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

Bloomfield Town Plan & Zoning Commission – July 23, 2026 Regular Meeting Minutes

There was a meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on July 23, 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 7:02pm.

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

A quorum was established with 5 regular members, and 2 alternate members present. Chair Lester seated Commissioners Medwinter and O'Brien as voting members.

Also present were; Lynda Laureano, Assistant Director of Building and Land Use (via Zoom); Nicholas Gabuzda, Environmental Planner; and Rebecca Jones, Recording Secretary.

3. **Approval of Minutes**
   a. **June 25, 2026**

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

-Under Roll Call, change language to read 'Absent was'.
The motion was approved by a 7-0-0.

4. **Public Hearings**
   a. Special Permit and Site Plan Application - 92 Granby Street, I-1 Zone District– for a proposed gas station with a convenience store and a freestanding electronic gas price. Applicant: Nadeem Khalid, Property Owner: 86 Granby Street LLC

Commissioner James read the legal notice into the record. Mr. James DiMeo was present for discussion on behalf of the applicant. He presented the site plan details, including plans to convert the existing structure into a gas station with a small convenience store, add two additional pumps, and create a second entrance. The landscaping plan was detailed as well as water quality control measures. Updated lighting will be installed throughout the site.

Ms. Laureano presented the staff report, highlighting several requirements and concerns. Key issues included a requested zero-foot buffer waiver (when 25 feet is required), concerns about the accessway meeting commercial standards, and the need for Fire Marshal approval of emergency access. Staff also recommended addressing site lighting inconsistencies, enhancing pedestrian walkways, and submitting additional information about the EV charging station, building height, canopy height, and freestanding sign specifications. Ms. Laureano expressed concerns about vehicle traffic patterns and light trespass.

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

Questions from the Commission
Commissioner Gough clarified that 86 Granby Street, LLC owns both properties. He also asked why

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this was presented when there are so many outstanding items to be addressed. Ms. Laureano explained that while the public hearing had to be opened by this date due to statutory requirements, many technical issues and required revisions had not been addressed by the applicant due to a delay in response from the Engineering Department and Planning Staff. The applicant was unable to make the requested revisions before this meeting but wanted to present the application to discuss the buffer waiver and get feedback from the Commission as to their recommendations for the overall site plan. Commissioner James confirmed that there will be no auto repairs taking place on the site and the store will only sell pre-packaged products. She also asked about a snow removal plan. Mr. DiMeo also reviewed the traffic flow pattern. Commissioner O'Brien confirmed that the applicant is amenable with the Wetlands recommendations but noted that they have not been incorporated into the final plans yet. He also asked for a construction schedule and a performance bond. Commissioner Peters asked Mr. DiMeo if one month is enough time to address comments related to the technical revisions.

Comments from the Public

Bonnie Bercowetz, 492 Park Street, is the Chair of the Economic Development Commission. They have been tasked with redeveloping the TIF Zone, which includes Granby Road. She expressed concern about the look of the building. She welcomed the applicant to present the project to the Commission for design review comments.

Comments from the Commission

Commissioner Peters stated that he would like to review architectural plans. Commissioner O'Brien thanked Ms. Laureano for her thorough staff report. Commissioner James expressed interest in revitalizing this area as the Hartford side of Granby Street has been significantly redeveloped. Commissioner Marshall-Nealy expressed concern regarding handicapped parking and logistics related to EV charging stations. Commissioner Gough apologized for not having in-depth comments prepared. He requested more information from staff as it relates to the zero-buffer requirement. Commissioner Medwinter requested that the applicant complete all outstanding items before coming back to the Commission.

It was moved by Commissioner James and seconded by Commissioner Peters to continue the public hearing to the August 27, 2026 regular meeting. The motion was approved unanimously by a 7-0-0 vote.

5. **New Business**

a. Phase IV Town Center Apartments – Informal Presentation by Paul Butler

Ms. Jones stated that Mr. Paul Butler was unable to attend this meeting and will be present at a future meeting.

b. 335 Cottage Grove Rd (AKA Copaco Center – Façade Improvements)

This item was taken out of order & heard after the Approval of Minutes.

Dustin Hicks and Randy Tambourine from Sterling Organization presented plans for facade renovations at Copaco Shopping Center. The Commission indicated that they were not prepared to move forward with the application as presented and requested a full site plan application be prepared for future consideration. Mr. Hicks stated that there was confusion as he thought only Building Department approvals were needed.

c. 95 Granby Street – Request for a 4-year Revised Site Plan Approval Extension. Applicant: Mohsen Youssef

Mr. Marwan Youseff, property owner for 95 Granby Street, was present for discussion. In July 2020, TPZ approved with conditions a revised site plan for a change of use to a retail furniture store in the front portion of the property and vehicle manufacturing in the rear portion of the property. In October 2021, staff approved with conditions the reuse of 5,000 w ft of the existing automobile manufacturing portion of the building for a Pita Bread Manufacturing establishment. The Revised Site Plan will expire on July 23, 2026 unless this Commission grants the requested extension.

The subject property has been the subject of multiple enforcement actions due to Building, Fire, Health and Zoning violations since October and November 2025. There is an existing Cease-and-Desist Order in place as the property owner has not made progress significant enough to lift it. It was recently discovered that the applicant was advertising dwelling units and long-term vehicle storage on Facebook.

Mr. Youseff explained that he has had significant financial difficulties stemming from the COVID pandemic and a recent heart attack. Chair Lester noted that the applicant has had several years to improve the site with no progress made.

It was moved by Commissioner O'Brien and seconded by Commissioner Gough to deny the request for a 4-year Revised Site Plan Approval Extension due to the existence of a Cease-and-Desist Order on the property and further require the applicant to re-submit a new application.

Commissioner Peters confirmed with Mr. Youseff that he is requesting this extension to avoid another application fee. Commissioner Gough questioned why this application is before the Commission when the Zoning Regulations prohibit changes from being made while active enforcement orders are in place. Chair Lester asked Ms. Laureano about the steps to release and Cease-and-Desist order. Commissioner Medwinter asked Mr. Youseff how long it would take him to come into compliance with the Cease-and-Desist order.

The motion was approved by a 5-0-2 vote. Commissioners James and Medwinter abstained.

d. Notification of Withdrawal – 20-80 & 90 Loeffler Rd (AKA Duncaster's East Expansion) – no action required by the Commission

Ms. Laureano stated that the applicant has withdrawn their application and is welcome to re-apply, provided their proposal meets current zoning regulations and additional amendments that have been approved.

e. Director's Report
    a. 1151 Blue Hills Avenue – Subdivision and Site Plan Application (Extension granted to August 27, 2026)
    b. 33 Mucko Road – Special Permit and Revised Site Plan
    c. Rockwell Park Improvements
    d. 1236 Blue Hills Avenue – Re-subdivision, Special Permit and Site Plan Application for new development

6. Old Business

a. POCD Future Land Use Map Review and Discussion

This item was taken out of order and was heard after New Business.

Mr. Nicholas Gabuzda, Environmental Planner, was present for discussion. He presented a proposed draft of the 2026 Future Land Use Map for the POCD, building off the 2025 proposed map and the current POCD map from 2012. He explained that the new map simplifies categories by removing sub-groups and uses more straightforward terminology, such as changing "Commercial/Industrial" to "Industrial" and "Rural Low Density" to "Low Density". He addressed questions about the differences between "mixed-use" and "mixed-use nodes", as well as the labeling of natural resources like the Farmington River.

Commissioner Gough questioned whether the map adequately represented conservation areas and expressed concern about the forward-looking nature of the plan. Commissioner O'Brien clarified that the map is not a zoning map but serves as a guide for future land use decisions, while Ms. Laureano emphasized its purpose is to determine recommended development across the town. The discussion highlighted the need to align the current 2012 POCD map with its density specifications and ensure consistency between the map and plan text.

Commissioners debated how to differentiate between parks and protected open spaces, with suggestions to use different colors and labels for these distinct categories. There was discussion about the need to separate mixed-use areas from industrial zones and the importance of having specific categories rather than a general "mixed-use" designation. Together, Mr. Gabuzda and Ms. Laureano explained that the proposed map represents future land use intentions rather than current zoning, and they addressed questions about how different land use categories align with existing zoning designations.

The Commission discussed proposed land use changes and zoning categories, with particular focus on mixed-use areas and residential density distributions. Ms. Laureano clarified that the proposed plan would define which zoning districts qualify as high, medium, and low-density residential categories, while explaining that Industrial zones I-1 and I-2 should be removed from mixed-use areas to prevent inappropriate combinations like residential next to heavy manufacturing. The Commission identified a need to create clearer distinctions between commercial, residential, and industrial zones, with specific discussion about re-classifying the Copaco area from industrial to mixed-use status.

Ms. Laureano explained that areas currently zoned industrial would be converted to mixed-use zones to better align with transit-oriented development and new state legislation allowing middle housing in mixed-use areas. The Commission debated whether to include agricultural designations on the map, with some members expressing concerns about property rights restrictions, while others argued it should reflect the town's forward-looking vision for preserving agricultural land. The Commission agreed to use their Quarterly Planning Meeting on August 20th to review revised maps and discuss the proposed land use plan further.

Motion to adjourn made by Commissioner Marshall-Nealy; seconded by Commissioner James and was approved unanimously by a 7-0-0 vote. The meeting was adjourned at 10:35pm.

The next quarterly planning meeting is scheduled for August 20, 2026.
The next regular TPZ meeting is scheduled for August 27, 2026.