

TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
THURSDAY SEPTEMBER 25, 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 September 25, 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 7:04pm.

2. Roll Call

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

A quorum was established with 6 regular members, and 2 alternate members present. Chair Lester seated Commissioner Medwinter was seated as a voting member.

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

a. August 28, 2025

Motion to approve August 28, 2025 meeting minutes made by Commissioner Marshall-Nealy; seconded by Commissioner James. Commissioner Gough recommended a change on Page 2 related to the sidewalk waiver that only the commission can grant the sidewalk waiver. **The motion was approved as amended by a 6-0-1 vote. Commissioner Peters abstained due to absence.**

4. Public Hearings

a. Proposed Text Amendment to Section 5.6.F.3 of the Zoning Regulations to allow an existing Professional Office District (POD) that does not abut a Business Center District (BCD) be eligible for the establishment of a DDZ-II district. Applicant: First Baptist Church of Hartford having legal interest at 1151 Blue Hills Avenue.

The legal notice was read into the record. Attorney David Markowitz was present on behalf of the applicant. The applicant, First Baptist Church of Hartford, presented an application for a text amendment to the Bloomfield Zoning Regulations pursuant to Section 9.6. The proposed amendment would revise the eligibility requirements of the DDZ-II District. (A Master Plan for a project that would use this change will be presented at the next regular meeting). It is consistent with the Plan of Conservation and Development (referred to as POCD hereafter) regarding affordable housing.

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Staff's recommendation would reduce the number of new parcels that could qualify for the DDZ-2 zone from 28 to 6. Two of those six parcels are vacant. Commissioner Gough raised questions about the wording of the proposal, which was clarified to mean that staff's recommendation would reduce the new parcels that could qualify, rather than limiting the total number of parcels. The commission considered the potential impact of allowing all 28 parcels to be developed, noting concerns about infrastructure and transportation. Ms. Laureano also corrected a mistake in staff's previous recommendation regarding the BCD or POD zone adjacency requirement. There was no questions or comments from the public.

Commissioners expressed support for the amendment, noting that it would provide more housing opportunities while maintaining control over development through the Town's formal review process. The commission agreed to move forward with the amendment, with some members suggesting further refinement of the zoning parameters to better target affordable housing development.

Jonathan Colman, Director of Building and Land Use, joined the meeting at 7:43pm.

Motion to close the public hearing made by Commissioner Gough; seconded by Commissioner Peters and approved unanimously by a 7-0-0 vote.

Motion to approve the text amendment application of First Baptist Church of Hartford for a modification to Section 5.6.F.3 of the Blooming Zoning Regulations to revise the eligibility standards changes for the DDZ-II district with the revision to the staff recommendations under 'District Eligibility' to read 'or POD zone' made by Commissioner James; seconded by Commissioner Peters and approved unanimously by a roll call vote of 7-0-0.

5. New Business

- a. 529 Cottage Grove Road** – Site Plan Application per Sec. 6.3.L for two (2) proposed freestanding signs in the I-1 district. Applicant: Estero Holding Company, LLC Owner: University of Hartford

The legal notice was read into the record. Mr. James Cassidy was present on behalf of the applicant. This is a site plan application for two proposed freestanding signs at 529 Cottage Grove Road. The signs, measuring 9 feet, 6 inches in height and 26.3 square feet per side, will be constructed to match the building's materials and will include directional indicators for the back entrance. Staff opined that the signs are appropriately scaled, aesthetically consistent with the site, and enhance wayfinding without negatively impacting surrounding properties. Commissioner Gough confirmed with the applicant that the signs will be readable.

Motion to approve the application submitted by Estero Holdings Company, LLC for the installation of two freestanding signs at 529 Cottage Grove Road, and 12

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Northwestern Drive, as shown on plans submitted for the record, titled “Zoning Improvement Location Survey-Proposed” prepared by Hallisey, Pearson and Cassidy revised dated September 4, 2025, 2 sheets total, with the understanding that the applicant will also include a lumens report and detail on a dimming solution for illuminated signs made by Commissioner James; seconded by Commissioner Peters and subject to the below conditions. The motion was approved unanimously by a 7-0-0 vote.

1. The signs shall be installed in substantial conformance with the submitted plans.
2. The signs shall be internally illuminated in compliance with Section 6.3.H, designed to prevent glare onto adjacent properties and roadways
3. Landscaping around the base of the signs shall be maintained in good condition year-round.
4. All required permits shall be obtained from the Building Department prior to installation.
5. The signs shall comply with all applicable provisions of Section 6.3 of the Bloomfield Zoning Regulations.
 - b. Informal presentation by property owner at 919 Blue Hills Avenue for possible site improvements, increase in used cars for sale, and site parking layout reconfiguration. Property Owner: 919 Blue Hills LLC

The applicant asked for an extension earlier that day.

Motion to table this application to the October 23, 2025 meeting made by Commissioner James; seconded by Commissioner Marshall-Nealy and approved unanimously by a 7-0-0 vote.

- c. 3-month Extension on existing Moratorium related to Cannabis Zoning Regulations by the Town Plan and Zoning Commission.

Ms. Laureano proposed a 3-month extension to rewrite the regulation. New land use staff has been hired and the extension will allow for this to be completed. There will be a public hearing after the regulations are presented. Commissioners proposed extending the moratorium until March 1, 2026 to allow for the full review, public hearing & time for edits should they be needed.

Motion to extend the existing moratorium related to Cannabis Zoning Regulations until March 1, 2026 made by Commissioner Marshall-Nealy; seconded by Commissioner Gough and approved unanimously by a 7-0-0 vote.

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6. Other Business

a. POCD

Goman + York's agreement has been approved by Town Council and Mr. Colman and Ms. Laureano are meeting with Justin LaFountain the next day. Staff are hoping to have a rewrite to the commission by mid-November.

7. Adjournment

It was moved by Commissioner Marshall-Nealy; seconded by Commissioner James and voted unanimously to adjourn the meeting at 8:09 p.m.