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

Bloomfield Town Plan & Zoning Commission – June 25, 2026 Regular Meeting Minutes

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on June 25, 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, Dwight Bolton; Deserae Cotton (Alternate) (via Zoom); Kevin Gough (via Zoom), Renae James, Jennifer Marshall-Nealy (via Zoom); Stephen Millette, Roger O'Brien (Alternate); Leon Peters Absent were: Eunice Medwinter (Alternate)

A quorum was established with 7 regular members, and 2 alternate members present.

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

3. **Approval of Minutes**
   a. **May 21, 2026**

It was moved by Commissioner James and seconded by Commissioner O'Brien approve the May 21, 2026 Quarterly Planning Meeting minutes. The motion was approved unanimously by a 5-0-2 vote. Commissioners Bolton and Peters abstained.

   b. **May 28, 2026**

It was moved by Commissioner Bolton and seconded by Commissioner Gough to approve the May 28, 2026 regular meeting minutes with the following corrections:

-Add a sentence in Item 4.B that states "Attorney Barry informed the Commission that the lease agreement that the applicant had with Copaco included an exclusivity provision"; and
-Add language under Item 4.D.i that provides clarity in confirming that what the Commission voted on and approved did not change the footprint of the approved Master Plan.

The motion was approved by a 7-0-1 vote. Commissioner Peters abstained.

4. **Public Hearings**
   a. (Opened and Continued from May 28, 2026) **Proposed Text Amendments** – Application by the Town of Bloomfield Town Plan and Zoning Commission to amend various Sections of the Zoning Regulations related to Cannabis Establishments, as filed with the Office of the Town Clerk in the Town of Bloomfield.

It was moved by Commissioner Bolton and seconded by Commissioner Millette to re-open the public hearing for the proposed text amendments related to Cannabis Establishments. The motion was approved unanimously by a 7-0-0 vote.

Mr. Alexander Samalot, Zoning Enforcement Officer, was present for discussion via Zoom. Mr. Samalot presented updated regulations, including a cap of one retail dispensary and two production facilities.

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Questions and Comments from the Public
There were no questions or comments from the public.

Questions from the Commission
Commissioner Gough asked if the word 'shall' should be changed to 'may' in regards to Section 7.176.9a – Conditional Approval, based on comments Commissioner Medwinter made at the May 28, 2026 meeting. The Commissioners shared their thoughts and agreed to make this change.

Comments from the Commission
The Commissioners thanked staff for their work on these regulations. Commissioner James recommended a language change in Section 7.16.4a.

It was moved by Commissioner Marshall-Nealy and seconded by Commissioner Bolton to close the public hearing for the proposed text amendments related to Cannabis Establishments. The motion was approved unanimously by a 7-0-0 vote.

It was moved by Commissioner James and seconded by Commissioner Peters to approve the amendments of the proposed text related to Cannabis in the Defined Terms Section 2.2, Recreational and Medical Cannabis Cultivation and Sale Section 7.16, Principal Uses and Structures Section of applicable Zones in Section 4 and Procedural Note Section 9.6 with the change to Section 7.16.4a as discussed during the June 25, 2026 Town Plan and Zoning Commission meeting effective July 9, 2026 thus ceasing the Cannabis moratorium. The motion was approved unanimously by a 7-0-0 vote.

b. **95 Granby Street– Special Permit Application** per Section 4.3.C.4.r of the Zoning Regulations for a proposed eat-in establishment with a proposed retail pita bread outlet store. Applicant: Mohsen Youseff Property Owner: 95 Granby, LLC; I-1 District

It was moved by Commissioner Bolton and seconded by Commissioner James to re-open the public hearing for 95 Granby Street – Special Permit Application. The motion was approved unanimously by a 7-0-0 vote.

Applicant Mohsen Youseff was present for discussion. He is requesting a Special Permit for an eat-in establishment within a proposed pita bread retail store in the front portion of the building located at 95 Granby Street.

The subject location has been the subject of multiple enforcement actions due to Building, Fire, Health, and Zoning Violations since October & November 2025. There is an existing Cease-and-Desist Order issued by the Zoning Enforcement Officer that remains active as of this meeting date. Although the applicant has been working with the Zoning Enforcement Officer to comply with the Cease-and-Desist Order and substantial compliance efforts have been made, full compliance has not yet been achieved as of this meeting. Additionally, the principal building was deemed unsafe by the Building Official and is currently placarded; the food establishment license issued by the Bloomfield Health District was also subsequently revoked.

Mr. Colman recommended denying the application without prejudice to allow the applicant time to continue to address and comply with the Zoning, Building, Fire and Health Codes on the existing property prior to applying for any new use approvals.

Questions and Comments from the Public
There were no questions or comments from the public.

Questions and Comments from the Commission
Commissioners asked Mr. Youseff various questions regarding the prospective timeline for compliance. Commissioner O'Brien asked if Mr. Youseff lives on-site as there were several sleeping spaces found during an October 2025 inspection. Mr. Youseff confirmed he lives in Manchester, CT. Commissioner Gough questioned why this application is before the Commission when the applicant has so many existing violations to address first. The Commissioners encouraged Mr. Youseff to continue through the process and expressed support for small businesses.

Mr. Youseff requested that this site plan can be approved administratively once the violations are resolved. He was told this is not allowed. He also asked about a fee waiver for the next application. Ms. Laureano stated that only Town Council has the authority to waive land use application fees.

It was moved by Commissioner Marshall-Nealy and seconded by Commissioner Bolton to close the public hearing for 95 Granby Street – Special Permit Application. The motion was approved unanimously by a 7-0-0 vote.

It was moved by Commissioner Gough and seconded by Commissioner Marshall-Nealy to deny without prejudice the Special Permit Application for 95 Granby Street per Section 4.3.C.4.r of the Zoning Regulations for a proposed eat-in establishment with a proposed retail pita bread outlet store. The motion was approved unanimously by a 7-0-0 vote.

c. **31 Tobey Rd, Unit 12-Special Permit Application** per Section 4.3.C.4.d, for a proposed car repairer shop. Applicant: Suzette Brown Property Owner: 31 Tobey Road LTD; I-1 Zone District

It was moved by Commissioner Bolton and seconded by Commissioner Millette to re-open the public hearing 31 Tobey Road, Unit 12 – Special Permit Application. The motion was approved unanimously by a 7-0-0 vote.

Ms. Suzette Brown, Applicant was present for discussion along with property owners Mr. Andrew Kaplan and Ms. Ellen Fisher-Kaplan. The special use permit request is for a small-scale automotive service operation with one service bay and limited on-site parking. The business will provide general maintenance and light repair services. She requested expanded hours of operation. She reviewed the waste management plan and proposed four outdoor parking spaces.

Mr. Colman read excerpts from the staff report. He noted that 8 of the 15 units with direct outdoor access in the building are 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 the application not only in isolation but also in terms of cumulative operational impacts. Mr. Colman also commended the property owners for their consistent progress on addressing site compliance issues since February 2026. He noted that staff is not in support of the extended hours nor the outdoor vehicle storage. Conditions of Approval were reviewed. Ms. Laureano stated that the property owners will present a formal site plan for the property within the next few months.

Questions and Comments from the Public
There were no questions or comments from the public.

Questions and Comments from the Commission

Commissioner Marshall-Nealy asked clarifying questions related to the licensure for the certified mechanic. Ms. Brown confirmed that she will be hiring a mechanic and running the business herself. Commissioner Peters asked Ms. Brown if she would consider storing vehicles inside the unit overnight. There was significant discussion between Commissioner O'Brien and staff as it relates to overnight outdoor storage. At Commissioner James' request, Mr. Andrew Kaplan reviewed the current auto-related tenants and their outdoor parking allowances. He shared the future vision for the property and stated that he has had biweekly meetings with staff over the past four months.

Commissioner Gough left the meeting at 8:43pm. Commissioner O'Brien was appointed as a voting member in his absence.

Commissioner O'Brien noted that this issue will continue to occur until the zoning regulations are reviewed. Commissioner Peters expressed support for the business model but raised concerns about long-term storage and its potential to continue problematic patterns at the site, particularly regarding waste management. Commissioner Millette proposed requiring any car stored outdoors to be legally registered and in working order. Commissioner Marshall-Nealy expressed concerns about maintaining consistency in approval processes and suggested creating a template with clear criteria for future applications. Chairman Lester noted that he is willing to be more flexible with this applicant given the significant changes made by the property owner in the past few months. The Commissioners discussed adjusting the hours of operation and outdoor overnight vehicle storage. Mr. Colman cautioned the Commission about setting a precedence with this approval.

Bonnie Bercowetz, 492 Park Avenue, thanked the Kaplans for their dedication to site improvements over the past months. She is the Chair of the Economic Development Commission and shared her support for the re-development of the Tobey/Granby Street area as an arts and entertainment hub.

It was moved by Commissioner O'Brien and seconded by Commissioner Marshall-Nealy to close the public hearing. The motion was approved unanimously by a 7-0-0 vote.

It was moved by Commissioner James and seconded by Commissioner Marshall-Nealy to approve the request by Suzette Brown for a Special Permit use to allow a car repairer shop per Section 4.3.C.4.d "*Any nonresidential use, not otherwise prohibited, which takes place within the confines of an enclosed building where no goods, equipment or materials are stored outside*" at 31 Tobey Road, Unit 12 with the conditions listed in the attached staff report prepared by Lynda Laureano dated June 25, 2026 with the following changes:

1. Hours of Operations are as follows:
   Monday through Friday – 8:00am to 7:00pm;
   Saturday – 10:00am to 6:00pm; and
   Sunday – 12:00pm to 6:00pm.
2. Overnight car storage is permitted for up to two (2) registered vehicles in the designated spots as outlined in the application.

The motion was approved by a 5-0-2 vote. Commissioners Bolton and Peter abstained.

New Business

a. **Request for an Extension to Open Public Hearing at a Later Date - Resubdivision and Site Plan Application** – 1151 Blue Hills Avenue, DDZ-II Zone District – to allow a previously subdivided parcel with a total area of 40.49 acres to be resubdivided into two (2) parcels, and a proposed multi-family development (Phase 1 of 4) for two (2) five-story multi-family apartment

buildings with a total of 101 affordable housing units. Applicant: Community Development Properties Bloomfield, Inc. Property Owner: First Baptist Church of Hartford

It was moved by Commissioner James and seconded by Commissioner Marshall-Nealy to extend the opening of the public hearing for this application. The motion was approved unanimously by a 7-0-0 vote.

b. Staff Updates

Staff is working to get the POCD bound into a book for the Commission's review. Mr. Colman reported progress on various development projects in town. A series of proposed text amendments were given to the Commission to be discussed at future public hearings. The Commission discussed ongoing vehicle violations at 919 Blue Hills Avenue. Commissioner O'Brien also asked staff about a trailer being used as a building at Hartford Health Care. Commissioner Millette requested an update related to the Popeye's construction development.

Old Business

None.

Motion to adjourn made by Commissioner O'Brien; seconded by Commissioner Millette and was approved unanimously by a 7-0-0 vote. The meeting was adjourned at 9:34pm.

The next regular meeting is scheduled for July 23, 2026.