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# BLOOMFIELD TOWN COUNCIL

## GOVERNANCE, POLICY & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a regular meeting of the above-mentioned subcommittee held on Tuesday, September 15, 2026, at 6:00 p.m. in a hybrid meeting format via the Zoom webinar virtual platform. The in-person location was Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

**Committee Members present *(In-person):*** Mayor Anthony Harrington, Chair; Councilor Suzette DeBeatham-Brown; Councilor Joseph Merritt (6:07p.m.) ***via Zoom:*** Councilor Darrell Goodwin (6:14 p.m.)

**Committee Members *(Absent):*** Councilor Todd Cooper, Vice-Chair

**Also present: *(In-person)*:** Latonia Tabb, Clerk of Council; Jon Colman, Director Building & Land Use; Warren Plummer, Director of Information, Technology and Innovation; Glen Garrity, Director of Public Works and Facilities ***via Zoom:*** Alvin D. Schwapp, Jr., Town Manager

The meeting began at 6:01 p.m.

## OLD BUSINESS

## ROCKWELL PARK IMPROVEMENT PROJECT STATUS UPDATE

Mr. Glen Garrity, Director of Public Works and Facilities, reported that the Rockwell Park project has been transitioned to Public Works. He noted that Inland Wetlands and Planning and Zoning permitting has been completed and that the department is working with the design consultant to finalize the Phase 1 design and bid documents, with a goal of completing them by the end of October for DECD review. He also noted coordination between the Rockwell Park project and the Greenway Spur project.

Mayor Harrington asked about the potential for pursuing additional CIF funding for future phases of the Rockwell Park project. Director Garrity stated that the Town could pursue additional funding opportunities for the project. Councilor DeBeatham-Brown asked about the current funding and estimated total project cost. Director Garrity stated that $4 million in state funding is available for Phase 1 and is expected to cover that phase in its entirety. He stated that future phases are estimated to require an additional $11–$15 million, resulting in an estimated total project cost of approximately $15–$20 million.

Councilor Merritt discussed the potential naming of Rockwell Park in recognition of a former mayor and noted the ongoing Greenway project connecting Tyler Street to the Wintonbury Library. He reported that the project is funded, neighborhood concerns have been addressed, and construction is anticipated to continue into the spring. Councilor Merritt noted that the Greenway will connect recreational facilities, schools, and the library through an east-west bicycle and pedestrian route.

## NEW BUSINESS

## DISCUSSION REGARDING THE UPDATE ON THE PLAN FOR CONSERVATION & DEVELOPMENT

Mr. Jon Colman, Director Building & Land Use, reported that the Plan of Conservation and Development (POCD) is nearing completion. He stated that the Commission has approved the future land use map and is scheduled to review the narrative, with the intent to release the document for public review and schedule the required public hearing. Director Colman noted that the document will be referred to the Town Council and appropriate committee for review and comment before the Commission takes final action.

Councilor DeBeatham-Brown asked about the timeline for release and public review of the Plan of Conservation and Development (POCD). Director Colman stated that, if the Commission approves the document on Thursday, it will be referred to the Town Council and Capital Region Council of Governments (CRCOG) for review and comment, with a 65-day comment period, and a public hearing will be scheduled. He stated that the document will be posted on the Town website for public access. Councilor DeBeatham-Brown suggested providing a brief summary identifying where the full document can be accessed to increase public awareness, which Director Colman agreed would be appropriate.

## DISCUSSION REGARDING BUSINESS DEVELOPMENT UPDATES

Director Colman provided the August development update, reporting that the Town received two responses to the Town Center developer solicitation, which will be reviewed for responsiveness and potential recommendation. He also provided an update on the pending CIF funding decision and reported on residential, commercial, and infrastructure projects under construction, approved, or in the pre-development stage. He reported that the Town issued 177 building permits in August, with a construction value exceeding $3.5 million, and issued 2,147 permits during FY2026, with a construction value of approximately $126.4 million.

Mayor Harrington asked about the number of businesses expected at the Cottage Grove Road retail development. Director Colman clarified that the development was originally planned for five units, although some spaces may have been combined, and indicated that tenants had committed but had not yet been publicly announced.

Councilor DeBeatham-Brown asked about Phase 4 of the Town Center apartment development and potential tax agreements for several developments. Director Colman reported that Phase 4 is expected to include approximately 230 residential units and stated that tax agreements may be

considered for several developments, including 1151 Blue Hills Avenue, 8 Dorothy Drive, and 800 Cottage Grove Road. He stated that presentations to the Council will include information on the tax agreement process and fiscal impacts. Director Colman also reported that the Town is exploring potential parking solutions for the Wedgwood neighborhood with Town staff, Connecticut Transit, and residents. Councilor DeBeatham-Brown noted residents' concerns regarding parking restrictions and towing and supported continued discussions with council and residents.

Councilor Merritt asked whether Paul Butler's developments would be considered for tax agreements and inquired about the Town's growth in the Grand List. Director Colman stated that Butler's three existing developments received tax agreements and that the current development would also be considered. He reported that the Grand List increased through both revaluation and new growth, noting that the actual growth was separate from the revaluation.

Councilor DeBeatham-Brown asked about 800 Cottage Grove Road and its inclusion among the developments being considered for tax agreements. Director Colman stated that the development is not proposing affordable housing units but is proposing a payment in lieu of housing, as permitted under the zoning regulations. He stated that the payment is under review and would come before the Council for consideration, with the funds directed to the Housing Trust Fund.

Mayor Harrington clarified that 800 Cottage Grove Road would not include affordable housing units but would instead use the payment-in-lieu option. Director Colman noted that the Town's current affordable housing percentage is approximately 11.7% and discussed the potential for legislative changes to allow payments representing affordable housing units to count toward the Town's affordable housing percentage.

## ADMINISTRATIVE REPORT

Councilor Merritt suggested that the Town recognize several long-serving employees who are leaving after decades of service. Town Manager Schwapp thanked Councilor Merritt for raising the issue and said he had already been considering a plan to formally recognize the employees. He stated that the Town intends to provide a time and place to recognize their service and offer public comments at an upcoming Council meeting, with the goal of honoring them at the final meeting before their September 30 departure. Town Manager Schwapp emphasized that the intent was to recognize their contributions and ensure they are not simply leaving without acknowledgment.

Councilor DeBeatham-Brown asked for clarification on the role of the Town Manager-appointed Blue-Ribbon Committee in developing the FY2028 budget, including whether its meetings would be public and whether the full Council would have an opportunity to provide input. Town Manager Schwapp explained that meetings involving a quorum would be held publicly. He clarified that the committee would provide feedback and serve as a sound board for ideas and scenarios but would not direct or dictate the budget. Town Manager Schwapp stated that he would also consult with the Finance Committee Chair before presenting his proposed budget to the Council, at which point the budget would become the Council's responsibility. Councilor

DeBeatham-Brown said she wanted to ensure that the process and sequence of steps were clear to everyone.

## PUBLIC COMMENTS

**No Public Comment**

## APPROVAL OF MINUTES

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Merritt and voted unanimously to approve the minutes of August 3, 2026.

## ADJOURNMENT

It was moved by Councilor Merritt, seconded by Councilor DeBeatham-Brown and voted unanimously to adjourn the meeting.

Meeting adjourned at 6:57 p.m.