

January 16, 2024

Mr. Justin LaFountain
Director of Building and Land Use
Bloomfield Town Hall
800 Bloomfield Avenue
Bloomfield, CT 06002

Re: Condition of Approval Modification Request
57 Jolley Drive
Our File: 83323.00

Dear Mr. LaFountain:

Following up with our recent discussions with town staff, we request to be placed on the next TPZ Commission meeting on January 25th to request a modification to one of the conditions of approval included in the final motion outlined in the approval letter dated November 6, 2023, a copy of which is attached.

The condition in question is No. 4 found under the Section "Conditions to be met prior to Issuance of permits" which states:

4. The lots (57 and 65) must be legally combined.

We would request that the language be revised to read something like:

4: For the purpose of Town Planning and Zoning applications and permits, lots 57 and 65 Jolley Drive shall be considered a single lot as shown on Master Plan, Sheet MA-1, in particular with respect to shared parking, open space and site and building amenities.

Copies of the revised Master Plan, Sheet MA-1, and the property survey, Sheets LRP-1 & LRP-2, are also attached.

If you have any questions, please feel free to contact me.

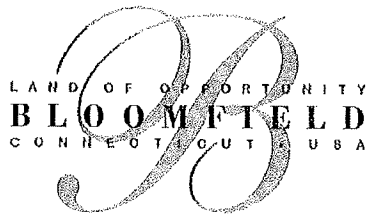
Sincerely,

F.A. Hesketh & Associates, Inc.



David S. Ziaks, P.E.
President

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*Department of
Planning & Zoning*
TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD, CT 06002-0337
860-769-3515

November 6, 2023

Jolley 3, LLC
114 West Main Street, #206
New Britain, CT 06051
Attn: Brian Zelman

Re: 57 Jolley Drive-Apartment Building

Dear Mr. Zelman:

Please be advised that, at a meeting held on October 26, 2023 the Bloomfield Town Plan and Zoning voted to APPROVE the Request by Jolley 3, LLC, for a Special Permit to construct 40 apartment units, totaling 45,780 square feet, with a total of 50 parking spaces (12 more spaces than the existing 7,139 square foot medical office building).

This approval is subject to conformance with the referenced plans, as may be required to be modified, the representations made on the record, and the following conditions:

Referenced Plans:

"PROPOSED PO MULTI-FAMILY DEVELOPMENT, WASHBROOK SQUARED," 57 & 65 Jolley Drive, Bloomfield, Connecticut. Prepared by F.A. Hesketh & Associates, dated August 31st and revised as presented to the Bloomfield Town Plan and Zoning Commission on October 26, 2023.

Conditions to be met prior to the signing of plans:

1. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.
2. The site plan should be adequately detailed for construction layout. Additional dimensions, such as the radius of curves on the access drives, the length of the proposed retaining wall, and the width of the concrete sidewalk should be shown on the plans.
3. The type of curbing proposed should be called out on the plans.
4. Top of wall and bottom of wall elevations should be included on the retaining wall.
5. Additional dimensions and spot grades should be included at the driveway aprons along the gutter line.
6. The existing 15" HDPE drainage pipe to remain should be called out on the plans.
7. A detail should be included for the underground detention systems.
8. If available, the inverts should be shown at the connections to the existing utilities within West Dudley Town Road.
9. Any comments from the Fire Marshal must be addressed.

Conditions to be met prior to the issuance of permits:

1. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary's signature. The submitted plans shall contain any approval letters and conditions from the Inland Wetlands and Watercourses Commission and the Town Plan and Zoning Commission.
2. A copy of the Special Permit shall be filed on the Land records by the owner of the property. The certificate must be filed within one year or will become null and void.
3. Permanent lot corner monumentation sufficient to establish property lines near any proposed construction activity must be in place prior to commencement of construction.
4. The lots (57 and 65 Jolley) must be legally combined.
5. Staff must review a lighting plan prior to permits being issued.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

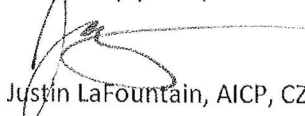
1. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
2. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work.
3. Any signage must obtain the appropriate approvals.
4. The Director of Building and Land Use shall review the dumpster enclosure to ensure adequate screening is provided.

General Conditions:

1. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.
2. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structures will require new approvals from the Bloomfield Town Plan and Zoning Commission.
3. This approval is also subject to conditions of approval from the Inland Wetlands and Watercourses Agent which are on file separately.
4. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Substantive changes to the plans will require further Commission review and approval. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
5. All work associated with the construction of facilities as approved must be completed by October 26, 2028, or this approval shall be rendered null and void, unless an extension is granted by the Commission.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

If you have any questions please call me at 860-769-3572.

Very truly yours,


Justin LaFountain, AICP, CZEO
Director of Building and Land Use
Cc: Tax Assessor

REQUIRED

2011 PPD Professional Official

REQUIRED PARKING

ORDER FORM

COMBINED LOT (57 & 65 Jolley Dr.)

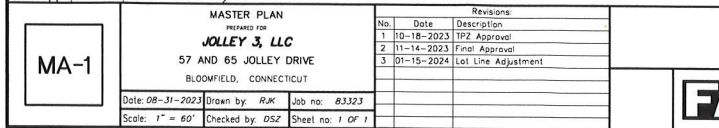
For the purpose of the Town of Bloomfield Wetlands and Town Planning and Zoning Applications and Permits the lots for 57 and 65 Jolley Drive shall be considered a single lot.

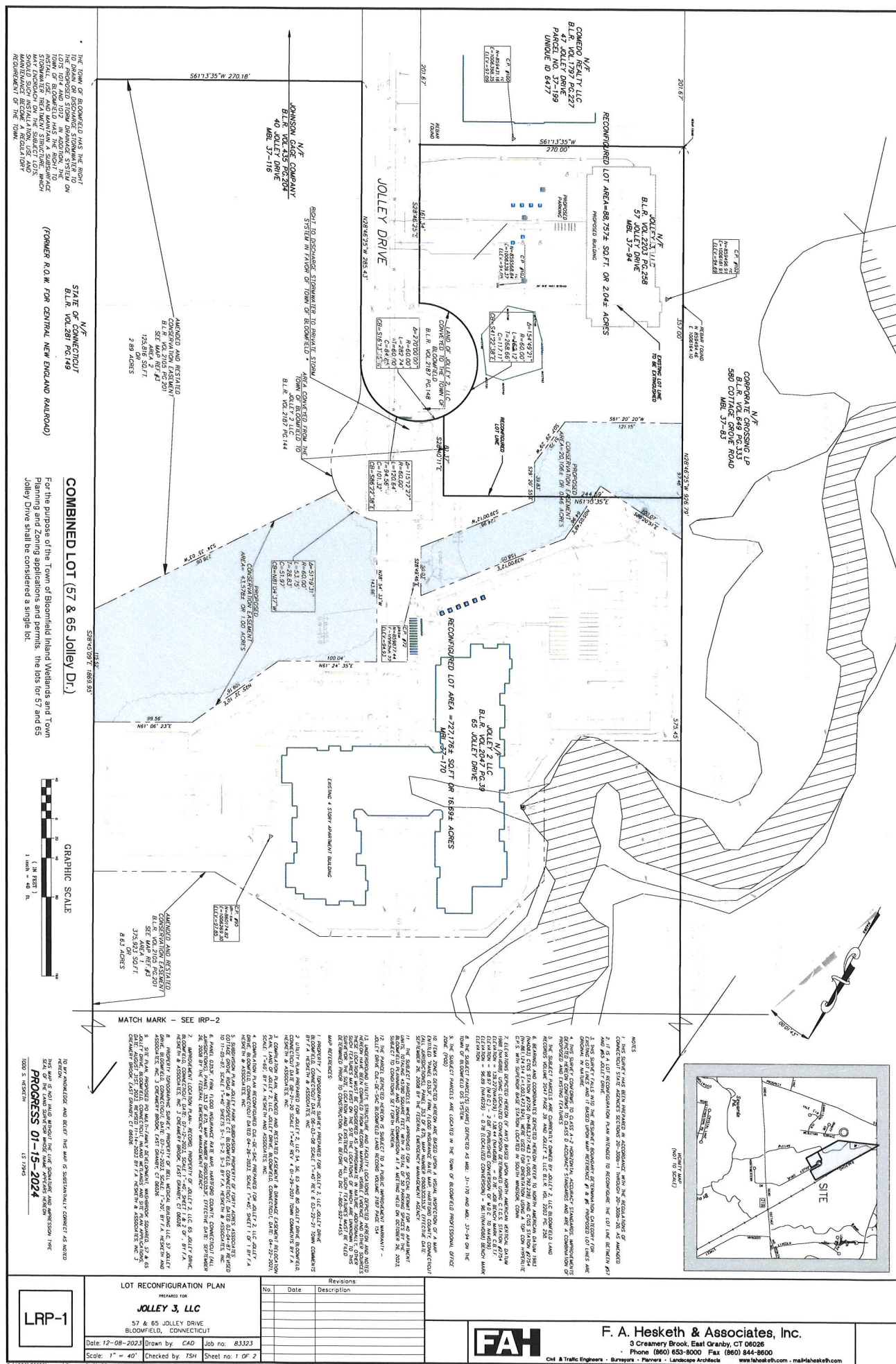
REQUIRED APPROVALS/PERMITS

1. REWETTED TOWN INLAND WETLAND APPROVAL.

74

Minimum Parking Spaces	Minimum Building Coverage	The depth of the Landscape Buffer and the density of plant materials shall be determined by the County
62.01 and 71.05	218 acres 206 spaces	5.12 percent
428	N/A	

H

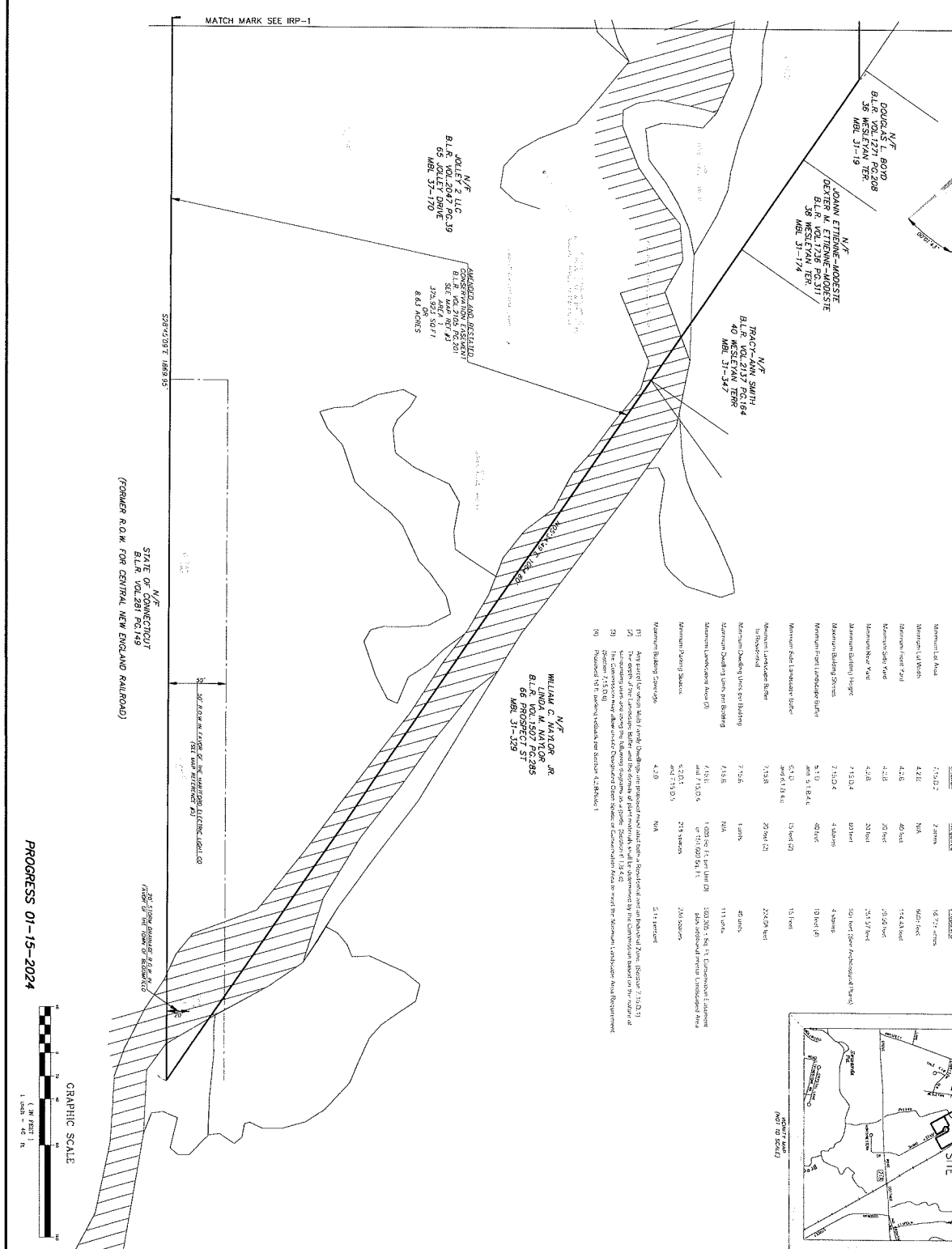
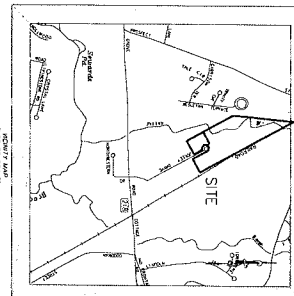


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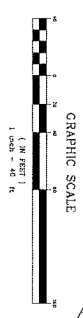
For the purpose of the Town of Bloomfield Inland Wetlands and Town Planning and Zoning applications and permits, the lots for 57 and 65 Jolley Drive shall be considered a single lot.

Zone: POD (Professional Officer);
Prepared Program: is a "Whole" Entry Rotational Developmental Program
HEIGHT AND AREA REQUIREMENTS

	Location	Reference	Population
Marathon, LA, USA	7,250–27,000	Zimmer	162,777 adults
Marathon, LA, USA	4,742	N/A	94,977 birds
Marathon, Texas, USA	4,742	40 birds	114,433 birds
Marathon, Texas, USA	2–10	20 birds	20,577 birds
Marathon, Texas, USA	4,742	20 birds	20,577 birds
Marathon, Building, Nigeria	7,150.6	60 birds	502 birds (200–1,000) and 4,000 eggs
Marathon, Building, Nigeria	7,150.6	4,000 eggs	4,000 eggs
Marathon, Farm, LA, USA	3–10	40 birds	10 birds (4)
Marathon, Farm, LA, USA	3–10	10 birds (2)	15 birds
Marathon, Lake, Louisiana, USA	500–1,000	20 birds (2)	224 birds (nest)
Marathon, Lake, Louisiana, USA	7–7.8 km	N/A	40 birds
Marathon, Lake, Louisiana, USA	7–7.8 km	1 sample	111 birds
Marathon, Building, Texas, and Building, Texas, USA	7,150.6	N/A	N/A
Marathon, Lake, Louisiana, Texas, USA	1,715.5	1,000 birds (1,000–1,500)	502 birds (500–1,000) and 4,000 eggs (4,000–5,000)
Marathon, Lake, Louisiana, Texas, USA	1,715.5	1,000 birds (1,000–1,500)	502 birds (500–1,000) and 4,000 eggs (4,000–5,000)
Marathon, Building, Nigeria	4,742	20 birds (20)	20 birds (20)
Marathon, Building, Nigeria	4,742	N/A	511 parents



PROGRESS 01-15-2024



<div style="border: 1px solid black; padding: 5px; text-align: center; width: 50px; margin: 0 auto;">LRP-2</div>	LOT RECONFIGURATION PLAN ISSUED FOR JOLLEY 3, LLC 57 & 65 JOLLEY DRIVE BLOOMFIELD, CONNECTICUT		Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	Date	Description																											
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Date 12-08-2023 Drawn by CAD Job no. 43323 Scale: 1" = 40' Checked by TSH Sheet no. 2 OF 2		<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="text-align: center;"> <p>FAH</p> </div> <div style="text-align: center;"> <p>F. A. Hesketh & Associates, Inc.</p> <p>3 Creamery Brook, East Granby, CT 06026 Phone (860) 653-9000 Fax (860) 644-8806 E-verify - E-mail - LandscapeArch@aol.com Ctd. & Traffic Engineers - E-verify - E-mail - main@fahinc.com</p> </div> </div>																																
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