TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION
CONTINUED REGULAR MEETING
THURSDAY JANUARY 29, 2026 – 7:00PM
ZOOM MEETING PLATFORM AND
IN- PERSON MEETING – COUNCIL CHAMBERS
APPROVED

There was a continued regular meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on January 29, 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**
Commissioner James called the meeting to order at 7:00pm.

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

A quorum was established with 4 regular members, and 2 alternate members present.

Motion to seat alternate Commissioners Medwinter and O'Brien as voting members made by Commissioner Gough; seconded by Commissioner Millette and approved unanimously by a 6-0-0 vote.

Also present were Jonathan Colman, Director of Building and Land Use (via Zoom); Lynda Laureano, Assistant Director of Building and Land Use; and Rebecca Jones, Recording Secretary.

3. **Public Hearings**
   a. **12 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

Motion to reopen the public hearing for 12 Filley – Zone Map Change Application made by Commissioner Marshall-Nealy; seconded by Commissioner Gough and approved unanimously by a 6-0-0 vote.

The applicant submitted documentation requesting an extension of the public hearing to the February 26, 2026 meeting. Commissioner O'Brien notified staff that the Notice of Public Hearing sign has been missing since the recent snowstorm. Ms. Laureano will notify the applicant. *A vote on the requested extension was taken later in the meeting as indicated on Page 2.*

   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

Motion to reopen the public hearing for 22 Tobey Road – Special Permit and Revised Site Plan Application made by Commissioner Gough; seconded by Commissioner Millette and approved unanimously by a 6-0-0 vote.

Mr. Richard Hall, Professional Engineer, was present on behalf of the applicant. Based on comments at the last meeting, Mr. Hall provided a cover page for the site plan along with three full copies for staff. Commissioners shared their final comments.

Motion to approve the Special Permit and Revised Site Plan Application for the property located at 22 Tobey Road continued from the January 22, 2026 regular meeting based on the revised staff report dated January 29, 2026 with the following revision to Number 6 of the General Conditions:

'a signature block for approval by the Chairman of the Commission or the Secretary of the Commission'.

made by Commissioner Marshall-Nealy; seconded by Commissioner Gough and approved unanimously by a 6-0-0 vote.

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

Motion to reopen the public hearing for 31 Tobey Road, Unit 2 – Special Permit Use Application made by Commissioner Gough; seconded by Commissioner Marshall-Nealy and approved unanimously by a 6-0-0 vote.

The applicant submitted documentation requesting an extension of the public hearing to the February 26, 2026 meeting. Commissioner O'Brien requested a list of all outstanding zoning violations and conditions of the site plan that are not being adhered to for 31 Tobey Road before the next meeting. There will be a meeting with Town staff and the property owners to discuss zoning violations within the next week.

Motion to grant the requested extensions and to keep the public hearings open for 12 Filley Street and 31 Tobey Road and continue to the February 26, 2026 meeting made by Commissioner James; seconded by Commissioner Marshall-Nealy and approved unanimously by a 6-0-0 vote.

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

Mr. Tim Houle, Professional Engineer and Attorney John Casey were present on behalf of the applicant, Burns Construction. The Commission previously granted a special use permit for a

contractor's yard at this location. The applicant has fulfilled the Commission's request and met with Town Land Use and Engineering staff to adopt a sidewalk plan. Mr. Houle shared the site plan and highlighted the portions along West Dudley Town Road and Northwood Drive that would benefit from a sidewalk. Town Engineer comments were reviewed, and it is the Town's preference to have a sidewalk installed on West Dudley Town Road only. He also asked the applicant if they would be willing to extend the sidewalk an extra approximately 30 feet north to the Blue Hills Fire Department driveway and the applicant consented to this Ms. Laureano shared staff comments. The Town of Bloomfield does not have a plan to connect sidewalks on Northwood Drive at this time.

Commissioners shared their feedback. Commissioner Millette noted that he would like to see the Town of Bloomfield fill in missing gaps of sidewalk, particularly near the high school. Commissioner O'Brien recommended that the Commission approve this plan and do not grant the sidewalk waiver for the sidewalk on Northwood Drive. Instead, he proposed that the Commission approve a deferral of construction on Northwood Drive and reserve the right to require a sidewalk at a future date. Commissioner Gough echoed Commissioner Millette's comments and commended the applicant for working with the community. Commissioner James asked staff clarifying questions related to the proposed deferral. Mr. Colman recommended that staff consult the Town Attorney as this has not been done before. Attorney Casey requested the approval with a full waiver of the sidewalks on Northwood Drive and the installation of sidewalks as proposed on West Dudley Town Road. The Commissioners discussed the proposed motion and the impact this may have on future applications. Ms. Laureano reviewed the conditions related to a sidewalk waiver request. Commissioners Medwinter and James both stated that they would have liked to see further comments from the Town Engineer.

Motion to approve the proposed Sidewalk Plan as presented for West Dudley Town Road and to waive the requirement for the construction of a sidewalk on Northwood Drive and to require the applicant to show on the site plan a location of a potential future sidewalk made by Commissioner O'Brien; seconded by Commissioner Marshall-Nealy. A brief discussion ensued and the motion was approved unanimously by a 6-0-0 vote.

b. Regional Planning Commission Appointments (one representative and one alternate)
The Commissioners discussed waiting to vote on this until Chair Lester is present. They agreed to vote on the representative at this meeting and table voting on the alternate position.

Motion to appoint Chair Byron Lester as the representative to the Regional Planning Commission made by Commissioner O'Brien; seconded by Commissioner James and approved unanimously by a 6-0-0 vote.

5. Adjournment

Motion to adjourn made by Commissioner O'Brien; seconded by Commissioner Marshall-Nealy and approved unanimously. The meeting was adjourned at 8:05 pm.