell Park SITE MATERIALS MEETING

December 16 2025

Presented by:

Ryan Deane, RLA

Thomas Swale, RLA

Delaney Pilotte, ASLA

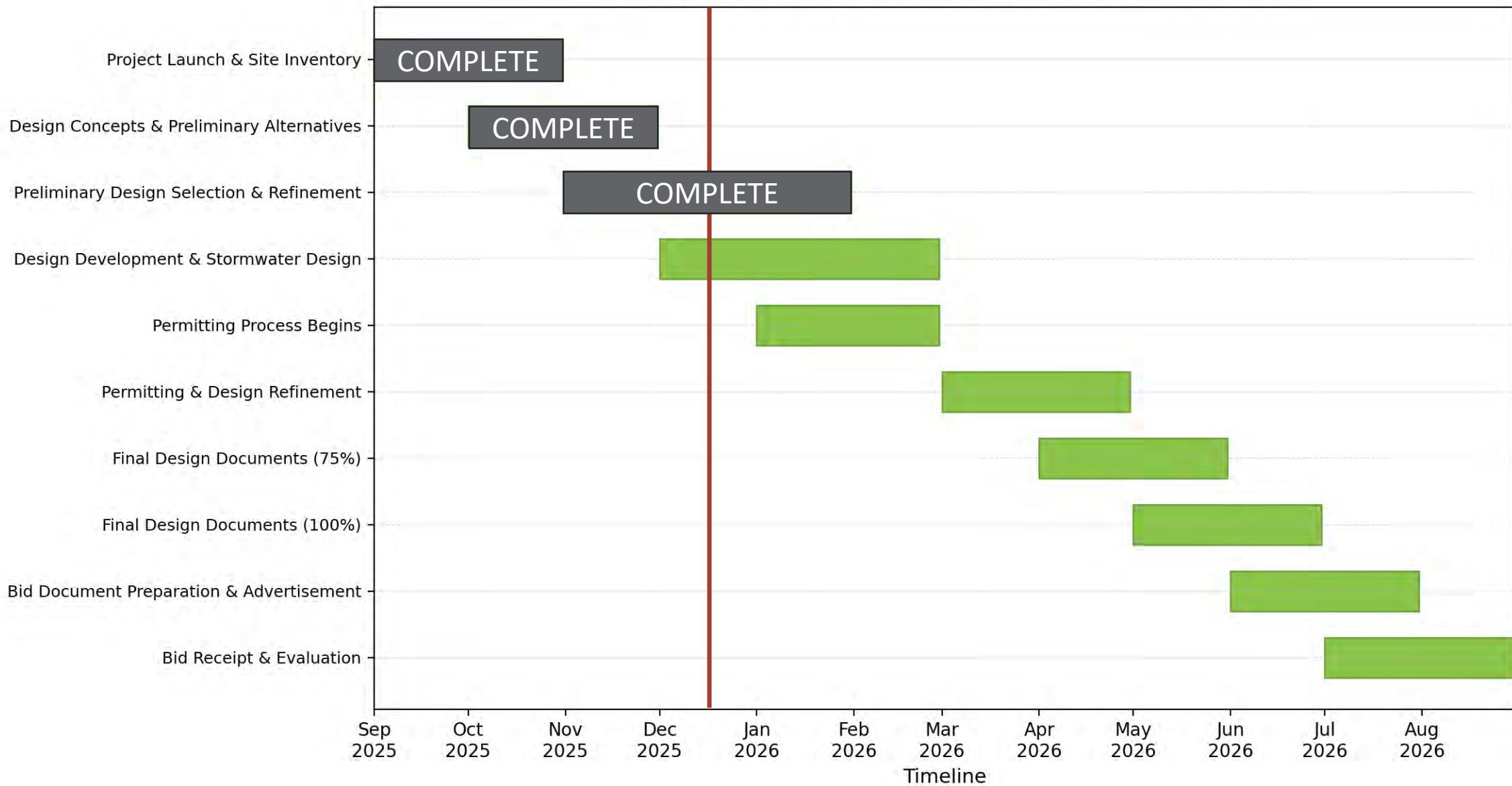
William Walter, PE, LEED AP

DRAFT

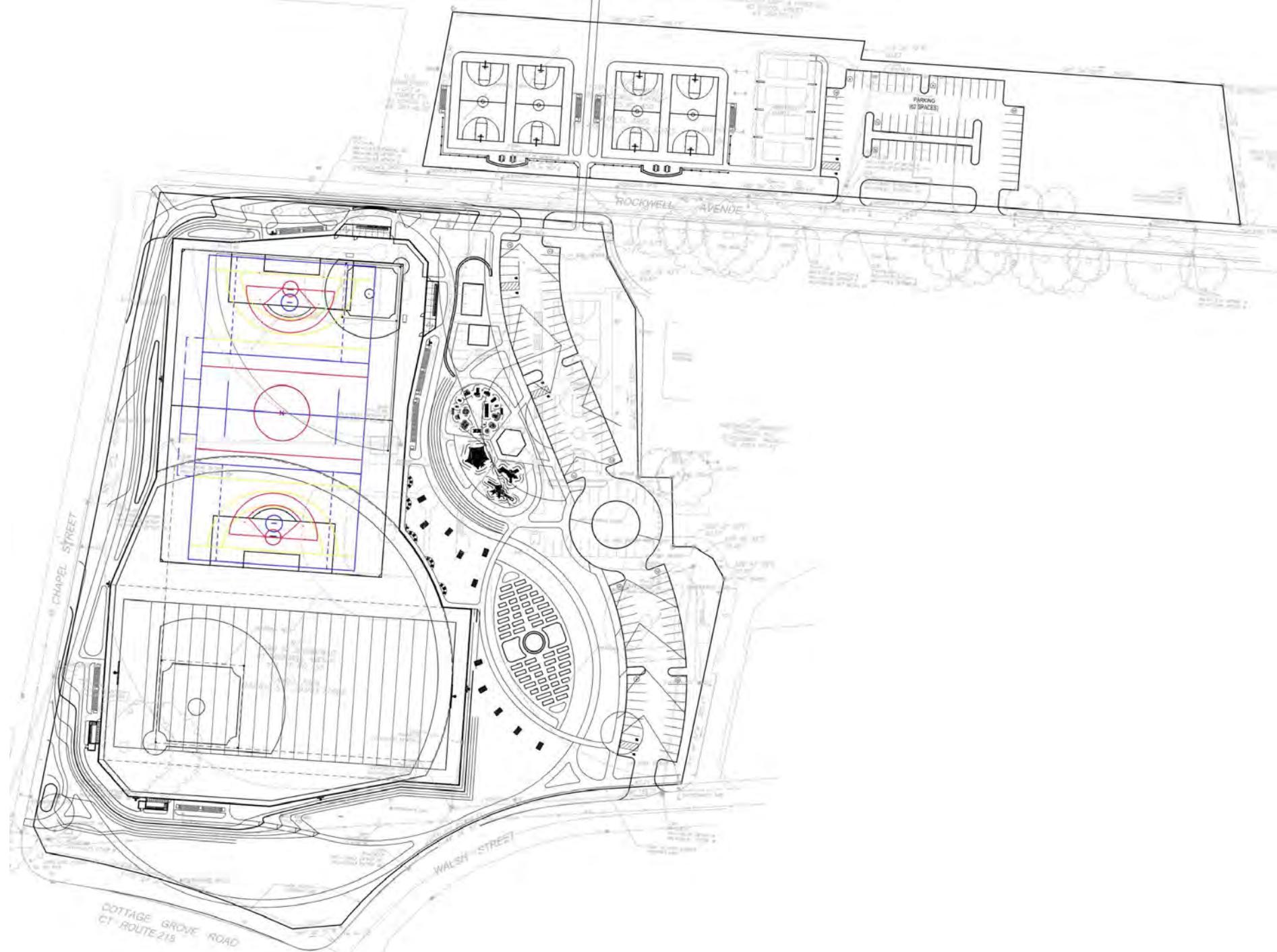
Agenda

- Schedule Check-In - Ryan
- Review of Plan Changes - Tom
- Planting Plan – Delaney
- Materials Discussion
- Permitting Documentation
- Next Steps

Rockwell Park Project - Updated Schedule



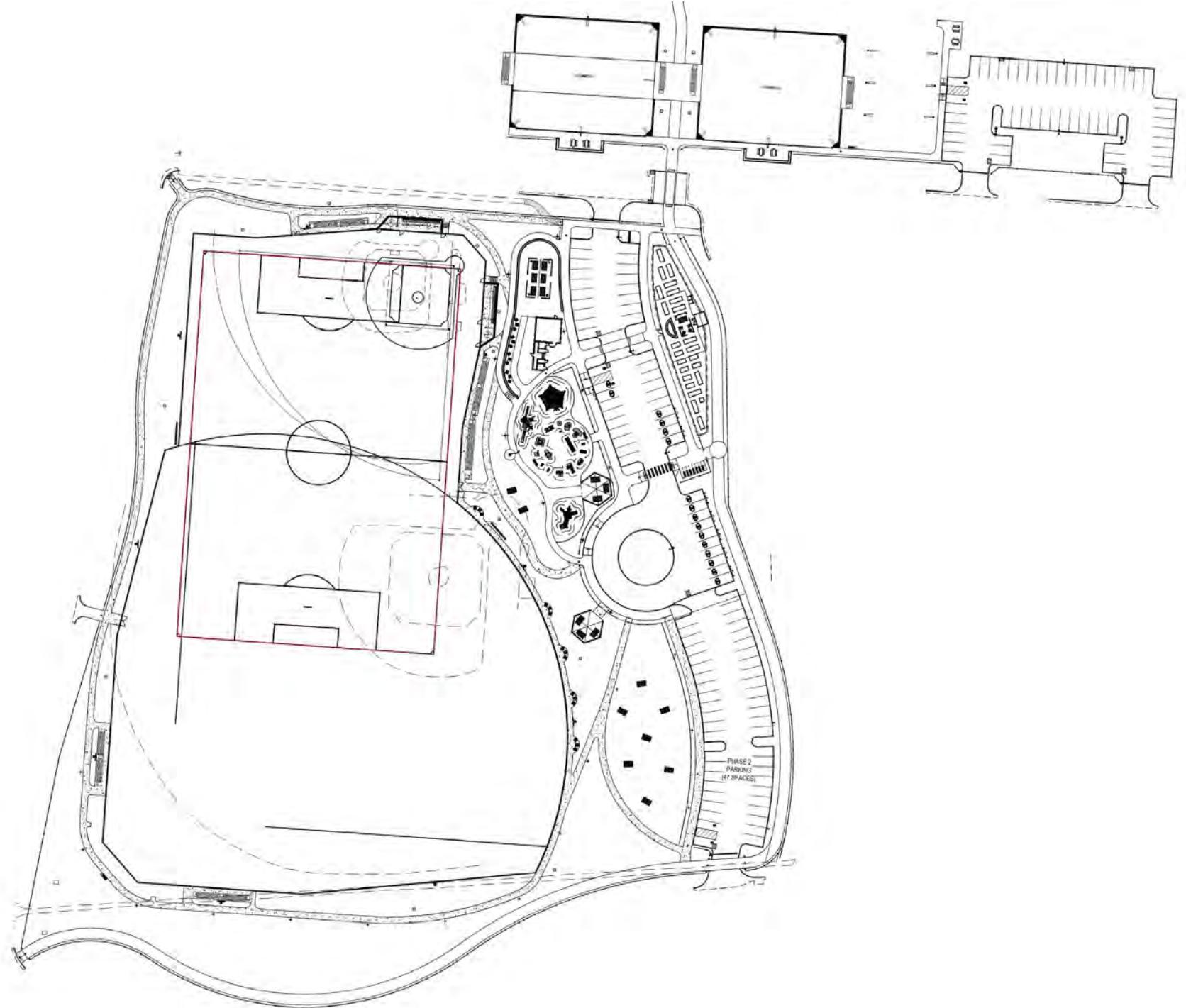
Plan #1



Plan #2



Current Plan



Current Plan





Planting Plan



Acer saccharum
'Fall Fiesta' / Fall
Fiesta Sugar Maple



Betula nigra
'Heritage' / Heritage
River Birch



Ginkgo biloba /
Maidenhair Tree



Liriodendron
tulipifera /
Tulip Tree



Thuja occidentalis
'Smaragd' /
Emerald Green
Arborvitae



Thuja occidentalis
'Sunkist' / Sunkist
Arborvitae



Thuja plicata
'Green Giant' /
Arborvitae



Amelanchier x
grandiflora 'Autumn
Autumn Brilliance'
Serviceberry



Hydrangea quercifolia
'Sike's Dwarf' / Sike's
Dwarf Oakleaf
Hydrangea



Rhus aromatica
'Gro-Low' / Gro-Low
Fragrant Sumac



Ilex glabra
'Compacta'



Juniperus horizontalis
'Prince of Wales'



Echinacea purpurea /
Coneflower



Phlox stolonifera /
Creeping Phlox



Rudbeckia fulgida /
Blackeyed Susan



Sporobolus
heterolepis / Prairie
Dropseed



DETENTION BASIN



BASIN MIX



BASIN MIX

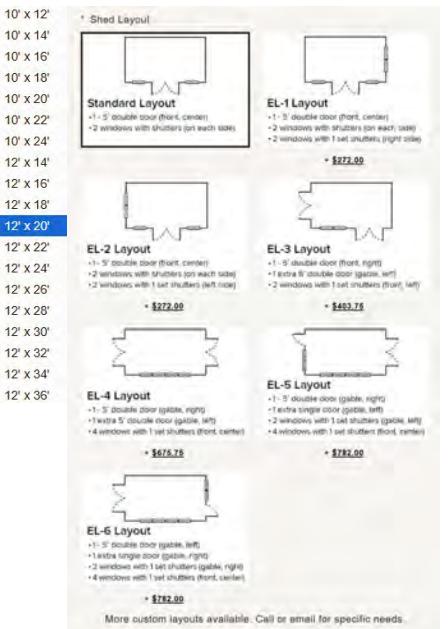


TURF SEED MIX

Community Garden



Garden Shed by Kloter Farms
Elite Cape Shed (T1-11)
10' x 12', Made to order



Classic Pergola by Fifthroom
Red Cedar wood
12' x 20'



Wood & Wire Garden Fence
example of contractor built from
schematic drawings



Wood Planters
example of contractor
built from schematic
drawings



Wood & Galvanized Steel
by Knotalotta Acres Craft
contractor built from PDF plans
4' x 4', 4' x 8' plans available



Wood & Galvanized Steel
contractor built
galvanized steel with wood cap
1-to-2-foot height, 4 to 24 feet long



Durable GreenBed
ship and assemble kits
wood chip/concrete composite
1-to-2-foot height, 4 to 24 feet long

Shade Structures

Select your Size	
10' x 10'	16' x 16'
10' x 12'	16' x 20'
10' x 14'	16' x 24'
10' x 16'	16' x 28'
10' x 18'	16' x 32'
10' x 20'	18' x 18'
12' x 12'	18' x 20'
12' x 14'	18' x 24'
12' x 16'	18' x 28'
12' x 18'	18' x 32'
12' x 20'	18' x 36'
12' x 24'	20' x 20'
14' x 14'	20' x 24'
14' x 16'	20' x 28'
14' x 18'	20' x 32'
14' x 20'	20' x 36'
14' x 24'	20' x 40'
14' x 28'	

A wooden ramada pavilion with a gable roof and exposed timber framing. It is situated on a paved base in a landscaped garden with a pond in the background.

Gable Roof Ramada Pavilion by Fifthroom
Shown above as 12' x 16' (20' x 36' on drawings)

Select your Size	
8' x 8'	14' x 14'
8' x 10'	14' x 16'
8' x 12'	14' x 18'
8' x 14'	14' x 20'
8' x 16'	14' x 24'
10' x 10'	14' x 28'
10' x 12'	16' x 16'
10' x 14'	16' x 20'
10' x 16'	16' x 24'
10' x 18'	16' x 28'
10' x 20'	20' x 20'
12' x 12'	20' x 24'
12' x 14'	20' x 28'
12' x 16'	20' x 32'
12' x 18'	20' x 36'
12' x 20'	20' x 40'
12' x 24'	

A wooden ramada pavilion with a single roof supported by four columns. It is situated on a paved base in a landscaped garden with a pond in the background.

Single Roof Ramada by Fifthroom
Shown as 12' x 16' (20' x 36' on drawings)



Dedecagon Pavilion by Fifthroom
26' x 26'



Octagon Pavilion by Fifthroom
26' x 26'

Restroom Buildings



Floor Plan Used in Site Plan

4 single-user cabins

Restroom Buildings

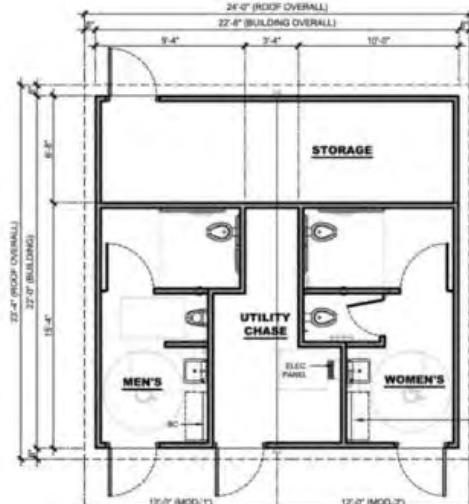


ELEVATION

SCALE: 1/8"=1'0"

24'-0" (DOOR OVERALL)

22'-0" (BUILDING OVERALL)



FLOOR PLAN

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES



PERSPECTIVE
(FINISHES SUBJECT TO CHANGE)

RESTROOM/ STORAGE BUILDING

SP-132-ST-2M
SPORTS PARK SERIES

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180 USERS/HR.



www.PublicRestroomCompany.com

501 BUSINESS PARKWAY

ASHTON, NEVADA 89423

T: 888-588-2010 F: 888-848-1448

BUYCARD 2019



Restroom/Storage Building

Public Restroom Company

prefabricate in 3 factories across USA

installed nationwide

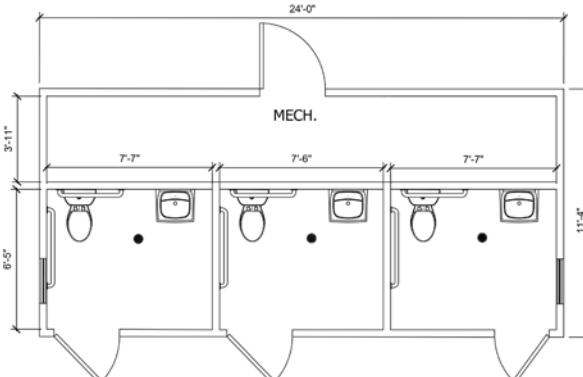
Restroom Buildings

ENVIRONMENTALLY-SUPPORTIVE FEATURES

Our restrooms offer the following Earth-friendly features:

- Solar power** – This option provides all the sun-generated power needed to run your facilities day in and day out. Solar powered features include:
 - Hot water** – uses the power of the sun to heat sinkwater;
 - Room heater** – A third solar panel provides indoor air heating. This heating is thermostatically controlled, meaning it adds heat only when you want it to;
 - Power conversion** – converts 12 volt DC solar power into 120 volt AC, allowing for conventional electrical elements;
- Rainwater collection** – We use collected rainwater to supplement the flush water supply;
- Water conservation** – We have engineered our restrooms to reduce water consumption up to 70% compared to conventional flush restrooms. Our toilets use as little as half a gallon of water per flush. We've added limited flow sink faucets and waterless urinals. In some environments, our restrooms can run off of rainwater collected from the roof.
- Minimal ground disturbance** – for a reduced environmental impact. Our installations produce minimal ground disturbance due to a small excavation footprint and eliminating all trenching.
- Low carbon concrete** – the production of traditional concrete is a major contributor to greenhouse gasses. When available, we use low carbon concrete.
- Carbon neutral** – emissions jeopardize us all in the long term, but unfortunately they are just a part of living our lives and can't be avoided completely. To do our part, Green Flush has partnered with [Terrapass](#) to help offset the carbon emissions our company produces. Terrapass offsets carbon emissions with solar farms, methane digesters, as well as planting trees.
- Earth-friendly waste disposal** – sewage is hauled to a waste disposal facility, and we have safeguards so that waste never spills on-site. Septic systems by contrast can overflow and contaminate the environment. Ours never will.

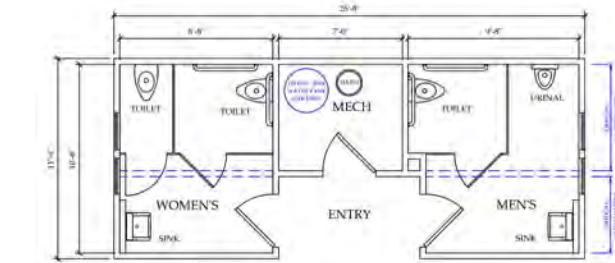
As is the case with all flush toilets, our models keep sewage odors out of the inside and outside environments, keeping the natural setting smelling the way it is supposed to.



Single User Cabins



Modular Basement Option

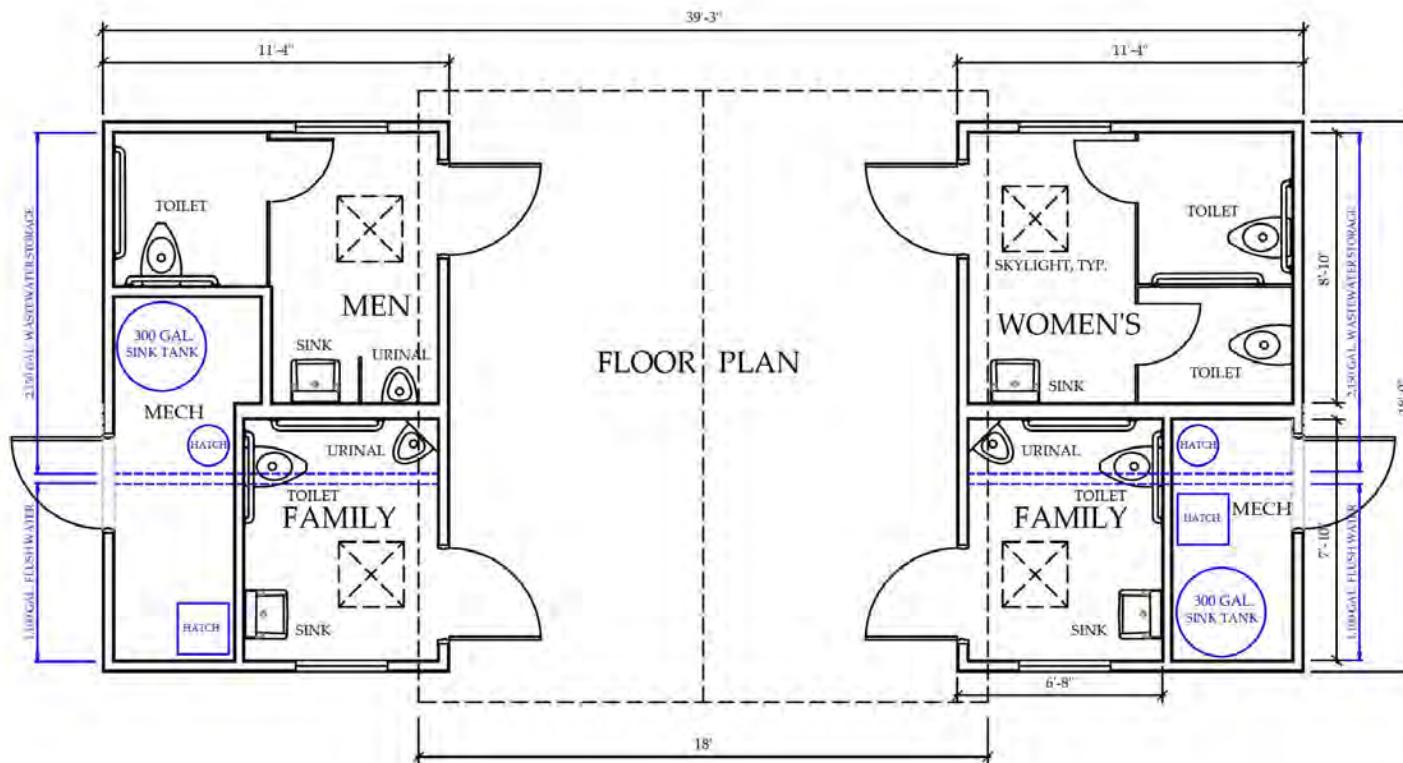


Silverton Model
multi-stall restroom

Restroom Buildings

FINDING CREATIVE WAYS TO DELIVER UNIQUE RESTROOMS TO OUR CUSTOMERS

Tomahawk Creek Park was looking for a custom restroom model with extra storage and a canopy. Green Flush collaborated with an additional prefab company to create the canopy, which was installed on-site. This saved the customer the effort of having to go through a second company to get the unique



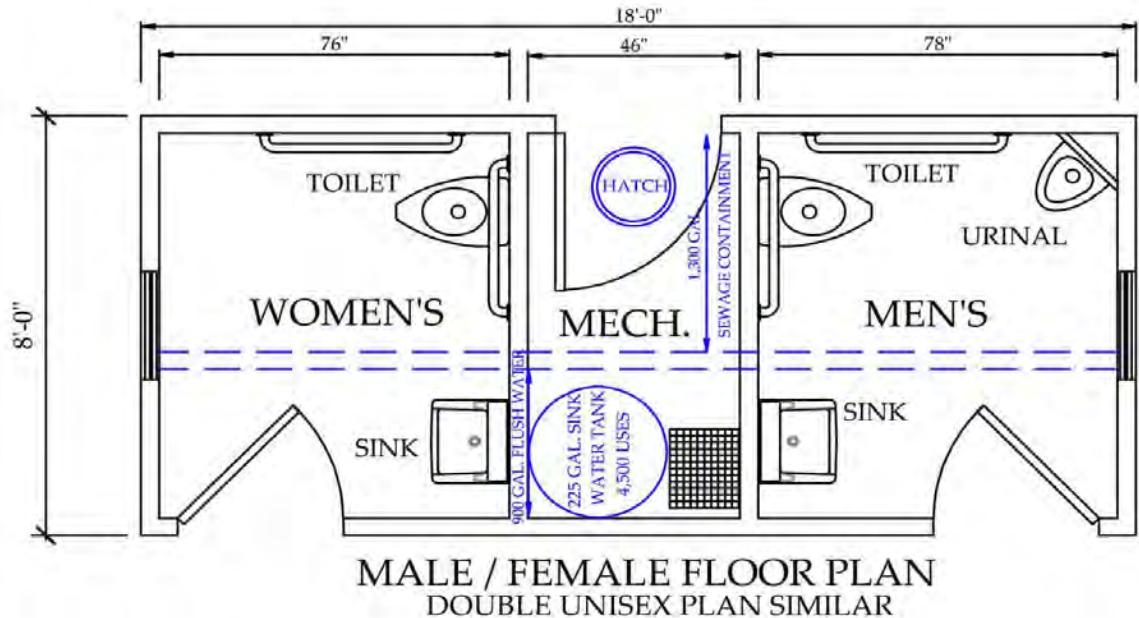
Telluride Model
multi-stall restroom



Leawood, KS Installation

Green Flush Restrooms
prefabricate in Washington, installed nationwide

Restroom Buildings



Various versions of
Durango II Model
2 single-user stalls



Green Flush Restrooms

prefabricate in Washington, installed nationwide

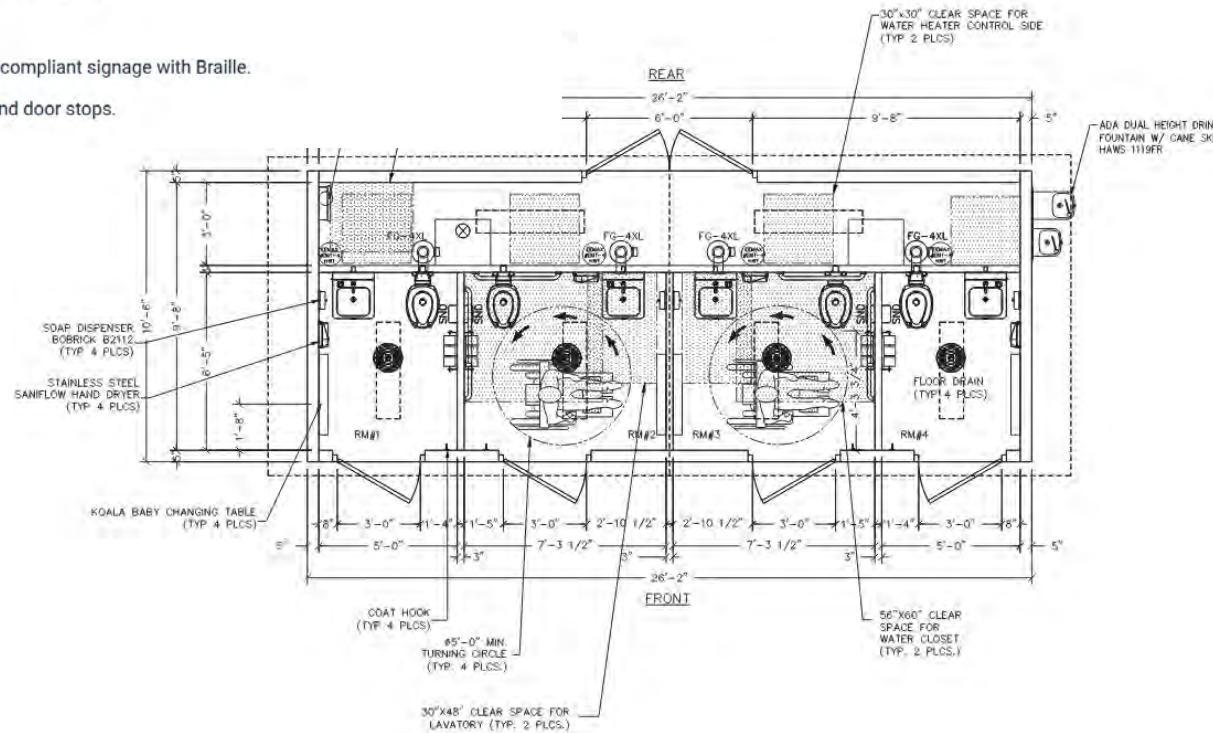
Restroom Building

DK4 – has four single user fully accessible flush restrooms
11' x 26'

Standard Features

The DK-4 standard features are listed below. Also available are a variety of added cost options available to suit your particular needs. Contact us for more information.

- Simulated barnwood texture walls with simulated cedar shake texture roof.
- Vitreous china toilets and sinks.
- Interior and exterior energy-efficient LED lighting.
- 4-gallon water heater.
- Stainless steel grab bars and ADA-compliant signage with Braille.
- Toilet paper holders, coat hooks, and door stops.



L. B. Foster – Precast Concrete Company
prefabricate buildings in Idaho, Texas and West Virginia

Concession Building



01 LEVEL ONE

- Canned soda, bottled water, individually packaged chips and candy

Concession Series CN-1 is our base level concession model. This concession building is ADA and health code compliant to serve and sell pre-packaged foods only, such as: bagged chips, candy bars, and bottled drinks. This model should only be chosen if you plan on serving pre-packaged items that do not need to be opened and/or warmed.

02 LEVEL TWO

- Ice, coffee, fountain drinks, nachos, hotdogs, cold sandwiches, and popcorn

Concession Series CN-2 model is a more spacious concession building which is ADA and health code compliant to serve & serve warmed and open foods, such as: ice, coffee, fountain drinks, pretzels, hot dogs, nachos, popcorn, and any microwaveable food items. Consider CN-3 if the desire is to sell any grilled and/or fried foods, as this model is not compliant.

03 LEVEL THREE

- Ice, coffee, fountain drinks, nachos, popcorn
PLUS: grilled foods and fried foods

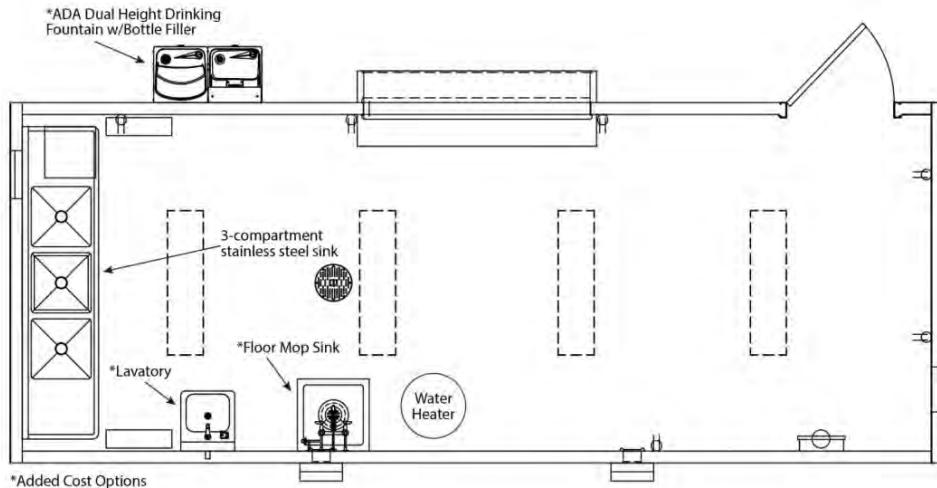
Concession Series CN-3 model is designed as a full-service kitchen, which is ADA and health code compliant to cook and serve all types of foods. This model should be chosen if your plans include serving cooked or fried foods, such as: handmade sandwiches, salads, french fries, burgers, or any foods that would require rinsing, washing, and/or thawing.

Floor Plan
used on Site Plan



Concession Buildings

Fontana Floorplan



Standard Features

The Fontana standard features are listed below. Also available are a variety of added cost options available to suit your particular needs. Contact us for more information.

- Simulated barnwood texture walls with simulated cedar shake texture roof.
- 30-gallon water heater.
- 3-compartment stainless steel sink in concession.
- 6' roll-up concession door.
- Interior and exterior lights.

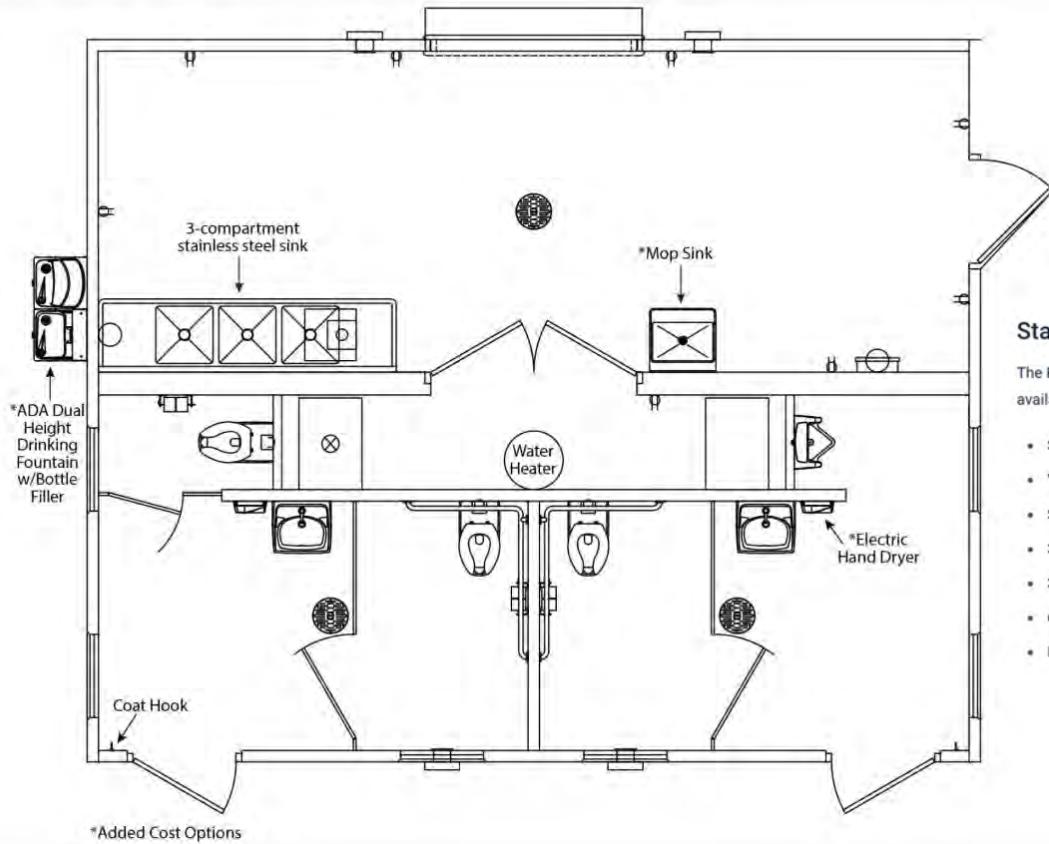


L. B. Foster – Precast Concrete Company

prefabricate buildings in Idaho, Texas and West Virginia
shipped nationwide

Combination Concession/Restroom

Keystone Floorplan



Standard Features

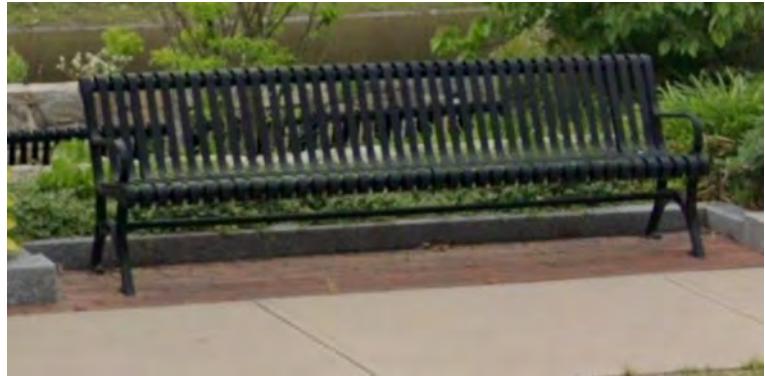
The Keystone standard features are listed below. Also available are a variety of added cost options available to suit your particular needs. Contact us for more information.

- Simulated barnwood texture walls with simulated cedar shake texture roof.
- Vitreous china fixtures in restrooms.
- Stainless steel toilet paper holders and ADA grab bars.
- 30-gallon water heater.
- 3-compartment stainless steel sink in concession.
- 6' roll-up concession door.
- Interior and exterior lights.



L. B. Foster – Precast Concrete Company
prefabricate buildings in Idaho, Texas and West Virginia

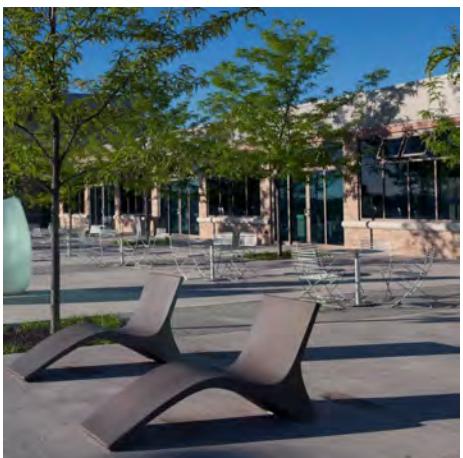
Park Furnishings



Metal Bench in Filley Park Bloomfield, CT
(currently no benches shown on site plan)



Adirondack chair
by Landscape Forms



Chill lounge chair
by Landscape Forms



Benches
by Landscape Forms



Picnic Tables
by Landscape Forms

Playground Equipment

Children get a kick from the Sensory Dome: thrills, chills, and wonderous optic phenomena in a friendly, fun sensory playscape. The Sensory Dome features a rich variety of novel play... [Learn More](#)



Sensory Dome

ages 5-12

60 users

shown on Site Plan

WOW! The Ocean Giant L's sky-high climb-slide-meet equipment wildly attracts children. The Giant has a unique variety of speedy sliding, gentle swaying and challenging climbing activities. All these are in... [Learn More](#)



Ocean Giant L

ages 5-12

36 users

shown on Site Plan



Double Mega

ages 2-5

50 users

shown on Site Plan

Exercise Equipment

The best fitness solution for senior citizens. The spacious Active Agers XL site provides the perfect environment for older adults to stay active. Equipped with cardio machines and mobility equipment.... [Learn More](#)



The products might not be exactly as shown

The FitBLOCK universal design brings athletes, seniors, wheelchair users and beginners together to work out in the same space - without complicated equipment, dependency on opening hours or gym membership... [Learn More](#)



The most inclusive outdoor fitness solution. The Inclusive XL sets the gold standard for how inclusive outdoor fitness can be achieved. This site provides opportunities for everyone, regardless of ability.... [Learn More](#)



The products might not be exactly as shown



Active Agers XL

ages 13+
40 users

shown on Site Plan



Fit BLOCK

ages 13+
40 users



Other
options



Inclusive XL

ages 13+
60 users



Pavers



Stone Wall with Bluestone Cap
Filley Park Bloomfield, CT

Possible locations to use:

- use at basketball courts as seat wall
- retaining wall at Spectator Zon
- Demonstration garden in Community Garden



Concrete Paver Options by Hanover



Brick Pavers Options by Glen-Gery



Community
Garden Paths

Retaining and Seat Walls



Stone Wall with Bluestone Cap

Filley Park Bloomfield, CT

Possible locations to use:

- use at basketball courts as seat wall
- retaining wall at Spectator Zon
- Demonstration garden in Community Garden



Grand Ledge by Rosetta

Retaining Wall Blocks (24" wide x 12" tall)
Freestanding Blocks (24" wide x 12" tall)



Kodah by Rosetta

10.5" wide x 6" tall (42", 30" and 21" lengths)



Prescott by Techo-Bloc



Heartwood by Rosetta

8" wide x 6" tall (42" and 21" lengths)

NEXT STEPS

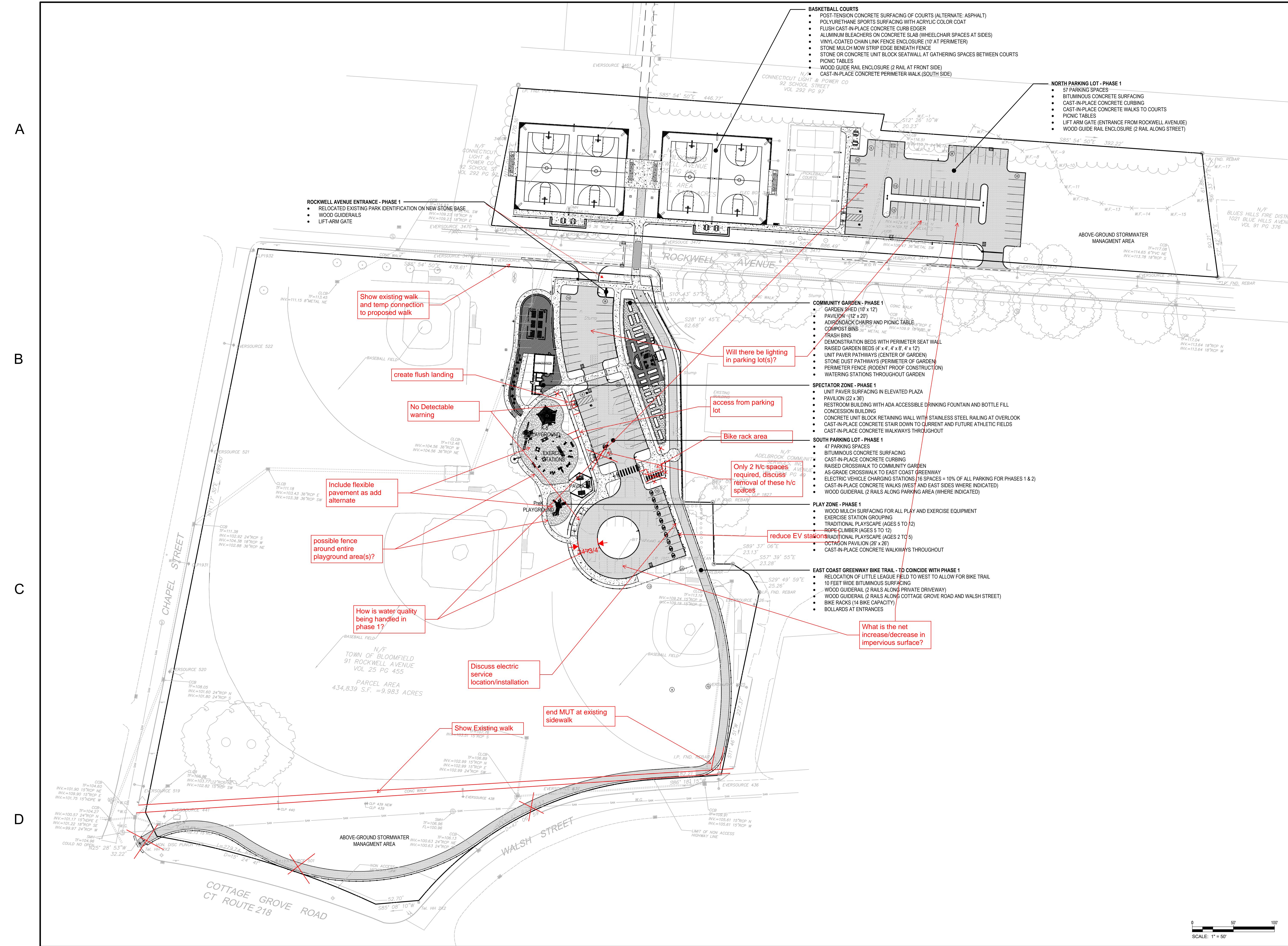
- Permitting documents
- Clerical Funding Needs
- Other?



Fee Information

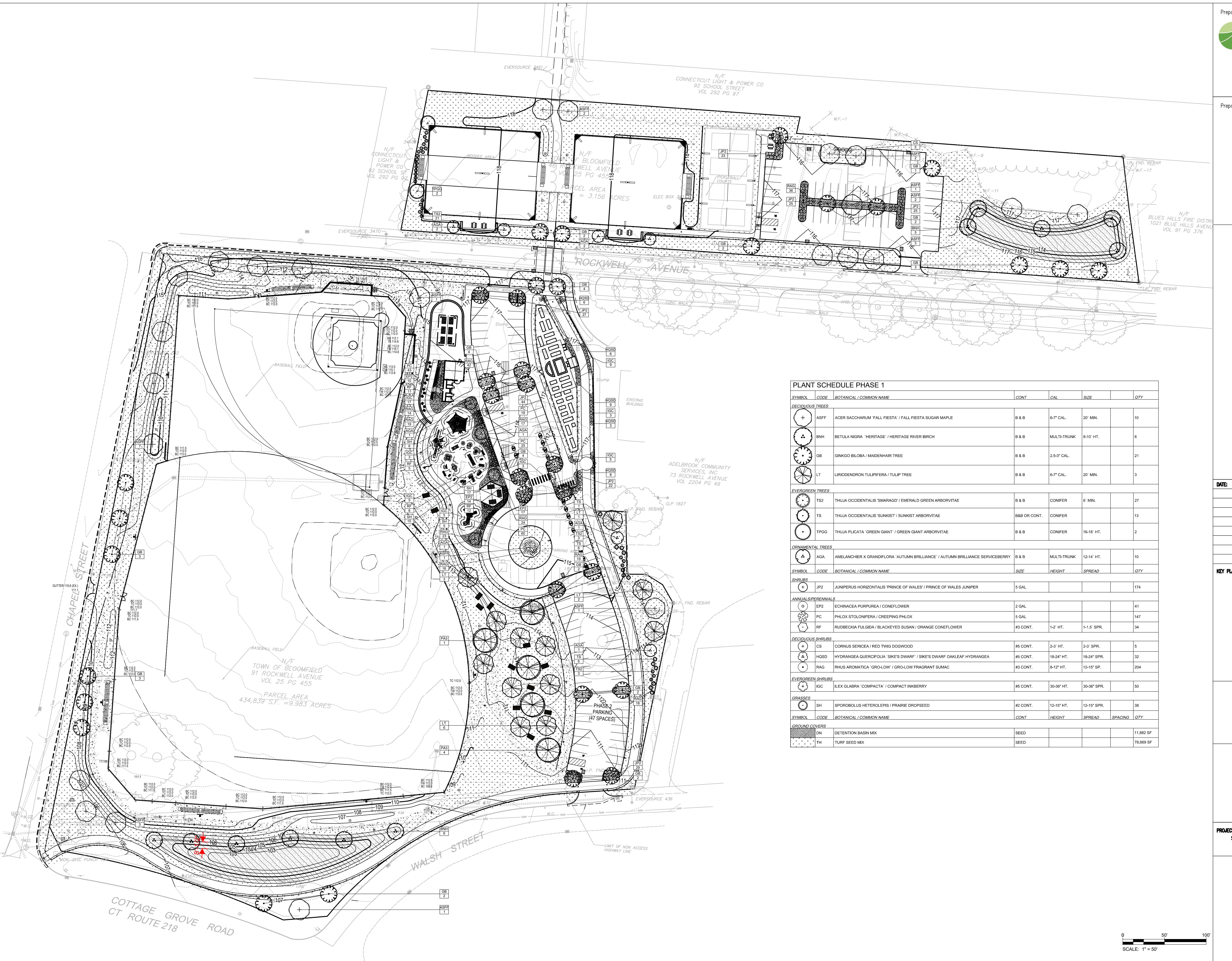
TASK	PHASE TITLE	FEE ASSOCIATED
Site Investigation	<i>Survey</i> <i>Inland Wetland Flagging & Report</i> <i>Subsurface Investigation & Geotechnical Report</i>	\$25,000 \$2,000 \$12,500
Preliminary Design	<i>Preliminary Design</i>	\$20,000
Storm Drainage Design & Report	<i>Storm Drainage Design & Report</i>	\$15,000
Design Development	<i>Design Development</i>	\$75,000
Permitting	<i>Permitting</i>	\$25,000
Final Design & Contract Documents	<i>Final Design & Contract Documents</i>	\$60,000
Bid Assistance & Construction Oversight	<i>Bid Assistance & Construction Oversight</i>	\$40,000
Total		\$274,500

A



Prepared by:
 **benesch**
 Alfred Benesch & Company
 200 Glastonbury Boulevard, Suite 100
 Glastonbury, Connecticut 06033
 860-633-8341

Prepared for:





BUILDING & LAND USE DEPARTMENT

Yearend 2025 Development Report

Prepared by: Jonathan Colman, Director



Town Center Plan (TCP)

- Town Center Master Plan Adopted in May 2025
- Amended CIF Grant Application for \$19.8M submitted to DECD December 3, 2025. Decision expected in March 2026.





PLAN OF CONSERVATION & DEVELOPMENT



- Significant Re-write in process
- TPZ to review on January 22, 2026
- TPZ statutory referral to Town Council potentially February 26, 2026

xx/2024



POLICY/ORDINANCE/ZONING AMENDMENTS

ZONING REGULATIONS

- Inclusionary Zoning Regulations adopted April 2025.
- 10% of commercial building permit fees (approximately \$120,000) has been transferred to the Affordable Housing Trust Fund
- Cannabis Moratorium was extended to March 1, 2026

ORDINANCES

- Continued review of the Housing Trust Fund Policies and Application Forms
- Continued review of Collection efforts related to Code Enforcement Citations



APPROVED DEVELOPMENT

& DEVELOPMENT UNDER CONSTRUCTION

- Ryfield Hollow – 90 units of single-family completed
- Tellus II – 150 units apartments completed
- 200 Seabury – 24-unit residential building addition is under construction
- Watkins/Simsbury/Overbrook 32-single-family dwellings under construction
- Abby Court, AKA 1120 Blue Hills Avenue 29 single-family dwellings under construction
- 57 Jolley Drive – 40 apartment units under construction
- Arbella AKA 871/885 Blue Hills Ave– 164 total units of apartments/town houses with 19 affordable housing units is under construction
- 40 Tunxis Avenue – “Popeye’s” under construction, activity has resumed.
- 85 Granby Street – Redevelopment, Self-storage facility completed
- 90 & 116 West Dudley Town Road 550,000 sq. ft. warehouse proposal withdrawn



APPROVED DEVELOPMENT

& DEVELOPMENT UNDER CONSTRUCTION

- 59-69 Douglas Street – New Self-storage facilities under construction.
- 9 Tunxis Avenue – New Tenant Occupant -New Physical Therapy Medical Office now opened.
- Copaco Center – Undergoing significant upgrades with new ownership
- Significant investments at Cigna and Kamatics
- 529 Cottage Grove Rd – Approved New Retail Development (5-unit mall strip) construction started



PRE-DEVELOPMENT/ PRE-CONSTRUCTION

- 270 Woodland Avenue: 150 ± housing preliminary meetings with staff held
- 1151 Blue Hills Ave AKA First Cathedral – Zone Change and related Master Plan for 150 apartment unit affordable housing development and an empowerment center. Ongoing land use approval process underway.
- 132 Griffin Rd. N – Proposed Data Center Facility (No further activity)
- 522R Cottage Grove Rd – Proposed 230 MW Battery Storage Facility (No further activity)
- 30 Tariffville Rd – Proposed 190 MW Battery Storage Facility (No further activity)
- 800 Cottage Grove Rd – Informal presentation held with staff for a proposed 130 apartment units
- Phase IV – Town Center Apartments at 8 & 10 Gabb Road; 679,681,683,685,687 & 689 Bloomfield Avenue, final land use approvals pending



BUILDING & LAND USE BY THE NUMBER

July 1, 2025 - December 31, 2025

- 1,194 Building Permits
- \$1,160,529M Permit Value
- \$83,118,975 Construction Value