TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
THURSDAY JANUARY 22, 2026 – 7:00PM
ZOOM MEETING PLATFORM AND
IN- PERSON MEETING – COUNCIL CHAMBERS
APPROVED

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on January 22, 2026 at 7:00pm 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.

1. **Call to Order**

Chair Lester called the meeting to order at 7:45pm. There was a technical problem with livestreaming this meeting to YouTube, causing the meeting to start late. All public hearings were continued to the January 29, 2026 special meeting.

2. **Roll Call**
Present were: *in-person:* Chair Byron Lester, Dwight Bolton, Kevin Gough, Renae James, Jennifer Marshall-Nealy, Stephen Millette, Roger O'Brien, Leon Peters
Absent were: Ola Aina; Eunice Medwinter

A quorum was established with 7 regular members, and 1 alternate members present.

Also present were Mr. Jonathan Colman, Director of Building and Land Use; Ms. Lynda Laureano, Assistant Director of Building and Land Use; Mr. Alex Samalot, Zoning Enforcement Officer; and Ms. Rebecca Jones, Recording Secretary.

1. **Approval of Minutes**
    a. **November 20, 2026**

Motion to approve the November 20, 2026 meeting minutes made by Commissioner Marshall-Nealy; seconded by Commissioner Gough and approved unanimously by a 7-0-0 vote.

2. **Public Hearings**
    a. **2 Filley Street -** Zone Map Change Application per Section to allow a zone map change from an R-30 (Single-Family Residential District) to a PLR (Planned Luxury Residential District) with related Master Plan for proposed residential development of up to three (3) duplexes, and 20 total parking spaces (10 indoor garage/10 outdoor driveway). Applicant: Dalos and Stern Property Owner: Bryan Chambers

Mr. Babatunde Ogunro, applicant, was present for discussion along with Mr. Mark Reynolds, Professional Engineer. The applicant is seeking approval of a Zoning Map Amendment from R-30 to PLR pursuant to Sections 9.7 and 5.4 of the Bloomfield Zoning Regulations.

The parcel is 1.8 acres and the proposed development will provide six units of housing. The proposed access is by a private drive from Filley Street. Public sewer and water are available in the area and capacity has been confirmed with MDC. Mr. Ogunro believes that this is a good opportunity to provide workforce housing in Bloomfield.

Mr. Reynolds shared aerial maps of the parcel. The conceptual site plan was detailed. An excerpt from the Plan of Conservation and Development (POCD) referencing residential zoning districts was shared. The housing goals were also referenced. This property is immediately adjacent to the PLR Zone and would be consistent with the area immediately adjacent to it.

The Town's GIS mapping and Property Card information currently depicts the subject parcel as PLR. Review of the official zoning maps and Commission records confirms that this is a mapping error originating from during the April 2005 subdivision approval of 10 Filley Street, when PLR zoning was inadvertently extended beyond its approved limits. The subject parcel at 12 Filley Street was never formally rezoned. The correct zoning is R-30 and PLR zoning requires adoption of a Master Plan as part of the Zoning Map Amendment process.

Mr. Colman expressed concern about the density proposed with this application. It also surrounds an R-30 zone, which is primarily single-family homes. Staff cannot support designation of a maximum density exceeding four dwelling units per acre. Ms. Laureano shared excerpts from her staff report. The parcel is eligle for PLR consideration under Section 5.4.G.2 but the proposed density of six units is not supported under Section 5.4.F. There are significant engineering, drainage, setback and access issues identified by the Town Engineer as well.

Questions from the Public
Mike Greenberg, 115 Wintonbury Avenue, asked if comments can be read later. He was directed to speak during the Public Comment portion.

Robert Dickinson, 400 Seabury Drive, asked if there had been any consideration for a bus stop at the end of the street. The applicant did not respond.

Questions from the Commission
Commissioner Millette asked about a discrepancy in the acreage listed on the maps. Mr. Reynolds explained that one is the total acreage of the parcel and the other is the parcel excluding the access strip. He also asked about a building shown on an adjacent parcel, which is an old barn that will be demolished during construction. Commissioner Peters asked why the developers are set on six units, given staff concerns about density. Commissioner O'Brien asked Mr. Reynolds about the A2 survey submitted with this application, which was not performed by him. He also asked clarifying questions about the access road. Commissioner James asked about the proposed height of the building and reviewed the recommendations from the Staff Report with Ms. Laureano.

Commissioner Gough asked if an R-30 property could be rezoned into three R-10 units. Mr. Colman noted that this would be challenging. He asked the applicant how a group of duplexes would fit into a neighborhood of predominantly single-family houses. The applicant believes that this is consistent with both the POCD and the adjacent PLR district. Mr. Colman noted that the goal in the POCD is medium-density for the PLR zone. Commissioner Gough asked about 14 Filley Street and confirmed that the applicant does not own the parcel. Commissioner Marshall-Nealy asked if this property will have a homeowners' association, which it will. The commissioners asked questions related to tree removal and planting plans.

Mr. Michael Greenberg, 115 Wintonbury Avenue, asked about water drainage between 12 and 14 Filley Street. He also questioned how there will be a space for children to play behind the building if a patio is proposed.

Comments from the Public
Mr. Robert Dickinson, 400 Seabury Drive, opined that short sections of sidewalk should be installed from the driveway to the road intersection to ensure children have a safe space to wait for the bus.

Mr. Michael Kamens, 49 Oliver Way, spoke in opposition of the zone change. He prepared a presentation that was given to the Commission and entered into the record. This has been a stable community for over 20 years, and this will pose a direct impact to the abutters' safety and quality of life. The barn provides a buffer for the wildlife, and this project will destroy the last buffer zone in the area. He reviewed discrepancies he found during his review of the application.
Mr. Kamen's presentation was entered into the record when received by Town staff.

Mr. Michael Greenberg, 115 Wintonbury Avenue, spoke in opposition of the zone change. He expressed concern about the potential precedence for a cascade affect on the area as he has counted approximately 13 parcels that could follow this same path. After speaking with his neighbors, he believes that many disregarded the abutters' notices as they appeared to be junk mail. He does not understand how this and other current projects fit into the bigger vision for Bloomfield.
Mr. Greenberg's written statement was entered into the record when received by Town staff.

Ms. Linda Jakab, 45 Oliver Way, spoke in opposition to this application. She is a direct abutter. She recommended that the commission review staff comments and in relation to the vegetated buffer. She also noted that the suggested density of the trees for the buffer zone may have been exaggerated by the applicant.

Ms. Rachel Barrett, 117 Wintonbury Avenue, spoke in opposition to this application. She asked if the potential future owners would be able to rent their units. This will add to the traffic problem in the area.

Comments from the Commission

Commissioner Bolton thanked the applicant for his submission but is struggling to see how this would fit the characteristic of the area. Commissioner Gough opined that this area needs to stay as is and this proposal is too small for PLR. Currently, there is no acreage requirement for the PLR zone and this should be discussed by the commissioners at a future quarterly planning meeting. Commissioner James thanked the applicant for attempting to incorporate more workforce and multifamily units in Bloomfield. She stated that there is unfair attitude towards multifamily housing. Commissioner O'Brien recommended that when the Commission decide on this application, they separate the Zoning Amendment and the Master Plan into two separate votes. He found the Master Plan deficient. Commissioner Peters expressed concern about the increase in traffic in an already congested area. He is also concerned about the potential effects of water runoff and stated that a more in-depth stormwater management plan should be prepared. Commissioner Millette commented on the density requirements. He believes that this would be a difficult area to establish a PLR zone. Commissioner Lester would like to do more fact-finding related to the zoning records for this property. He asked staff if the duplexes located on the corner of Maple and Mountain Avenue are also zoned PLR.

Motion to continue the public hearing to January 29, 2026 made by Commissioner James; seconded by Commissioner Millette and approved unanimously by a 7-0-0 vote.

b. **22 Tobey Road –** Special Permit and Revised Site Plan Application per Sections 6.2.H.i.e and 6.4.G.2 to allow soil disturbance of more than 10,000 sq. ft. and a reduction of 18.6% of the required parking spaces for a 10,000 sq. ft. building addition and parking lot expansion on property in the I-1 district. Applicant: Borghesi Building and Engineering Co., Inc. Property Owner: Tobey Road Associates LLC

Mr. Richard Hall, Professional Engineer, was present on behalf of the applicant. This Special Permit and revised Site Plan application is to allow soil disturbance exceeding 10,000 sq ft for a 10,000 sq foot expansion to an existing industrial building located at 22 Tobey Road. It is located within the I-1 Industrial District. All surrounding properties are likewise zoned I-1 and are occupied by industrial and commercial operations consistent with the intent of the district. There are no adjacent residential zoning districts or residential land uses in the immediate vicinity of the site. All setback requirements have been met. The applicant is proposing increasing the parking to 56 spaces to accommodate current parking overflow. This would be an 18.6% reduction in parking if approved.

The site plan was reviewed. Stormwater management plan was detailed. All comments from the Town Engineer and Fire Marshal have been addressed in the revised set of plans submitted dated January 13, 2026. The tree planting plan was discussed. Eighteen trees will be removed and ten will be planted after construction. The quality of the current trees is rather poor. The photometric plan was reviewed. All fixtures will be full cut-off lights and are appropriate for the neighborhood. Mr. Hall shared excerpts from a narrative from the applicant, Pearse Bertram.

Mr. Colman noted that this applicant has gone through three sets of plan revisions and has been very receptive to staff comments. This area of town has been the focus for the Economic Development Commission in recent months, and this expansion will be an asset to the revitalization efforts in this neighborhood. Town staff is comfortable with the reduction in parking as this will provide a place for the employees who are currently parking along Tobey Road. A sidewalk will be installed.

Questions from the Public

There were no questions from the public.

Questions from the Commission

Commissioner Peters asked if it is possible to reduce the number of trees being removed. Almost all the trees set to be removed are within the location of the proposed new building and the fire access road. Commissioner O'Brien asked clarifying questions related to the revised plan dates. Commissioner Gough asked if the owners of Pearse Bertram are in contact with the Economic Development Commission.

Comments from the Public

There were no comments from the public.

Comments from the Commission

The commissioners thanked the applicant for working to improve the area.

Motion to continue the public hearing to January 29, 2026 made by Commissioner Marshall-Nealy seconded by Commissioner Bolton and approved unanimously.

c. **31 Tobey Road, Unit 2 –** Special Permit Use Application per Section 4.3.C.4.d, to allow a Used Car Dealer and Repairer establishment in the I-1 district. Applicant: Brian D. Davis Property Owner: 31 Tobey Road LTD

Mr. Brian Davis, Applicant, was present for discussion. This application is for a small-scale owner-operated used car dealership with general repairs. Mr. Davis purchases vehicle licensed auctions, performs inspections and light mechanical repairs and resells them to the public. The business will maintain a small inventory of 3-5 vehicles at a time. The indoor facility will include indoor service bay, professional automotive lift and all repairs will take place indoors. There will be no exterior repairs or overnight work outside. The proposed hours of operation will be Monday through Saturday 8:00 to 5:30pm and Sundays by appointment only. Waste oil management plan was detailed. All waste oil will be stored indoors in a sealed labeled container. Waste oil pickup is contracted with a licensed hauler.

A used car dealer and repairer shop is not a listed 'principal use' in the I-1 district, however, Section 4.3.C.4d states that the Commission may consider this proposed use. Staff noted that nine of fifteen units with direct outdoor access in the building are already auto-related uses. Because the subject site is a multi-tenant building with a high concentration of auto-related uses, staff recommended that the Commission evaluate this application not only in isolation, but also for cumulative operational impacts, especially where non-auto uses create different peak parking and circulation demands. The applicant still needs to provide a storage and removal plan for the tires, solvents, and waste fluids. Staff is still waiting a review response by the Fire Marshal.

Questions from the Public
There were no questions from the public.

Questions from the Commissioners
Commissioner Bolton asked if Mr. Davis is allowed to store vehicles outside. Ms. Laureano explained that under the said section he is applying through, no outdoor storage is allowed. She is hoping to receive the Fire Marshal report before the special meeting on January 29, 2026. Commissioner Bolton asked further questions about the orientation of the unit. Commissioner Marshall-Nealy notified Town staff that one of the auto-related tenants listed in the staff report is no longer located at 31 Tobey Road. She asked Mr. Davis clarifying questions related to his oil storage and removal plan. Commissioner Gough asked Mr. Davis about his experience and learned how he discovered the site. Mr. Davis will be moving to Bloomfield to open and run the auto shop, should it be approved. Commissioner James asked Mr. Davis if he understood that that the Conditions of Approval prohibit him from outdoor vehicle storage. He stated that this would prevent him from running this business successfully as he needs to show customers his inventory. Commissioner O'Brien confirmed with staff that a tow lot has been on the site for many years and shared comments related to a recent site visit he made. Mr. Colman explained that staff has been working with the property owner over the past few years to rectify a long list of zoning violations. Ms. Laureano asked the property owner to provide a site control management plan for the overall management of the site. Commissioner Peters stated that many of these questions should be answered by the property owner. This property is currently governed by an approved revised site plan from 2005. The site was blighted and redeveloped. The existing conditions do not reflect that plan any longer.

Comments from the Public
Mr. Andrew Kaplan, 31 Tobey Road, owns the property with his father, Steven Kaplan. He stated that Mr. Davis has been diligent and professional throughout this process. It is unfair to evaluate his application in a certain light due to the actions of other tenants. Mr. Kaplan lives out of state but visits Bloomfield monthly and is happy to walk the property with any and all of the Commissioners.

There has been a tracking system implemented in the past year to track which vehicles on the lot belong to which tenant. They have been towing unauthorized vehicles as they find them. There has been precedence set with other automotive tenants being allowed outdoor vehicle storage. He has been attending the Economic Development Commission meetings and have been in contact with staff as to how to work together to improve the area. He believes that there are many misconceptions about this site.

Mr. Steven Kaplan, 31 Tobey Road, property owner, stated that he was going to hold off on an amended site plan and combine it with a Master Plan for the property. There is an authorized tow lot on the property, that tows for the Town of Bloomfield. He requested a meeting be held before the next Town Plan and Zoning Commission meeting to clear up misinformation related to the site.

Mr. Andrew Kaplan, 31 Tobey Road, stated that they are trying to turn the property around and tenants like Mr. Davis are the kind we need to turn the property around. This is like turning the Titanic. It is not a fast process.

Comments from the Commission

Commissioner Peters stated that the property owners need to be more proactive in rectifying site compliance issues and improvements are not happening fast enough. He offered sympathy to the applicant. Commissioner O'Brien noted that many communities do not approve new uses when the overall site is not in compliance. Commissioner James stated that this situation is a perfect example as to why it is so difficult to open a business in Connecticut. She commended Mr. Davis for his initiative and thanked him for choosing Bloomfield. She recommended that no new site plan applications be accepted for this property until it is in full compliance. She noted that there has been a significant amount of work done by the property owner to clean up the site but there is still improvements to be made. Commissioner Gough opined that the Commission must be consistent with allowing tenants to use their outdoor parking spaces for storage as stated by Mr. Andrew Kaplan. He agreed with Commissioner James' recommendation. He also noted that the Commission approved two site plan applications in 2025 for units at this address, and neither have opened to date. Commissioner Bolton commended Mr. Davis for his entrepreneurial spirit. Chair Lester thanked the applicant and noted that he would be an ideal tenant should the site be improved.

Motion to continue the public hearing to January 29, 2026 made by Commissioner Bolton; seconded by Commissioner Marshall-Nealy and approved unanimously by a 7-0-0 vote.

.

3. **New Business**
    a. Sidewalk Plan review and approval for 5-7-9 Northwood Drive and 9 West Dudley Town Road

This will be discussed at the January 29, 2026 continued public hearing.

    b. Regional Planning Commission Appointments (one representative and one alternate)

This will be discussed at the January 29, 2026 continued public hearing.

    c. Zoning Enforcement Officers Report

Mr. Alex Samalot, Zoning Enforcement Officer, was present for discussion. He shared excerpts from his Enforcement Activity Report for 2025. The commissioners asked how zoning complaints are processed. Mr. Samalot noted that all complaints are logged into the Town's OpenGov system, where they are available for review by the public. Ms. Laureano stated that some zoning violations take years to be resolved.

4. **Adjournment**

Motion to continue this public hearing made by Commissioner James; seconded by Commissioner Marshall-Nealy and approved unanimously. The meeting was continued at 11:38 pm.