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

ECONOMIC DEVELOPMENT COMMISSION & DEVELOPMENT AGENCY – REGULARLY SCHEDULED MEETING
TUESDAY, AUGUST 11, 2026, 8:30 A.M.
ZOOM MEETING PLATFORM

Members Present: Siddiq Abdullah; Bonnie Bercowetz; Tricia Martin; Vivian Nabeta (joined at 8:34 am)
Members Absent: None.

Also Present: Jonathan Colman, Director of Building and Land Use; Lynda Laureano, Assistant Director of Building and Land Use; Denise Robidoux, Justin LaFountain and David Driver of Goman + York on behalf of the Town of Bloomfield; and Rebecca Jones, Recording Secretary.

I. Call to Order

Chair Bercowetz called the meeting to order at 8:32am.

II. Approval of Minutes

a. July 14, 2026

It was moved by Commissioner Abdullah and seconded by Commissioner Nabeta to approve the July 14, 2026 regular meeting minutes. The motion was approved unanimously by a 4-0-0 vote.

III. Old Business

Ms. Laureano provided updates on several development projects, including facade improvements at Copaco Center, ongoing construction at 529 Cottage Grove Road, and plans for a full-service gasoline station at 92 Granby Street.

The Commission discussed concerns about 95 Granby Street's continued operation despite a cease-and-desist order, and Ms. Laureano reported that 68 Tobey Road received a letter regarding blighted properties with plans to develop as a restaurant rather than a nightclub. Chair Bercowetz expressed concerns about the proposed gasoline station site and its potential appearance, suggesting the need for careful consideration of the development plans.

IV. New Business

a. Discussion of potential changes to zoning regulations in the Granby Street TIF Zone

The Commission discussed amending the I-1 zoning district to allow residential use. Ms. Laureano explained that current I-1 regulations prohibit outdoor storage and housing, while Mr. LaFountain clarified that a new state law requires zones designated as mixed-use or commercial to allow residential development of 2-9 units by right. While small residential developments would be permitted, larger mixed-use developments exceeding 9 units would still require a text amendment subject to regional review by CRCOG. Mr. Colman raised concerns about making text changes that would affect the entire town, noting that such changes should consider existing industrial and commercial developments where housing might not be desired.

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Mr. Colman also explained that an extensive review of zoning regulations will be needed to align with POCD policies, which will likely be an 18-month process starting with text changes. The Commission plans to take preliminary action by their August 27th regular meeting and set a public hearing in September to review map changes, particularly regarding Tobey Road. Commissioner Abdullah inquired about affordable housing funding opportunities, and Mr. Colman confirmed that state and federal funding is available through new regulations, with some projects in town already incorporating affordable housing components.

b. Update on ArtFX branding proposal

This item was discussed under 'Development Agency'.

V. Commission Member Updates

None.

VI. EDC Consultant Reports (Goman + York)

a. July 2026 Report

VII. Town Planner Report

a. POCD Update

Mr. Colman reported that the POCD draft has been sent to the Commission for review, with a planning meeting scheduled for August 20th, and potential public release and council review by the August regular TPZ meeting.

b. Town Development Update

Mr. Colman shared an update regarding the housing development at First Cathedral Church. Commissioner Nabeta requested an update regarding the Popeye's development. Mr. Colman reached out to the CEO of Popeye's and received a response immediately. He is hopeful that development will continue without delay going forward.

c. Town Center Update

The Town Center RFQ process is underway, with submissions due by August 25th and final submissions by September 15th. Mr. Colman also gave an update on the grant process.

<u>Development Agency</u>

VIII. Continued discussion on Granby/Tobey TIF District

The commission reviewed proposed logo designs for rebranding the TIF zone as the "Bloomfield Art District," with concerns raised about the "BAD" acronym and suggestions to incorporate green colors and business elements. Chair Bercowetz will work with ArtFX to explore other acronyms or signage ideas.

IX. Public Comment

None.

X. Updates

Chair Bercowetz would like to do a bus tour of the area in the future. She also asked Mr. Colman about new members.

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XI. Adjournment

It was moved by Commissioner Abdullah and seconded by Commissioner Nabeta to adjourn the meeting. The motion was unanimously approved and the meeting stood adjourned at 9:33pm.