



TOWN PLAN AND ZONING COMMISSION LAND USE APPLICATION

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RECEIVED

JUN 06 2025

PLANNING & ZONING
BLOOMFIELD CT

APPLICATION TYPE

Site Plan



Special Permit



Regulation Text Change



Revised Site Plan



Zone Map Change



X Other:

Signage

Approval



(Civic Organization)

Applicant's Information

Name

TRLC BOARD MEMBER

FRANK JENNIFER G

Last

First

M.I.

Date:

June 6, 2025

Address:

7 VALLEY VIEW DRIVE

Street address

Apt/Unit #

Phone:

860-250-9291

EAST GRANBY CT 06026

City

State

Zip Code

Email:

JENNIFERGFRANK@COX.NET

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

Name

AMANDA THOMPSON - PRESIDENT

TRAPROCK RIDGE LAND CONSERVANCY

Last

First

M.I.

651-428-2059

Address:

P.O. BOX 734

Street address

Apt/Unit #

Email:

PRESIDENT@

BLOOMFIELD CT 06002

City

State

Zip Code

TRLANDCONSERVANCY.ORG

Parcel Description

Location:

MULTIPLE

SEE ATTACHED LIST

Zone:

MULTIPLE

Area (acres)

SEE LIST

Area (sq. ft.)

MBL

Current Use:

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

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): -

Applicable Section: 10.3.J To Permit: SIGN INSTALLATION

Applicable Section: _____ To Permit: _____

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: N/A

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): N/A Proposed New Section(s): _____

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

Use Determination

Existing Use: N/A 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

Print Name & Sign

JENNIFER G. FRANK

Date:

JUNE 6, 2025

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

Owner's
Signature

Print Name & Sign

AMANDA THOMPSON

Date:

JUNE 6, 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: MULTIPLE LOCATIONS IN BLOOMFIELD - SEE LIST

NAME OF APPLICANT: TRAPROCK RIDGE LAND CONSERVANCY / JENNIFER FRANK

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY 10+ YEARS ___ MONTHS

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

OWNERS: TRAPROCK RIDGE LAND CONSERVANCY

OPTIONEES: NA

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

SEE ATTACHED LIST

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: NA

TENANTS/PROSPECTIVE TENANTS: NA

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: TYLER ARCHER
SHIPMAN GOODWIN

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: NA

ENGINEERS, SURVEYORS: NA

ARCHITECTS: NA

BUILDERS: NA

CONSULTANTS: NA

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:

JENNIFER FRANK
NAME OF APPLICANT

Jennifer Frank
APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF June, 2025

NOTARY PUBLIC Matthew Teubner

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

June 6, 2025

TRAPROCK RIDGE LAND CONSERVANCY (TRLC)

APPLICATION TO BLOOMFIELD P & Z FOR SIGNS AT

TRLC PROPERTIES IN BLOOMFIELD, CT

The purpose of this application is to get approval to install signs on TRLC properties identifying the Traprock Ridge Land Conservancy and the name of the property. The signs will generally be installed along public roadways, in full compliance with all Bloomfield regulations regarding height and setback from street. TRLC falls under P&Z regulations section 6.3.J Civic Organization and Directional Signs.

The mission of the TRLC: To protect open space and promote public appreciation of the natural environment across the region.

The Traprock Ridge Land Conservancy (formerly known as the Wintonbury Land Trust) is a 501c3 non-profit organization dedicated to the preservation and protection of open space in the towns of East Granby, Bloomfield, West Hartford and Windsor. Our properties in Bloomfield include: properties with hiking trails, fields, wetland and wooded preserves and working farms.

The proposed signs will be 2 feet tall by 3 feet wide. The overall sign size is 6 square feet.

The sign will be fabricated from aluminum sandwich material. It will be installed on wooden posts.

See attached documents for:

- List of properties where signs are proposed *
- Site plan of Bloomfield showing proposed sign locations
- Sign design, size and color
- Mock up of installed sign
- Sign material sample

*Note: A number of the properties include multiple parcels. A single sign is planned per grouping of parcels.

Two signs are proposed at two larger properties that have street frontage on two separate streets.

Traprock Ridge Land Conservancy

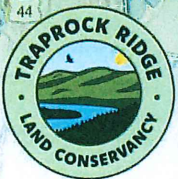
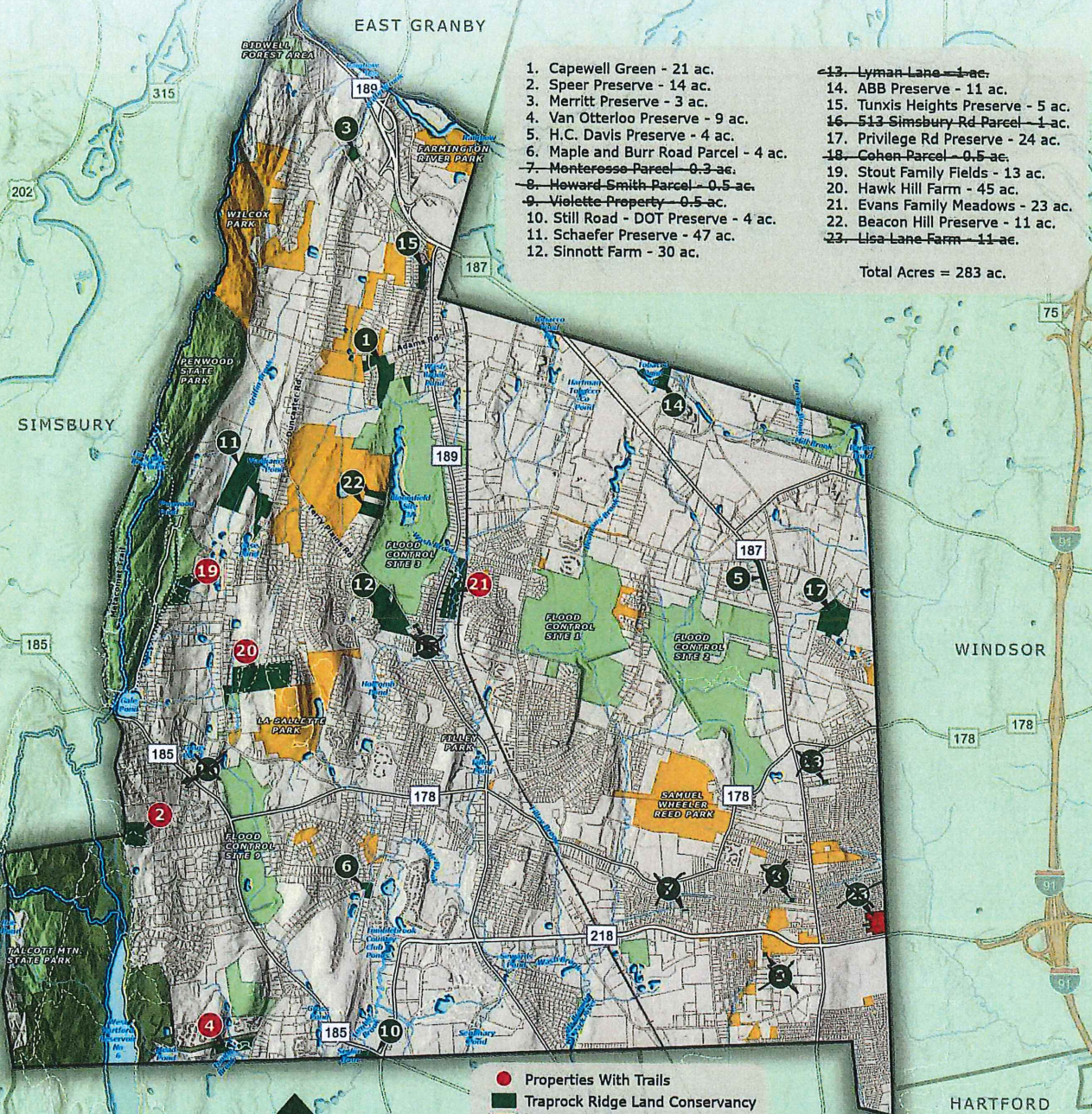
Bloomfield Open Space

EAST GRANBY

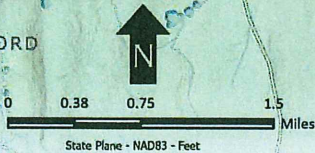
1. Capewell Green - 21 ac.
2. Speer Preserve - 14 ac.
3. Merritt Preserve - 3 ac.
4. Van Otterloo Preserve - 9 ac.
5. H.C. Davis Preserve - 4 ac.
6. Maple and Burr Road Parcel - 4 ac.
7. Monterosso Parcel - 0.3 ac.
8. Howard-Smith Parcel - 0.5 ac.
9. Violette Property - 0.5 ac.
10. Still Road - DOT Preserve - 4 ac.
11. Schaefer Preserve - 47 ac.
12. Sinnott Farm - 30 ac.

13. Lyman Lane - 1 ac.
14. ABB Preserve - 11 ac.
15. Tunxis Heights Preserve - 5 ac.
16. 513 Simsbury Rd Parcel - 1 ac.
17. Privilege Rd Preserve - 24 ac.
18. Cohen Parcel - 0.5 ac.
19. Stout Family Fields - 13 ac.
20. Hawk Hill Farm - 45 ac.
21. Evans Family Meadows - 23 ac.
22. Beacon Hill Preserve - 11 ac.
23. Lisa Lane Farm - 11 ac.

Total Acres = 283 ac.



Print Date 4/15/2025



- Properties With Trails
- Traprock Ridge Land Conservancy
- Conservation Easement
- Town Open Space
- Metropolitan District Commission
- State Property

www.trilandconservancy.org
P.O. Box 734, Bloomfield, CT 06002

Source:
Parcel data obtained from the CT-OPM. Planimetrics, wetlands, CT Open Space, and 2016 LIDAR obtained from CT ECO.
Airbus, USGS, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community,
Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS
Path: E:\Clients\Traprock Land Conservancy\GIS\ProjectFiles\TRLC_Property\TRLC_Property.aprx

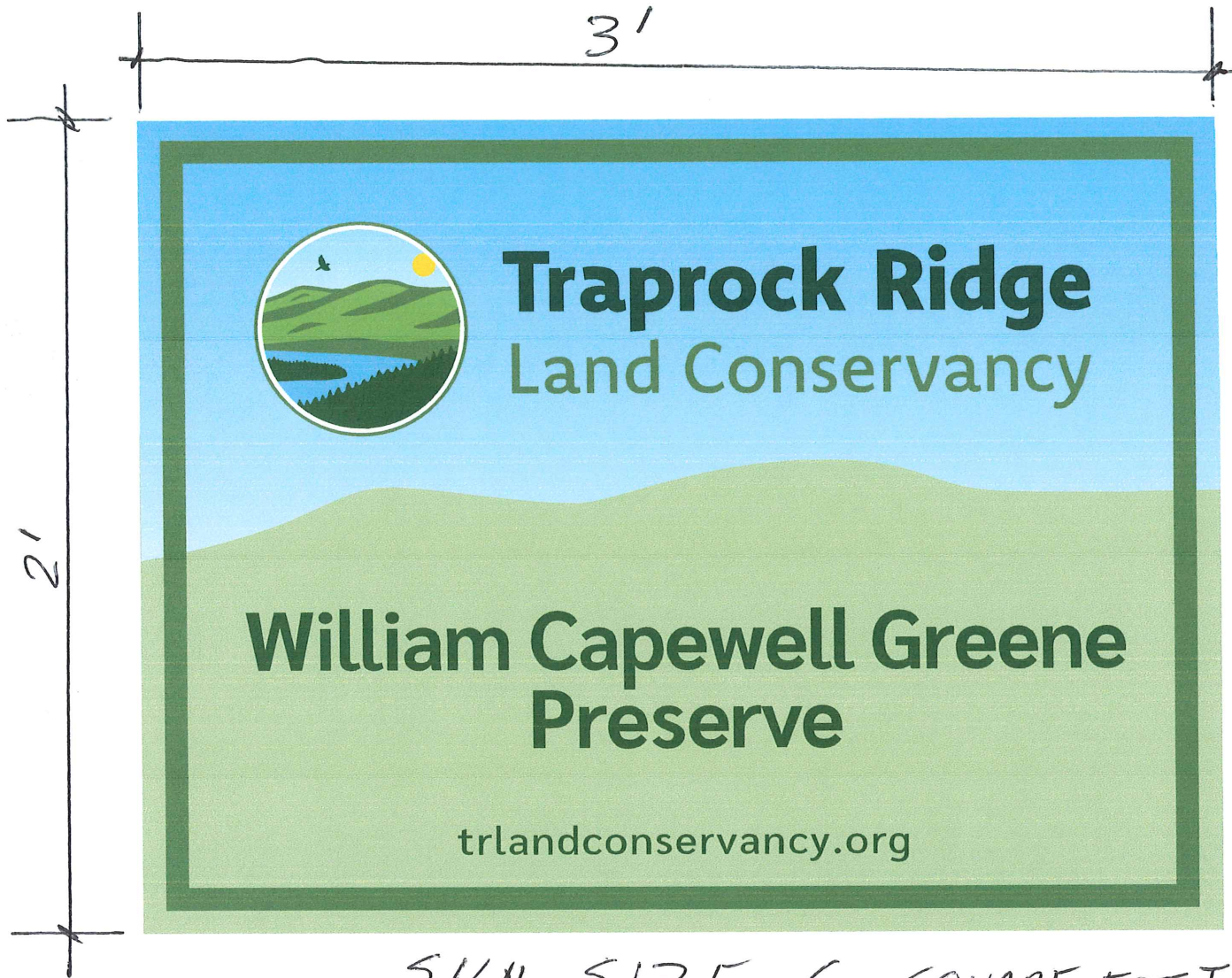


Map produced by

SPERRY
GEOSPATIAL, LLC
Mapping the Adventure in Your Organization

Bloomfield Land Use Application - Site Plan - Traprock Ridge Land Conservancy Property Identification Signs						
Bloomfield PID	Property Owner's Name	Map #/TRLC Name	Town Address	Zoning	Acreage	# of Signs
7936	TRLC	1/William Capewell Greene Preserve	4 Walts Hill	R-30	8.78	2
8070	TRLC	2/Speer Preserve	44 Juniper Road	R-80	9.27	1
7944	TRLC	3/Merritt Preserve	41 Tariffville Road	R-40	2.86	1
7942	TRLC	4/Van Otterloo Preserve	929 Mountain Road	R-80	9.35	1
7940	TRLC	5/H. C. Davis Preserve	1265 Blue Hills Avenue	R-15	3.62	1
7948	TRLC	6/Maple & Burr Road Parcel	51 Maple Avenue	R-30	0.69	2
103202	TRLC	10/Still Road Preserve	345 Simsbury Road		3.82	1
7934	TRLC	11/Schaefer Preserve	107 Duncaster Road	R-40	45.7	1
3471	TRLC	12/Sinnott Farm	51 Terry Plains Road	R-30	29.41	1
7595	TRLC	14/ABB Preserve	300 Mustad Drive	I-2	11.28	1
100199	TRLC	15/Tunxis Heights Preserve	399 Tunxis Avenue	R-40	5.14	1
100420	TRLC	17/Privilege Road Preserve	67 East Dudleytown Road	R-15	23.5	2
100944	TRLC	19/Stout Family Fields	21 Stone Hill Road	R-80	8.8	1
3067	TRLC	20/Hawk Hill Farm	20 Duncaster Road	R-40	44	1
2115	TRLC	21/Evans Family Meadows	238 Tunxis Avenue	R-20	8.74	1
2923	TRLC	22/Beacon Hill Preserve	24R Beacon Hill Drive	R-30	3.6	1

→ 51 Maple Avenue include (PID 7946, 7949, 7950, 7948)



SIGN SIZE 6 SQUARE FEET





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Greene
Preserve
traprockridge.org

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