Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

There was a meeting for the Town of Bloomfield's Design Review Board held on October 1, 2026 at 6:15pm 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.

RECEIVED
OCT 05 2026
9:58am
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

Present: Dale Bertoldi; Neil Clark; Stephen Dewey; Mark Weisman

Absent: None.

Also Present: Jon Colman, Director of Building and Land Use; and Rebecca Jones, Recording Secretary.

1. **Call to Order**

Chair Weisman called the meeting to order at 6:15pm.

2. **Approval of Minutes**
   a. February 5, 2026

Motion to approve the February 5, 2026 meeting minutes made by Commissioner Dewey; seconded by Commissioner Bertoldi with the following amendment:

- Change meeting time to 6:15pm.

The motion was approved unanimously by a 4-0-0 vote.

3. **New Business**
   a. Informal Presentation – Town Center Apartments (Phase IV) – 214 total units; residential development. Applicant: Paul Butler

Developer Paul Butler was present for discussion. He presented updates on the Town Center Apartments Phase IV project, including plans for a public dog park, landscaping improvements, and traffic calming measures on Gabb Road. The project involves a public-private partnership with over $3 million in proposed public improvements. The Board discussed design elements like brick pavers, lighting, and the potential use of etched stone for signage similar to Filley Park.

Mr. Bulter stated that he plans to break ground in spring 2027. The project requires approval from Land Use boards as well as Town Council. Commissioner Clark expressed support for the gateway concept and corner park development, while suggesting the prominent Bloomfield sign design needs further development, particularly regarding lighting, letter size, and potential plant growth that could impact visibility. Chair Weisman stated that he was pleased to see previous recommendations made by this Board were incorporated into the latest iteration of site plans. Commissioner Dewey confirmed that there will be 210 units. He also asked questions related to the building grade and flood zone. Commissioner Bertoldi raised concern about the size of the dog park and potential traffic impacts. He recommended adding a loop to the public sidewalk along Wash Brook as an additional amenity. He discussed the potential noise impact of having the dog park on the street side. Chair Weisman asked about emergency access. Mr. Butler will email the Board members the elevation plans. The Board agreed to continue reviewing the development project with Mr. Butler planning to return for additional discussions.

4. Old Business

Mr. Colman provided an update on town developments. He stated that the Town did not receive the CIF grant. The POCD is in its final review stages. There will be a series of text amendment changes proposed related to tree preservation, workforce housing and accessory dwelling units (ADUs). Copaco is undergoing a series of site changes including a change in tenants. The first phase of housing at 1151 Blue Hills Avenue has been approved. A tax agreement will be prepared due to the state and federal financing and is currently under review by the Town's economic consultant. There has been a significant number of staffing changes throughout the Town of Bloomfield due to retirements and other factors. Chair Weisman reviewed the charge of this Board with Mr. Colman and it was confirmed that they can provide input on projects throughout Bloomfield at staff's discretion. Commissioner Dewey asked about the status of the sign proposal at 12 Seneca Road. Mr. Colman will look into this and report back to the Board. Chair Weisman confirmed that the Board will meet within the next month to approve the 2027 meeting calendar.

5. Adjournment

Motion to adjourn made by Commissioner Clark; seconded by Commissioner Bertoldi and approved unanimously by a 4-0-0 vote. The meeting was adjourned at 7:09pm.

Next Regular Meeting: November 5, 2026