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, November 19, 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_vnvM_cirSsCP4ay-TA39Sw

YouTube: https://www.youtube.com/live/cokX0EJtqgQ

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:**
   a. October 22, 2026
4. **Public Hearings**
   a. **Continued from October 22, 2026: 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)
5. **New Business**
   a. Discussion of proposed Text Amendments to the Zoning Regulations:
      i. ADA accessory structures – new proposed language
      ii. Accessory Dwelling Units – amendments to existing language
   b. Distribution of Existing Zoning Map for discussion
6. **Old Business**
7. **Director's Report**
8. **Adjournment**

RECEIVED
NOV 10 2026
4:12 pm
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

Next TPZ Regular Meeting: December 17, 2026