



Building & Land Use Department

Town of Bloomfield
800 Bloomfield Avenue, 1st Floor
Bloomfield, CT 06002
Building Division: 860-769-3516
Land Use Division: 860-769-3515
www.bloomfieldct.gov

Town Plan and Zoning Commission

Staff Report

Application Type: Special Permit and Revised Site Plan Application

Proposal: The applicant is requesting a Special Permit and Revised Site Plan under the following sections of the Bloomfield Zoning Regulations:

Section 4.1.D.4.x: To allow a Medical Clinic/Office (Chiropractic Practice) on the ground story at 31 Tunxis Avenue.

Section 6.2.H: To permit a 21% reduction in required parking, from 24 spaces to 19 spaces.

Property Information

Project Location: 31 Tunxis Avenue

Zoning District: Business Center District (BCD)

Acres: .43

Existing Building Type: Office Building

Current Uses: Professional Office Only

Property Owner: 31 Tunxis LLC



Zoning and Property Overview

North: BCD District, Town of Bloomfield Filley Park
East: BCD District, First Congregational Church
South: BCD District, Professional Offices and Street Front Retail Spaces
West: BCD District, Town of Bloomfield Filley Park

The property is located at 31 Tunxis Avenue and is within the Bloomfield Center District (BCD). The subject parcel is 0.43 acres and currently houses a professional office building with a proposed change of use for the first floor to medical use (chiropractic office). The second floor will remain professional office space.

Purpose of the BCD District

The Bloomfield Center District (BCD) is intended to promote a walkable, mixed-use downtown core that supports commercial, residential, and public service activities. This district emphasizes high-quality building design, pedestrian accessibility, and land use compatibility.

Zoning Analysis

The proposed chiropractic use is consistent with Section 4.1.D.4.x, which allows medical clinics or offices by Special Permit. The second-floor professional office use remains permitted by right. The 21% parking reduction, from 24 to 19 spaces, is allowable under Section 6.2.H, provided that shared parking agreements and operational needs justify the reduction.

Special Permit Criteria

- The use is appropriate for the location and consistent with the goals of the BCD Zone.
- The proposed chiropractic office is compatible with surrounding land uses and will not adversely impact adjacent properties.
- The reduction in parking is supported by the limited number of staff (three total) and scheduled patient flow.
- There are no proposed changes to the building footprint or exterior site layout.
- Public health, safety, and welfare are maintained.

Recommended Conditions of Approval

1. Existing landscaping and trees located on the West property boundary (street front property line) must be kept and maintained.
2. The applicant or property owner shall record the Special Permit Approval Certificate on the land records within one (1) year of the expiration of the appeal period
3. Any future use expansion of the medical clinic/office or building occupancy will require further review and approval by Staff.
4. The property owner must maintain the easement agreement for overflow parking at 9 Tunxis Avenue and maintain the existing R.O.W Access Easement recorded in land records.
5. All waste, including solid waste, shall be properly managed in compliance with Town Ordinances.
6. All signage must comply with existing sign regulations and be approved by the Zoning Enforcement Officer prior to installation.
7. Applicant must apply for and receive all required permits and Licenses from all appropriate agencies prior to operation.
8. Any significant changes to the nature of this Special Permit will require new approvals by the Town Plan and Zoning Commission.



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Staff Recommendation

Based on the application materials, compliance with zoning requirements, and consistency with the Town's development goals, staff recommend approval of the Special Permit application for 31 Tunxis Avenue to allow a chiropractic office on the ground story and a 21% reduction in parking.

RESOLUTIONS

Whenever the Commission grants or denies a Special Permit, the Commission shall state upon its record the reason (s) for its decision. The following are the suggested Motions should the Commission GRANT OR DENY the proposed Applications:

Motion for APPROVAL

Motion by:

Seconded by:

RESOLVED, the Town Plan and Zoning Commission hereby approves the Special Permit and Revised Site Plan Application submitted by Joyce C. Quiros, per Sections 4.1.D.4.x, 6.2.H of the Zoning Regulations to allow medical clinics/offices on the ground story of an existing building, and a 21% reduction (19 total spaces) of parking requirements in the BCD district, subject to the following conditions:

1. The applicant shall address any additional comments or concern made by the Commission.
2. Existing landscaping and trees located on the West property boundary (street front property line) must be kept and maintained.
3. The applicant or property owner shall record the Special Permit Approval Certificate on the land records within one (1) year of the expiration of the appeal period
4. Any future use expansion of the medical clinic/office or building occupancy will require further review and approval by Staff.
5. The property owner must maintain the easement agreement for overflow parking at 9 Tunxis Avenue and maintain the existing R.O.W Access Easement recorded in land records.
6. All waste, including solid waste, shall be properly managed in compliance with Town Ordinances.
7. All signage must comply with existing sign regulations and be approved by the Zoning Enforcement Officer prior to installation.
8. Applicant must apply for and receive all required permits and Licenses from all appropriate agencies prior to operation.
9. Any significant changes to the nature of this Special Permit will require new approvals by the Town Plan and Zoning Commission.

VOTE: YES NO ABSTAIN

Motion for **DENIAL**

Motion by:

Seconded by:

RESOLVED, the Town Plan and Zoning Commission hereby denies approves the Special Permit and Revised Site Plan Application submitted by Joyce C. Quiros, per Sections 4.1.D.4.x, 6.2.H of the Zoning Regulations to allow medical clinics/offices on the ground story of an existing building, and a 21% reduction (19 total spaces) of parking requirements in the BCD district,, based on the following findings:

1. The proposed parking reduction does not sufficiently demonstrate that the existing and overflow parking arrangements can reliably accommodate the full parking demand associated with the medical and office uses, particularly during peak periods or overlapping occupancy.
2. The application lacks adequate evidence of a formal shared parking agreement or enforceable mechanism to ensure long-term access to off-site parking at 9 Tunxis Avenue.
3. The proposed use may introduce parking and traffic circulation conflicts that negatively affect surrounding properties and public safety, contrary to Section 9.5.E.4 of the Special Permit criteria.
4. The applicant has not sufficiently demonstrated that the proposal meets the public health, safety, and welfare standard under Section 9.5.E.1 of the Zoning Regulations.
5. The Commission finds the cumulative impacts of reduced on-site parking and intensity of use may be incompatible with the immediate vicinity, in violation of Section 9.5.E.2.

VOTE: YES NO ABSTAIN