Town Plan and Zoning Commission

Regular Meeting
DRAFT Agenda

Byron Lester, Chair
Renae James, Secretary
Dwight Bolton, Sr., Member
Leon Peters, Member
Stephen Millette, Member
Jennifer Marshall-Nealy, Member
Kevin Gough, Member
Deserae Cotton, Alternate
Roger J. O'Brien, Alternate
Eunice A. Medwinter, Alternate

Thursday, June 25, 2026 • 7:00 pm
Hybrid Meeting

PLEASE NOTE: This meeting of the Town Plan and Zoning Commission will be a hybrid meeting. This means that you can attend in person or by using the Zoom link below to register if you would like to join the meeting online or via YouTube Livestream if viewing the meeting only as a non-registrant

In-person: Town Hall – Council Chambers • 800 Bloomfield Ave., Bloomfield, CT 06002

Zoom Registration: https://bloomfieldct.zoom.us/webinar/register/WN_-iOb0Y-OSqyB4jujBGfDOQ

YouTube: https://www.youtube.com/live/49nVKtYtb4k

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
   - **a.** May 21, 2026
   - **b.** May 28, 2026
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. (**Continued from the May 28, 2026 regular meeting**)
   - **b. (Opened and Continued from May 28, 2026) 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 (**Continued from the May 28, 2026 regular meeting**)
   - **c. (Tabled from May 28, 2026) 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 (**Continued from the May 28, 2026 regular meeting**)
5. **New Business**
   - **a. Request for an Extension to Open Public Hearing at a Later Date RE: 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
   - **b.** Staff Updates
6. **Old Business**
7. **Adjournment** Next Regular Meeting: July 23, 2026