



## TOWN PLAN AND ZONING COMMISSION LAND USE APPLICATION

### APPLICATION TYPE

Site Plan  Special Permit  Regulation Text Change   
Revised Site Plan  Zone Map Change  Other: \_\_\_\_\_

### Applicant's Information

Name LEE Ameen B Date: 3/10/25  
Last First M.I.  
Address: 627 Brighton Parkway 4104 Phone: 860-994-0199  
Street address Apt/Unit #  
Bloomfield CT 06002 Email: KingofPearle  
City State Zip Code y11h00.com

### Owner(s) of Record (if different from Applicant)

Name KP SURAJ Phone: 857-389-5204  
Last First M.I.  
Address: 548 Boston Post RD Email: suraj564@yahoo.com  
Street address Apt/Unit #  
Waterford CT 06885  
City State Zip Code

### Parcel Description

Location: 1301 Blue Hills Zone: I-2

Area (acres) \_\_\_\_\_ Area (sq. ft.) \_\_\_\_\_ MBL \_\_\_\_\_

Current Use: Convenience Store - Gas Station

Is the parcel within 500 ft. of a town boundary line? Yes  No

**Special Permit/Site Plan/Revised Site Plan Information**

Proposed Use(s): Eat-In/ Take Out  
Applicable Section: 4.4.C.4.bb To Permit: Commercial Kitchen for Eat-In/TakeOut  
Applicable Section: 6.2.H. To Permit: Parking Reduction 30%  
Applicable Section: \_\_\_\_\_ To Permit: \_\_\_\_\_

**Zone Map Change Information** (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_

Proposed use(s) \_\_\_\_\_

**Regulation Text Change Information** (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: \_\_\_\_\_

Changes to existing Section(s): \_\_\_\_\_

Proposed New Section(s): \_\_\_\_\_

Amendment to Existing Text or New Proposed Text (Attach separate page if needed)  
\_\_\_\_\_

**Use Determination**

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Is the use legal non-conforming?

Yes  No

**Disclaimer and signature**

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspection of the site.

Applicant's Signature

Ameen Lee / Aneen Lee

Date:

3/10/25

The undersigned owner(s) of record consent(s) to the submission of this application and to inspections of the site.

Owner's Signature

SURAJ IC C

Date:

03/10/2025

CONFLICT OF INTEREST DISCLOSURE FORM

(This form is required for all applications and must be notarized. Complete all sections, indicate N/A if not applicable and use additional sheets if necessary. Full disclosure is required for a complete application. Incomplete applications will not be scheduled for a hearing).

LOCATION OF PROJECT: 1301 Blue Hills Avenue

NAME OF APPLICANT: Ameen Lee

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY \_\_\_\_ YEARS \_\_\_\_ MONTHS

NAMES AND ADDRESSES OF ALL PARTIES KNOWN TO HAVE AN INTEREST IN THIS APPLICATION/PROPERTY:

OWNERS: SURAJ KC

OPTIONEES: \_\_\_\_\_

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

N/A

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: N/A

TENANTS/PROSPECTIVE TENANTS: Ameen Lee

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: N/A

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: N/A

ENGINEERS, SURVEYORS: \_\_\_\_\_

ARCHITECTS: \_\_\_\_\_

BUILDERS: \_\_\_\_\_

CONSULTANTS: Inga Consulting Engineers

OTHERS: \_\_\_\_\_

To the best of my knowledge, no one except those listed below has a financial interest in this application or the subject property who is an employee of the Town of Bloomfield, or an elected or appointed official of the Town of Bloomfield:

Ameen Lee

NAME OF APPLICANT

Ameen Lee

APPLICANT'S SIGNATURE

SUBSCRIBED AND SWEORN TO BEFORE ME THIS 12 DAY OF March, 2025

NOTARY PUBLIC Matthew

**MATTHEW TEUBNER**  
**NOTARY PUBLIC**  
My Commission Expires Oct. 31, 2028

3/13/2025

I am writing to present a proposal for a store business focused on selling gourmet food. This venture aims to provide high-quality, delicious meals to our community, tapping into the growing interest in convenient dining options.

The business will operate ensuring accessibility while maintaining compliance with all health and safety regulations. Our food will be prepared using fresh, locally sourced ingredients, providing customers with a memorable culinary experience. By strategically placing my business in a store front, we can effectively reach our target audience and build a loyal customer base.

To ensure successful operation, we will implement a robust marketing plan utilizing social media channels and community engagement strategies. Additionally, we will prioritize sustainability by adopting eco-friendly practices in our food preparation and packaging.

I kindly request your support in navigating the necessary permits and regulations required for this venture. I believe this business will not only flourish but also contribute positively to our local economy. Thank you for considering my proposal. I look forward to your favorable response.

Hours of operation: 6am – 10pm

Number of employees: 3

Sincerely,

Ameen Lee



AUTH

ENTIC

## CHEESE STEAK & WRAPS

**Philly Cheese Steak Sm/Lg** 10/15

Grilled sirloin grilled w pepper and onions and american cheese

**Chix Cheese Steak Sm/Lg** 10/15

Grilled Chicken Breast w peppers and onions and american cheese

**Philly Cheese Steak Wrap** 10/15

Grilled sirloin grilled w pepper and onions and american cheese

**Chix Cheese Steak Wrap** 10/15

Grilled sirloin grilled w pepper and onions and american cheese

## WINGS & BURGERS

**Veggie Burger** 12.00

**Hamburger** 8.00

**Cheese Burger** 10.00

**Wings (8) ( BBQ,Sweet** 10.00

**Chili, Hot**

**Teriyaki,Mild, Garlic**

**Parm,Spicy Honey Garlic)**

## STARTERS

|  |       |
|--|-------|
| <b>Hot Dog</b>                         | 4.50  |
| <b>Hot Sausage</b>                     | 5.50  |
| <b>Cheese Steak Rolls (2)</b>          | 10.00 |
| <b>Chicken Cheese STK Rolls(2)</b>     | 10.00 |
| <b>Chicken Fingers &amp; Fries (4)</b> | 15.00 |
| <b>Shrimp &amp; Fries (6)</b>          | 16.00 |
| <b>Chicken Patty &amp; Fries</b>       | 15.00 |
| <b>Mozzarella Sticks(8)</b>            | 12.00 |

## FRIES

**Fries Sm/Lg** 5.50/8  
**Cheese Fries** 7.50/10

**Philly Steak Fries** 15.00

Crispy fries topped with cheese wiz peppers and onions.

**Jerk Fries** 15.00

Crispy fries loaded with chicken or Steak jerk toppings.

**Teriyaki Fries** 15.00

Crispy fries loaded with chicken or Steak teriyaki toppings.

## DRINKS

**Bottle Soda** 3.00

**Juice** 3.00

**Water** 2.00

# King of Pearl Waste Plan

The Following Company will be picking up

the TRASH Once a week or as needed

Shared with Citgo

Windsor Sanitation Inc  
PO Box 622 (860) 688-3755  
Windsor, CT 06095-0622

And for OIL Waste I'm going with

Western Mass. Rendering Co. Inc

Western MASS (413) 569-6295  
94 Foster Rd.  
Southwick, MA 01077

Ameen Lee

