



Town Plan and Zoning Commission

Regular Meeting NOTICE OF DECISION

Byron Lester, Chair
Renae James, Secretary
Dwight Bolton, Sr., Member
Leon Peters, Member
Stephen Millette, Member
Jennifer Marshall-Nealy, Member
Kevin Gough, Member
Ola Aina, Alternate
Roger O'Brien, Alternate
Vacant, Alternate

Thursday, June 26, 2025 • 7:00 pm
Hybrid Meeting

1. Public Hearings

a. Public Hearings Continued to July 17, 2025:

- i. **Extension Granted and continued to 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
- ii. **Extension Granted and continued 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.

b. Public Hearings New:

- i. **Approved with Conditions: 31 Tunxis Avenue - 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

2. New Business

- a. Extension denied: Application was Denied without Prejudice and Fees Waived for resubmittal: 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. Applicant: Burns Construction Company, Inc. Owner: 5 Northwood Drive,
- b. Approved with conditions: 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.

Applicant and Owner: TrapRock Ridge Land Conservancy