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

TOWN OF BLOOMFIELD, CT
TOWN PLAN & ZONING COMMISSION QUARTERLY PLANNING MEETING
MAY 21, 2026

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on May 21, 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 7:00pm.

2. **Roll Call**

Present were: *in-person:* Chair Byron Lester, Kevin Gough, Jennifer Marshall-Nealy Roger O'Brien (Alternate) *via Zoom:* Deserae Cotton (Alternate), Renae James
Absent were: Dwight Bolton, Stephen Millette, Eunice Medwinter (Alternate); Leon Peters

A quorum was established with 4 regular members, and 2 alternate members present. Chairman Lester seated Commissioners Cotton and O'Brien as voting members.

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

1. **Approval of Minutes**
   a. **February 19, 2026**

It was moved by Commissioner O'Brien and seconded by Commissioner James to approve the February 19, 2026 meeting minutes with the following revisions:

-Commissioner Gough participated virtually and should be listed in the virtual attendance category

The motion was approved by a 5-0-1 vote. Commissioner Marshall-Nealy abstained due to absence.

   b. **March 26, 2026**

It was moved by Commissioner Marshall-Nealy and seconded by Commissioner James to approve the March 26, 2026 meeting minutes with the following revisions:

-The last sentence on the first paragraph on Page 2 should read 'at a later meeting'; and
-The first and second sentence in the second paragraph on Page 2 should be combined to read 'Commissioner Gough asked if emerging solar technology such as balcony solar would be addressed in the initial regulations or addressed in future amendments.'

The motion was approved unanimously by a 6-0-0 vote.

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MAY 28 2026
11:33am
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

New Business

a. **Partnership for Strong Communities presentation**

Amy Peltier from the Partnership for Strong Communities presented an overview of housing challenges in Connecticut, highlighting affordable housing shortages and the state's new housing legislation. She discussed key housing metrics and the impacts of limited availability of affordable housing, noting that only one in four eligible households receive rental assistance.

Ms. Peltier discussed the impact of recent legislation, including Public Act 8002, which requires municipalities to create housing growth plans. She also reviewed Connecticut General Statutes 8-30g and

stated that it remains one of the few tools available to create affordable housing in communities that otherwise refuse to allow new housing. Mr. Colman noted that Bloomfield is an exempt municipality with 11.7% qualified affordable housing and a new minimum requirement of 12% affordable housing in any new residential development. Commissioner James clarified that the inclusionary zoning regulation applies to developments with 10 or more units, requiring at least one affordable unit.

Ms. Peltier stated that the recent legislative session largely fell short of meeting housing needs. She discussed rental assistance program (RAP) expansions, including additional funding and a new voucher system. She provided a QR code to track the progress of 2026 legislative bills. She shared information related to the Connecticut Affordable Housing Conference to be held in November. Chair Lester thanked Ms. Peltier for her time and Commissioner James for coordinating the presentation.

Old Business

a. POCD Review and Discussion

It was moved by Commissioner O'Brien and seconded by Commissioner Gough to table this item. The motion was approved unanimously by a 6-0-0 vote.

Chair Lester welcomed Commissioner Cotton to the Commission. She is a lifelong resident of Bloomfield and is dedicated to the Town's development and future. Director Colman shared a statement related to public inquiries surrounding a data center in Bloomfield. An informal presentation was given to this Commission at the June 26, 2025 meeting. However, there is no application for or discussion with any potential developers regarding a data center at any location in Bloomfield.

Adjournment

Motion to adjourn made by Commissioner Marshall-Nealy; seconded by Commissioner Gough and was approved unanimously by a 6-0-0 vote. The meeting was adjourned at 7:53pm.