



**AGENDA**  
**REGULAR MEETING**  
**TOWN PLAN & ZONING COMMISSION**  
**Thursday, July 25, 2024 at 7:00 P.M.**

**HYBRID Meeting: In-person and via Zoom Meeting Platform**

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**In-person Meeting Location:**     **Bloomfield Town Hall – Council Chambers**  
   **800 Bloomfield Avenue**  
   **Bloomfield, CT 06002**

**Via Zoom Platform:**     **To view the hearing and/or testify live during the hearing please register at:**  
[https://bloomfieldct.zoom.us/webinar/register/WN\\_aCNmpsUTRcq8QutZO7M85A](https://bloomfieldct.zoom.us/webinar/register/WN_aCNmpsUTRcq8QutZO7M85A)  
Once registered you will receive instructions on how to join the meeting using your computer, smartphone or regular phone line.

**The meeting will be livestreamed on YouTube at:**  
<https://youtube.com/live/2Fkb74J-7R0?feature=share>

Written material and testimony may be submitted up to 24 hours before the meeting by e-mailing the Director of Building & Land Use at [jcolman@bloomfieldct.gov](mailto:jcolman@bloomfieldct.gov). Please call Jon Colman at 860-769-3514 if you have any questions.

**AGENDA ITEMS**

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. May 9, 2024
  - b. May 23, 2024
  - c. June 27, 2024
4. Public Hearing Continued:
  - a. **Extension granted to keep the Public Hearing Opened to July 25, 2024:** 140 and 142 Still Road – Proposed Zoning Map Amendment with related Master Plan from an R-40 (Residential District) to a PLR (Planned Luxury Residential District) per Section 5.4.G.1 of Bloomfield Zoning Regulations for a proposed 28-unit multi-family townhouse style development with 85 total parking spaces. Applicant: Tecca Ventures, LLC - Property Owner: Bottom of the Ninth LLC
5. Public Hearings New:
  - a. 1404 Blue Hills Avenue – Special Permit and Site Plane Applications per Section 4.4.C.4.u and Section 4.4.C.4.aa Bloomfield Zoning Regulation for proposed new 6,000 sq. ft. warehouse type building and outside storage as an accessory use for property located in I-2 district. Applicant: Provence Land Co. C/O Matt Oneglia Property Owner: Babcock & Brown Parallel Blue Hills Ave
  - b. 400 Woodland Avenue (AKA 420 Woodland Avenue per Assessors card) – Special Permit and Revised Site Plan applications per section 4.4.C.4.u, Section 4.4.C.4.l and Section 6.2.H for a proposed new use with fabrication, outdoor storage as an accessory use and reduction of parking spaces for property located in the I-2 district. Applicant: Tecta America New England LLC Property Owner: 400S WDLD Ave Owner II LLC
  - c. **(To be Postponed to August 22, 2024)** 871 and 885 Blue Hills Avenue – Special Permit and Site Plan Applications per Section 4.5.B.1 and Section 4.5.D.4.g For a proposed new aged restricted 164- multi-

family dwelling units in accordance with 7.14 of Bloomfield Zoning Regulations for properties located in the GWD district. Applicant: Michael J Uccellini – Property Owner: Blue Hills Associates, LLC

6. Old Business

7. New Business

- a. 580 Cottage Grove Road – Request for a 5 year extension for a previously approved Resubdivison, and a Special Permit/Flood Management Permit and related Site Plan for the construction of two (2) 20-unit multi-family buildings and a 48,770 +/- s.f. office building with related site work. Applicant: Peter R. DeMallie on behalf of Corporate Crossing Limited Partnership.

8. Adjournment

**Next Regular Meeting: August 22, 2024**