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, October 22, 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_0BvjCGwnSKaesppHj_j7cw

YouTube: https://www.youtube.com/live/2sQ2Z93ye0U

RECEIVED
OCT 19 2026
8:30am
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
   - **a.** September 17, 2026
   - **b.** September 24, 2026
4. **Public Hearings**
   - **a. 20-80 & 90 Loeffler Road (AKA Duncaster) – Zone Map Amendment** for substantial changes to an existing Master Plan at property located in the PEC district. Applicant: Duncaster, Inc c/o Joseph P. Williams, Property Owner: The Duncaster Foundation, Inc (90 Loeffler Road) and Duncaster, Inc. (20-80 Loeffler Road)
   - **b. 20-80 & 90 Loeffler Road (AKA Duncaster) – Special Permit and Site Plan Applications** for the proposed construction of a new building at 20-80 Loeffler Road, and an elderly congregate 61-unit independent living apartment building and 30 independent living cottages at 90 Loeffler Road. Applicant: Duncaster, Inc c/o Joseph P. Williams, Property Owner: The Duncaster Foundation, Inc (90 Loeffler Road) and Duncaster, Inc. (20-80 Loeffler Road)
   - **c. Town of Bloomfield, Town Plan and Zoning Commission - Regulation Amendment Application** for proposed changes to various sections of the Zoning Regulations as filed in the Office of the Town Clerk. Applicant: Town of Bloomfield, Town Plan and Zoning Commission
5. **New Business**
   - **a.** Informal Presentation - 2 and 4 Old Windsor Road, for a proposed building addition and related site improvements. Representative: Meghan Hope
   - **b.** 8-24 Review for Roadway Extension Acceptance at Ryefield Hollow Drive
   - **c.** Distribution of TPZ 2027 Regular Meeting Schedule
6. **Old Business**
   - **a.** Status Update on POCD Final Draft (AKA Plan for Bloomfield's Future)
7. **Director's Report**
   - **a.** Copaco freestanding sign administrative review update
8. **Adjournment**

Next TPZ Meetings: November 12, 2026 – Quarterly TPZ Meeting
November 19, 2026 – Regular Meeting