

TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
THURSDAY JUNE 26, 2025 – 7:00PM
ZOOM MEETING PLATFORM AND
IN- PERSON MEETING – COUNCIL CHAMBERS
APPROVED

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on June 26, 2025 at 7:00pm in a hybrid meeting style. The in-person location was Bloomfield Town Hall – Council Chambers, 800 Bloomfield Avenue, Bloomfield, CT and the virtual location was via Zoom.

1. Call to Order

Chair Lester called the meeting to order at 7:00pm.

2. Roll Call

Present were: *in-person*: Chair Byron Lester, Roger O'Brien, Stephen Millette, Renae James, Kevin Gough, Leon Peters, Dwight Bolton, and Eunice Medwinter.

Absent were: Jennifer Marshall-Nealy and Ola Aina.

A quorum was established with 6 regular members and 2 alternate members present.

Also present were Mr. Jonathan Colman, Director of Building and Land Use; Ms. Lynda Laureano, Assistant Director of Building and Land Use; and Ms. Rebecca Jones, Recording Secretary.

3. Approval of Minutes

Motion to table the outstanding minutes made by Commissioner Bolton; seconded by Commissioner James and approved unanimously.

4. Public Hearings

a. Public Hearings Continued from May 22, 2025

- i. **529 Cottage Grove Road** - Special Permit and Site Plan Application per Zoning Regulations Sections 4.3.C.3.g “Retail stores”, 4.3.C.4.i “Drive-in windows in accordance with 7.11” and 4.3.C.4. r “Restaurants and ice cream bars” to allow construction of a new one-story 15,349 sq ft commercial building on a 4.4414-acre vacant lot in the I-1 zone. Applicant – Estero Holding Company LLC, Property Owner – University of Hartford

Mr. James Cassidy was present on behalf of the applicant. Chair Lester seated Commissioner O'Brien as a voting member. Commissioner O'Brien noted that the staff report was just received that evening and asked the applicant if they would be amenable to an extension. Mr. Cassidy explained that since the last public hearing, the applicant and his representatives met with Town staff and made changes to their plans. New plans were submitted to the Town on June 17, 2025. Mr. Colman noted that the report came from the Town Engineer on the day of the meeting and the staff report can only be completed once that has been received.

Commissioners shared their thoughts on extending this application to perform a more complete review of the applicant's changes. Mr. Cassidy requested a copy of the staff report. Clarification was provided surrounding the draft motions provided in the staff report. Chair Lester opined that the Commission has always made a motion to approve and if it didn't get approved, then it automatically failed and that practice should continue. Should an application fail, the Commission always provides grounds for denial.

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Ms. Laureano explained that the draft motion to deny is only included should the draft motion to approve fail. Upon recommendation from the Commission, the applicant accepted the proposal to continue to the July 17, 2025 meeting.

Motion to continue the public hearing for 529 Cottage Grove Road to the next meeting on July 17, 2025 made by Commissioner O'Brien; seconded by Commissioner Gough and approved unanimously.

ii. **Extension requested to keep the following public hearings open to July 17, 2025:**

- a. **620 Cottage Grove Road** (Route 218 - Zone Map Amendment in accordance with Section 9.7 of the Zoning Regulations to allow a zone change from Professional Office District (POD) to Commercial District (C). Applicant - LaSalle Road Companies LLC, Property Owner – Darlene k. Musial
- b. **Text Amendment Application** to remove existing Sections 4.7.C.4.c and 4.7.D.4.b, and amend existing language in Section 4.7.B(Notes: 1) of the Zoning Regulations. Applicant – LaSalle Road Companies LLC having a legal interest in land in Bloomfield.

Motion to reopen the public hearings for 620 Cottage Grove Road (Route 218) and Text amendment Application to remove existing Sections 4.7.C.4.c and 4.7.D.4.b, and amend existing language in Section 4.7.B(Notes: 1) of the Zoning Regulations for the sole purpose of continuing to the July 17, 2025 meeting made by Commissioner Gough; seconded by Commissioner Bolton and approved unanimously.

b. New Public Hearings

- i. **31 Tunxis Avenue – Special Permit and Revised Site Plan Application per Sections 4.1.D.4.x, 6.2.H and 9.4 of the Zoning Regulations to allow medical clinics/offices on the ground story of an existing building, and a 21% reduction of parking requirements in the BCD district. Applicant: Joyce C. Quiros Owner: 31 Tunxis LLC**

Applicant Joyce Quiros was present for discussion. Mr. Colman explained that this is a quirk in the zoning regulations. There is no change in the building footprint, but any change of use requires a special permit even if it is a similar use in the BCD zone. The public hearing was opened for public comment, and there was none in-person or via Zoom. Commissioner Gough asked clarifying questions about parking lot reduction. Commissioners thanked Ms. Quiros for keeping her business in Bloomfield.

Motion to close the public hearing made by Commissioner Bolton; seconded by Commissioner James and approved unanimously.

Motion to approve 31 Tunxis Avenue – Special Permit and Revised Site Plan Application made by Commissioner James; seconded by Commissioner Millette and approved unanimously.

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5. New Business

a. Extension requested to open public hearing on August 28, 2025: 5, 7, and 9 Northwood Drive and 9 West Dudley Town Road – Special Permit and Site Plan Application per Sections 4.4.C.4.u and 9.4 of the Zoning Regulations to allow Outdoor Storage as an accessory use for a proposed contractor's yard business in the I-2 zoning district

Mr. Colman explained that the proposed date of August 28, 2025 is beyond the 65 days allowed by statute to open the hearing, therefore the applicant is requesting both a postponement and an extension. Ms. Laureano stated that she is waiting for revised plans after substantial changes were requested and it will be distributed for review once received. This application is also under review by the IWWC. The Town Engineer's report has not been completed either. Commissioner O'Brien proposed that the applicant withdraw the application and resubmit once IWWC approvals have been received. Chair Lester confirmed that there are no more extensions after the 65-day window closes. The commissioners discussed waiving application fees for the next submission of this application. The applicant was not present to consent to a withdrawal, so the commissioners discussed denying the application without prejudice.

Motion to deny without prejudice the Special Permit and Site Plan Application for 5, 7, and 9 Northwood Drive and 9 West Dudley Town Road and grant a fee waiver for resubmission made by Commissioner O'Brien; seconded by Commissioner Peters and approved unanimously.

b. TrapRock Ridge Land Conservancy (TRLC) request for Civic Organization Signage Approval per Section 6.3.J, at the following locations: 4 Walts Hill, 44 Juniper Road, 41 Tarrifville Rd, 1265 Blue Hills Ave, 51 Maple Ave, 345 Simsbury Rd, 107 Duncaster Rd, 51 Terry Plains Rd, 300 Mustad Dr, 399 Tunxis Ave, 67 East Dudleytown Rd, 21 Stone Hill Rd, 20 Duncaster Rd, 238 Tunxis Ave, and 24R Beacon Hill Dr.

Ms. Jennifer Frank was present for discussion on behalf of TrapRock Ridge Land Conservancy. These signs are an attempt to brand themselves and identify their larger properties. The proposed sign size and design is not finalized but is expected to be metal signs on aluminum posts, approximately 18 inches by 24 inches. Commissioner O'Brien recommended adding a QR code to the signs. Commissioner James asked about future maintenance.

Motion to approve TrapRock Ridge Land Conservancy request for Civic Organization Signage Approval per section 6.3.J made by Commissioner Millette; seconded by Commissioner Peters and approved unanimously.

c. 132 Griffin Road North – Informal presentation regarding a potential development of a Data Center. Agent: Joseph Hammer

Attorney Joseph Hammer and Erin Gabrielli and Marissa Fountaine of Atlas Capital Group were present for discussion. They are here for an informal discussion and preliminary presentation of a concept plan for a data center. Ms. Gabrielli reviewed the aerial site plan. She confirmed that the proposed development will not affect mature trees on site. Ms. Fountaine reviewed the conceptual plan. Zoning requirements were reviewed. The parcel is approximately 41.5 acres with 36% impervious coverage. The

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physical building was detailed. This will be a two-story building with a million sq ft of data server halls. There will be a small office space and ancillary storage. The proposed parking is modeled on a per employee basis. These data centers only employ around 40 employees at any given time and that parking has been allotted. There will be two substations on site that contain generators to be used for 100% emergency backup power. Testing of these generators will occur periodically with 2 to 3 being tested at a time. There will be HVAC chillers that will be directly above the data halls they are cooling. A mechanical screen will also be included to provide a visual and sound barrier. Should this application move forward, a noise consultant would ensure that the generators and other mechanical portions are sound attenuated to both the daytime and nighttime noise requirements. Attorney Hammer discussed traffic and potential site improvements. He also talked about the DDZ regulations and the text amendments that would need to be requested. Here to get reactions and thoughts. Mr. Colman shared the procedural history of the site. While this would be a significant modification to the DDZ, the applicant indicated it is a permitted use. Town staff is sufficiently interested that they would be comfortable with the commission moving forward with further consideration.

Commissioners shared their thoughts on this concept plan. Commissioner Peters expressed concern related to noise. He asked if the chillers would count towards the height of the building. Ms. Fountaine confirmed that it is a two-story building, but screening would be an additional floor. Project viability would require a 60 ft tall building. Commissioner Millette confirmed that the chillers on the roof will be air-cooled units. He also asked for a noise heat map. Commissioner O'Brien asked questions about the proximity to Bradley Airport and asked about how this will be taxed. Clarification was provided surrounding the purpose and function of a data hall. At this time, the potential applicant does not know who the end user will be. Commissioner Gough asked about generator noise and its impact on neighbors should a long-term power outage occur. He asked Ms. Gabrielli to share more information related to how this project fits into the Town's POCD. The commissioners asked further questions related to the potential environmental impact of this project. DDZ regulations were discussed. Commissioner Gough confirmed with Mr. Colman that the previous master plan for this site became ineffective after a certain passage of time. The commissioners discussed the potential loss of more open space and repurposing vacant properties. Attorney Hammer proposed an additional informal meeting before a potential application is submitted.

d. 2627 Day Hill Road – Informal presentation regarding a possible Zone Change and development – River Bend Development CT

Mr. Tim Lescalliet was present on behalf of the applicant. The property owner has experienced difficulty selling the parcel and would like to know if the commission is amenable hearing a zone change application from R-40 to I-1. The aerial site plan was reviewed. It is identified in the POCD as mixed-use. The location is adjacent to the Griffin line. Wetlands boundaries were reviewed. Mr. Colman shared the procedural history of the site. Historically, the Griffin line was supposed to serve as the buffer between the residential and industrial zones in that area. The staff would like a better understanding of any proposal before discussing a zone change as it would need to be compatible with the residential developments on either side. Commissioner Gough shared information about the future of the East Coast greenway and opined this may become an appealing parcel for potential residential use. Commissioner

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Millette asked about the amount of usable land due to the significant amount of wetlands on the site. The commissioners agreed that they would need more site-specific information before discussing such a zone change.

e. Commission discussion regarding TPS proposed Text Amendment to Section 9.6

Commissioner Gough opined that the zoning regulations are created by TPZ and there needs to be a mechanism for the public to make or request changes to those regulations. He does not believe developers should propose changes to the zoning regulations without citizen support. He proposed three changes. He adjusted the language so that a resident or owner of the property can apply for a text amendment but must get a petition signed by at least 25 Bloomfield residents in support of this change. He also removed the language stating ‘any person having a legal interest in Bloomfield’ as he believes these regulations should only be changed by Bloomfield residents. He also proposed that the applicant provide sufficient documentation to show how this will improve zoning law and fit into the POCD. Mr. Colman shared case law surrounding the petition requirement. Noticing requirements for text amendment proposals were discussed. Commissioner Bolton questioned why applicants are choosing to request text amendments instead of seeking a variance. Ms. Laureano explained the application process for a text amendment and agreed that the application should include information about how their request aligns with the POCD. Commissioners shared their thoughts on Commissioner Gough’s proposed changes. The commissioners agreed that staff would add the documentation requirements to the application.

6. Other Business

Commissioner O’Brien asked Mr. Colman if a summary has been prepared detailing POCD changes made thus far. There is a summary within the new plan but not what Commissioner O’Brien is requesting. Written comments will be submitted to the commissioners and editorial changes will be made next. Mr. Colman is hoping for formal adoption by August.

7. Adjournment

Motion to adjourn made by Commissioner James, seconded by Commissioner Peters and approved unanimously. The meeting was adjourned at 10:55 p.m.