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

Bloomfield Town Plan & Zoning Commission – September 24, 2026 Regular Meeting Minutes

There was a regular meeting for the Town of Bloomfield's Town Plan & Zoning Commission held on September 24, 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.

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2:25pm
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

1. **Call to Order**

Chair Lester called the meeting to order at 7:02pm.

2. **Roll Call**

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

A quorum was established with 5 regular members, and 1 alternate member present.

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

3. **Approval of Minutes**
   a. **July 23, 2026**

It was moved by Commissioner James and seconded by Commissioner Marshall-Nealy approve the July 23, 2026 Regular Meeting minutes with the following revisions:

- Change reference to Granby Street to Granby Road

The motion was approved by a 3-0-3 vote. YES: B. Lester; R. James; J. Marshall-Nealy NO: None ABSTAIN: D. Bolton; S. Millette; D. Cotton

   b. **August 20, 2026**

It was moved by Commissioner James and seconded by Commissioner Bolton to approve the August 20, 2026 meeting minutes. The motion was approved by a 5-0-1 vote. YES: B. Lester; R. James; J. Marshall-Nealy; S. Millette; D. Cotton NO: None ABSTAIN: D. Bolton

   c. **August 27, 2026**

It was moved by Commissioner James and seconded by Commissioner Bolton to approve August 27, 2026 meeting minutes. The motion was approved by a 5-0-1 vote. YES: B. Lester; R. James; J. Marshall-Nealy; S. Millette; D. Cotton NO: None ABSTAIN: D. Bolton

4. **Public Hearings**
   a. **33 Mucko Road – Special Permit Renewal per Sec. 7.6.G of the Zoning Regulations for an existing Solid Waste Transfer Station. Applicant & Owner: Windsor Sanitation Inc.**

Mr. Ed Lally, a professional engineer representing the applicant, stated that the Commission initially approved the application in May 2020 and that the applicant proposes no changes to that approval. He cited Connecticut statutes authorizing the renewal request. The special permit expired because neither the applicant nor Town staff tracked its expiration date. After staff identified the lapse during an annual inspection, the applicant submitted the renewal application. Mr. Lally noted that the applicable regulations require annual renewal of permits for bulky waste facilities. Mr. Colman summarized the staff report and recommended approval, stating that the applicant had complied with all original conditions and that no complaints or other issues had been reported during the preceding six years.

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

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

It was moved by Commissioner Bolton and seconded by James to close public hearing. The motion was approved by a 6-0-0 vote. YES: B. Lester; R. James; J. Marshall-Nealy; D. Bolton; S. Millette; D. Cotton NO: None ABSTAIN: None.

It was moved by Commissioner James and seconded by Commissioner Marshall-Nealy to approve the renewal of the May 28, 2020 special permit and revised site plan automatically extended to May 28, 2034 per Section 7.6.G.3 of the Zoning Regulations and per C.G.S. 8-3k(a)(2) for a bulky waste recycling facility at 33 Mucko Road subject to the conditions as noted in the staff report dated September 24, 2026. The motion was approved by a 6-0-0 vote. YES: B. Lester; R. James; J. Marshall-Nealy; D. Bolton; S. Millette; D. Cotton NO: None ABSTAIN: None.

5. **New Business**
    a. **Informal Presentation - Town Center Apartments (Phase IV) – 214 total units residential development. Applicant: Paul Butler**

Developer Paul Butler was present for discussion. He presented plans for Town Center Apartments Phase 4, a 214-unit residential development that includes public improvements totaling approximately $4 million dollars. The project features extensive landscaping to beautify the entrance to Bloomfield Center, a public dog park with separate areas for large and small dogs, additional public parking, and a bus shelter. Mr. Butler noted that while the development already had STD approval from several years ago, they are now working with Goman + York and Town Council to address current zoning requirements, including either workforce housing or a fee in lieu of affordable housing. He anticipates filing the site plan application during the winter.

Commissioners asked questions about parking, sidewalk widths, bus stops, and accessibility features. Mr. Butler confirmed that there will be ample parking for guests of apartment residents so that the parking designated for the dog park remains accessible. The Commission expressed excitement about the project's progress and commitment to matching town improvements on their property.

    b. **Informal Presentation – 434 Tunxis Avenue – Zone Change from an R-40 Zone to a PLR Zone to allow a residential development of five total units (1-duplex and 1-triplex) on a 1.48-acre parcel. Property Owner, Kareem Ambroise**

Ms. Corrine Ambrose, property owner and Joe Wren, Professional Engineer were present for discussion. She would like to develop a 1.48-acre property at 434 Tunxis Avenue from R-40 to PLR zone for a 4-unit townhouse development. Mr. Wren presented updated plans showing compliance with setback requirements, buffering, and density regulations. Each unit will be between 1,000 and 1,500 sq. ft. Mr. Wren opined that this property would fit the PLR as the area serves as a transition zone from commercial area of the R-40 to the adjacent neighborhoods. Parking was detailed and each unit will have an additional guest parking space. A recreation area is proposed.

Mr. Colman expressed support for the project, noting it aligns with previous PLR approvals in similar transition areas, though the final architectural design still needs to be reviewed. He opined that this is an eclectic area and the applicant has taken a thoughtful approach to the development. Commissioner Bolton confirmed that they will be using septic and that the units will be townhouse-style.

    c. Draft Text Amendments to Subdivision Regulations to align with FEMA

Mr. Colman introduced draft text amendments to subdivision regulations required by FEMA to align with new floodplain mapping, which needs to be scheduled for public hearing in October to meet a November deadline. Commissioner Marshall-Nealy made a comment about the document's pagination. Commissioner Bolton noted that he was surprised to read that Town Manager approval is required to extend a residential or commercial driveway per the regulations. Commissioner James reviewed the proposed timeline for approval.

6. **Old Business**
   None.

7. **Director's Report**

Duncaster has submitted a new site plan application. Mr. Colman reported that the Town did not receive the State CIF grant for the Town Center project and are exploring other funding options. The Land Use Department will be working to implement a tracking system for special permits and their annual review.

8. **Adjournment**

Motion to adjourn made by Commissioner James; seconded by Commissioner Marshall-Nealy and voted unanimously to adjourn the meeting at 8:03pm.

The next regular meeting is October 22, 2026.