



Memorandum

To: Town Plan and Zoning Commission
From: Jon Colman, Director of Building & Land use
Date: 17 April 2025
Re: Chapter 132 Referral
Town Center Master Plan

Background: The Town Center Economic Development Commission (TCEDC) has referred the draft Town Center Master Plan to the TPZ in accordance with CGS Chapter 132 Section 8-191 which states in part “Before the development agency adopts a plan for a development project the *planning commission* of the municipality shall find that the plan is in accord with the plan of development for the municipality”.

Staff has reviewed the draft Town Center Master Plan and believes it is in accord with the existing and proposed Plans of Conservation and Development as well as the 2013 Town Center Plan and the 2021 TIF Town Center Plan.

Commission Action: Staff recommends the TPZ approve the resolution stating that the draft Town Center Master Plan is in accord with the Town’s existing and proposed Plan of Conservation and Development.

Note: If the TPZ wishes to provide additional comments/recommendations regarding the draft Town Center Master Plan, those comments/recommendations should be provided in a separate communication to the TCEDC.

**TOWN PLAN & ZONING COMMISSION RESOLUTION REGARDING CGS
CHAPTER 132 REFERRAL DRAFT TOWN CENTER MASTER PLAN AND
MUNICIPAL DEVELOPMENT PROJECT AREA PLAN**

Whereas, The Bloomfield Town Center Economic Development Commission (TCEDC) has referred the draft Town Center Master Plan and Municipal Development Project Area Plan to the Bloomfield Town Plan & Zoning Commission (TPZ) in accordance with CGS Chapter 132 Section 8-191; and

Whereas, CGS Chapter 132 Section 8-191 states in part “Before the development agency adopts a plan for a development project the *planning commission* of the municipality shall find that the plan is in accord with the plan of development for the municipality”; and

Whereas, The 2012 Bloomfield Plan of Conservation and Development (POCD) which remains in effect as of the date of the adoption of this resolution provides a vision for the future of the Town Center which is embodied in the draft Town Center Master Plan and Municipal Development Project Area Plan; and

Whereas, Strategy 5 within the draft 2025 POCD is to “continue to invest in Bloomfield Center and facilitate the redevelopment of properties and development of mixed-use commercial and residential properties,” while also “fully supporting the Bloomfield Center Plan, which is anticipated to be completed in 2025”; and

Whereas, The 2013 Town Center Plan and the 2021 TIF Town Center Plan both note the importance of the long-term redevelopment of the Town Center and the importance of the redevelopment of the Wintonbury Mall property.

Now, therefore be it resolved that: The Bloomfield Town Plan & Zoning Commission hereby finds that the draft Town Center Master Plan and Municipal Development Project Area Plan dated February 2025 are in accord with the 2012 Bloomfield Plan of Conservation and Development and the draft 2025 Bloomfield Plan of Conservation and Development.

Adopted at TPZ meeting held on April 24, 2025.