Town Plan and Zoning Commission

Regular Meeting 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, July 23, 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_noHRDWP9SaCiylpA8yNcUQ

YouTube: https://www.youtube.com/live/ATw4W-AyF8M

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
   - **a.** June 25, 2026
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
5. **New Business**
   - **a.** Phase IV Town Center Apartments – Informal Presentation by Paul Butler
   - **b.** 335 Cottage Grove Rd (AKA Copaco Center – Façade Improvements)
   - **c.** 95 Granby Street – Request for a 4-year Revised Site Plan Approval Extension. Applicant: Mohsen Youssef
   - **d.** Notification of Withdrawal – 20-80 & 90 Loeffler Rd (AKA Duncaster's East Expansion) – no action required by the Commission
   - **e.** Director's Report:
     - **i.** Applications submitted:
       - **a.** 1151 Blue Hills Avenue – Subdivision and Site Plan Application (Extension Granted to August 27, 2026)
       - **b.** 33 Mucko Rd – Special Permit and Revised Site Plan
       - **c.** Rockwell Park Improvements
       - **d.** 1236 Blue Hills Avenue – Resubdivision, Special Permit and Site Plan Applications for new development
6. **Old Business**
   - **a.** POCD Future Land Use Map Review and Discussion
7. **Adjournment**

Next Regular Meeting: August 20, 2026 – Quarterly Planning TPZ Meeting
August 27, 2026 – Regular Meeting of TPZ