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

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BLOOMFIELD TOWN COUNCIL

GOVERNANCE, POLICY & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a regular meeting of the above-mentioned subcommittee held on Monday, November 2, 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 ***via Zoom:*** Councilors' Suzette DeBeatham-Brown & Darrell Goodwin.

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

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

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, provided an update on the Rockwell Park project, reporting that he is preparing the mechanical, electrical, and plumbing (MEP) bid documents. He is working with SP&A Associates to determine the appropriate electrical service capacity (400 or 600 amps), considering the anticipated number of EV charging stations and the Town's goal of establishing a consistent, cost-effective charging platform across municipal facilities. Director Garrity has reestablished contact with the Department of Economic and Community Development (DECD) and is preparing the next quarterly project report. The project remains on schedule, with bid documents expected to be advertised over the winter.

Mayor Harrington asked whether the Town should consider pursuing additional Community Investment Fund (CIF) funding in the March application round to support the next phase of the park project. Director Garrity indicated that he hopes to have the project bid and a contractor selected by March noting that the Town has competing priorities, including Town Center revitalization and the second phase of Rockwell Park, and will consult with Director Colman regarding the best approach for pursuing additional funding. Mayor Harrington thanked Director Garrity for the update and indicated that the Committee looks forward to further progress reports.

NEW BUSINESS

DISCUSSION REGARDING THE UPDATE ON THE PLAN FOR CONSERVATION & DEVELOPMENT

Director Jon Colman reported that the proposed Plan of Conservation and Development (POCD) was received and copies will be made available for review in the Town Manager's Office, Town Clerk's Office, Building and Land Use Department, and local libraries, as well as provided to members of the Town Council and Town Plan and Zoning Commission. Limited printed copies will be available to minimize costs associated with revisions. Director Colman noted that a public hearing will be held at the Town Plan and Zoning Commission's regular January meeting to satisfy the 65-day referral period to the Capital Region Council of Governments (CRCOG). He encouraged Council members and residents to review the plan and submit comments. He also clarified that the Town Plan and Zoning Commission has sole authority to approve the POCD and that the document may be amended as needed between the required ten-year updates.

Councilor DeBeatham-Brown requested clarification regarding the public hearing date after noting that January 23 falls on a Saturday. Director Colman clarified that the hearing is expected to take place during the Commission's regular January meeting, on the fourth Thursday, January 28, 2027.

DISCUSSION REGARDING BUSINESS DEVELOPMENT UPDATES

Director Colman provided the October business development update, reporting that the Town is evaluating whether to submit another Community Investment Fund (CIF) application and reviewing two developer responses to the Town Center RFQ. He provided updates on zoning amendments, including regulations addressing data centers, battery storage, middle housing, and floodplain requirements. He also discussed ongoing development projects, including Popeyes, Duncaster, First Cathedral, 800 Cottage Grove Road, and Phase 4 of the Town Center Apartments. October departmental activity included 198 building permits issued, approximately $153,000 in permit revenue, and more than $10 million in construction value.

Mayor Harrington requested an update on the Affordable Housing Fund balance, its intended uses, and the anticipated timeline for implementation. Director Colman estimated the balance exceeded $700,000 and agreed to provide a more detailed presentation at the December Committee meeting, including the fund's history, initial investment, and proposed uses. Mayor Harrington also asked about affordable housing components of proposed developments and Director Colman reported that the Town's affordable housing percentage had increased from approximately 10.6% to 11.7%, against the State's 12% minimum requirement.

Councilor DeBeatham-Brown requested background on the establishment and initial funding of the Affordable Housing Fund and followed up on previously discussed State housing policy changes. Director Colman agreed to include the fund's background in the December presentation and prepare a separate briefing on the State housing policy changes for the Committee.

ADMINISTRATIVE REPORT

No report

PUBLIC COMMENTS

1. Lynette Easmon, 8 Jackson Road, (see attached)

2. Erin Barringer, 28 Kenmore Road, congratulated Director Colman and his team on the proposed Plan of Conservation and Development (POCD), encouraging residents to review the document online or at the local libraries. She also complimented the improvements at Copaco Center and expressed interest in the planned mural highlighting Bloomfield's history. Regarding Rockwell Park, she encouraged the Town to assess existing EV charging stations within the surrounding area and consider residents' usage before determining the number of additional chargers needed. Mrs. Barringer emphasized the importance of increased communication and opportunities for residents to participate on Town boards and commissions.

APPROVAL OF MINUTES

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Goodwin and voted unanimously to approve the minutes of October 5, 2026.

Councilor DeBeatham-Brown reminded residents that polls would be open the following day from 6:00 a.m. to 8:00 p.m. She encouraged residents who had not yet voted to exercise their right to vote and thanked those who had already participated.

ADJOURNMENT

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Goodwin and voted unanimously to adjourn the meeting at 6:32 p.m.

Good evening.

On January 17, 2022, five Bloomfield residents were appointed to serve on the Rockwell Park Study & Design Planning Team to serve as the voice of the community from the long range planning of the Rockwell Park design and study period, through its implementation. Those members are Lynette Easmon, Kimberly Dunbar, James Jenkins, Renae James and Gail Nolan.

As committee members, we took that responsibility seriously and invested our time, input, and commitment into the work entrusted to us. However, our last meeting was April 10, 2025, and since then, there has been no communication with the committee regarding the project's progress, developments, or next steps.

I happened to notice this item on today's agenda and wanted to take the opportunity to ask for clarification regarding the current role and status of the Rockwell Park Committee.

Are we still expected to serve in an advisory capacity? Has the committee's work concluded? And if the project is moving forward, why have the appointed members not been kept informed or engaged?

We understand that projects evolve, but communication and transparency are important, particularly when residents have been formally appointed and have committed their time to a public initiative.

We took our charge seriously, and I believe the committee members deserve the courtesy of knowing where things stand and what, if any, role we are expected to play moving forward. I have included a copy of the Charge for your reference.

Thank you,

Lynette M. Easmon
8 Jackson Rd