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

ECONOMIC DEVELOPMENT COMMISSION & DEVELOPMENT AGENCY – REGULARLY SCHEDULED MEETING
TUESDAY, NOVEMBER 10, 2026, 8:30 A.M.
ZOOM MEETING PLATFORM

Members Present: Malcom Archibal (joined at 8:43am); Bonnie Bercowetz; Ulrick Brice; Katonya Hughey; Tricia Martin; Vivian Nabeta (joined at 8:52am)
Members Absent: Siddiq Abdullah

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

RECEIVED
NOV 17 2026
9:29am
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

I. Call to Order

Chair Bercowetz called the meeting to order at 8:31am.

II. Approval of Minutes

a. September 8, 2026

Chair Bercowetz requested these be voted upon at a future meeting.

III. Old Business

a. ArtFX branding and signage proposal using BEAT update

Chair Bercowetz presented a proposal for the Bloomfield Entertainment, Arts, and Trades (BEAT) District, which includes new signage concepts for the Granby Street-Tobey Road area. The Commission reviewed two signage options, with general preference for the black and white design over the colored version, though Commissioner Hughey preferred more color to reflect the artistic nature of the district. Commissioners provided feedback suggesting the incorporation of the town's green color and the "B" logo element into the signage design. Chair Bercowetz stated that they will continue discussions about the signage concepts at their December meeting after a planned area tour.

IV. New Business

a. Approval of 2027 Meeting Schedule

The Commission discussed changing their 2027 meeting schedule from 8:30 AM to potentially 9:00 AM on Thursdays, with most members preferring later times and avoiding Fridays. Ms. Laureano and Ms. Jones agreed to check room availability for Thursday meetings and report back to the Commission, with a decision needed by December 8th.

V. Commission Member Updates

None.

VI. EDC Consultant Reports (Goman + York)

a. September and October 2026 Report

Mr. Driver reported on a new business development, explaining that Celltex, a company from South Windsor making industrial connectors, plans to relocate to a 30,000 square foot building in Bloomfield at 1399 Blue Hills Avenue. The Commission discussed welcoming protocols for new businesses, with Ms. Robidoux explaining that the Communications office and the Chamber of Commerce typically handle ribbon-cutting ceremonies, and Chair Bercowetz expressed interest in attending future business welcoming events.

VII. Town Planner Report

a. POCD Update

Ms. Laureano presented a detailed explanation of the differences between the Plan of Conservation and Development (POCD) and zoning regulations to help newer commissioners understand their roles. She explained that the POCD serves as a 10-year aspirational guide setting goals and priorities for land use, housing, and economy, while zoning regulations are enforceable local laws that implement those goals with specific uses, density, and dimensional standards. She clarified that any zoning changes should align with and be supported by the POCD, and that the Economic Development Commission's role includes advising the Town Plan and Zoning Commission on economic matters and promoting adopted goals through outreach and coordination with business groups.

Ms. Laureano explained that annual reports with recommendations for Town Council are required by bylaws, with the best timing being before the budget process in December. Chair Bercowetz acknowledged this as a priority but noted the tight timeline for this year's budget process. Mr. Steven Kaplan about the discrepancy between the prohibition of special permits in I-1 zones and the Plan of Conservation and Development's ambitious plans for the area, asking when the uses in I-1 districts would be updated to align with the planned changes.

Ms. Laureano explained that the town recently adopted a zoning amendment prohibiting data centers town-wide, but special permit processes still exist in I districts for other uses. Mr. Kaplan asked about timelines for updating zoning regulations to align with the Plan of Conservation and Development (POCD), particularly regarding special permits for housing and entertainment uses in I districts. Ms. Laureano indicated that while the POCD implementation would trigger zoning changes, she couldn't provide specific timeframes and suggested discussing this further at a future meeting with Mr. Kaplan.

b. Town Development Update
None.

c. Town Center Update

Ms. Robidoux discussed progress on the Wintonbury Mall power outage relief efforts, where grants ranging from $0 to $10,000 have been secured for affected businesses. The Commission discussed challenges in reaching out to business owners in the TIF zone and planned to conduct door-to-door visits to address communication barriers.

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Development Agency

VIII. Continued discussion on Granby/Tobey TIF District

a. Update on visits to Granby/Tobey Road businesses

Chair Bercowetz discussed an in-person meeting on December 8th at 8:30am to take place at ArtFX.

IX. Public Comment

None.

X. Updates

None.

XI. Adjournment

It was moved by Commissioner Hughey and seconded by Commissioner Brice to adjourn the meeting. The motion was unanimously approved and the meeting stood adjourned at 9:32pm.