

**ACTION NOTICE
REGULAR MEETING
APRIL 8, 2025
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings

Special Use – 27 Sinclair Street, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers –
continued from February 11, 2025 meeting

Applicant requested postponement to the May 20, 2025 meeting.

Special Use – 159 Broad Street, Section 5.2.6J, Conversion of existing buildings to residential units, B2 Zone, .36 acres, Bowin

Motion: Commissioner Levine moved approval of the special use for 159 Broad Street pending resolution of any outstanding issues with town staff.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Jepsen, yes

Special Use – 55 Palisado Avenue, Section 5.2.6D(1)(c), Limited-service restaurants, B2 Zone, 1.19 acres, Brault

Motion: Commissioner Levine moved approval of the special use for 55 Palisado Avenue for a period of one year, pending resolution of all the outstanding issues with town staff, and that the music that the applicant described end no later than 8 p.m.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Jepsen, yes

Design Development Concept Plan – 1 & 10 Targeting Centre and 465 Bloomfield Avenue, Mixed-use development, RC & B2 Zones, 11.81 acres, Alford Associates, Inc.

Motion: Commissioner Levine moved to continue the Design Development Concept Plan for 1 & 10 Targeting Centre and 465 Bloomfield Avenue until the May meeting.

Commissioner Jaggon seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Jepsen, yes

Minutes

March 18, 2025:

Motion: Commissioner Levine moved to approve the draft minutes of March 18, 2025 as presented.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Jepsen, yes

Application Acceptance

Special Use – 1 & 10 Targeting Centre and 465 & 475 Bloomfield Avenue, Sections 15.2.6, Shared required parking and 15.2.7 Reduced parking requirements, B2 & RC Zones, Alford Associations, Inc.

Special Use – 475 Bloomfield Avenue, Section 5.1.6A, Establishments with drive-through windows, B2 & RC Zones, Alford Associates, Inc.

Special Use – 465 Bloomfield Avenue, Section 5.1.6A, Establishments with drive-through windows, B2 & RC Zones, Alford Associates, Inc.

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 8:28 p.m.

Commissioner Jaggon seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Jepsen, yes