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, September 24, 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_Pti01QlkSTqpjv9SNzBrYw

YouTube: https://www.youtube.com/live/ij0aQHKEolo

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
   - **a.** July 23, 2026
   - **b.** August 20, 2026
   - **c.** August 27, 2026
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.
5. **New Business**
   - **a.** Informal Presentation - Town Center Apartments (Phase IV) – 214 total units residential development. Applicant: Paul Butler
   - **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
   - **c.** Draft Text amendments to Subdivision Regulations to align with FEMA
6. **Old Business**
7. **Director's Report**
8. **Adjournment**

Next Regular Meeting: October 22, 2026 – Regular Meeting of TPZ