Memorandum

To: Town Plan and Zoning Commission
From: José Giner, AICP, Director of Planning
Date: April 22, 2020
Re: Request by Russell and Dawson, Inc. on behalf of Pacifica Connect LLC, owners, for a Site Plan Approval to convert the existing building that formerly housed the Alexandria Manor nursing home at 55 Tunxis Avenue into 46 apartments with related site work.

The applicant is asking for a Site Plan approval to be able to convert a vacant building formerly used as a nursing home into a 46 unit multi-family use. There is some minor related site work that is proposed in conjunction with the conversion.

The applicants are also seeking a Zone Change from Residential 15 to Design Development Zone II which will be heard prior to this application on the same evening. The Zone Change and Master Plan needs to be approved for the Special Permit to be considered.

The proposed using is a Category 7 Land Use Type as defined in Section 5.6.C.3.g of the regulations which allows for multi-family uses in a DDZ-II by Site Plan Approval provided that the density does not exceed 16 unit per acre. The proposed density for this development would be 4.6 units/acre.

This project received Inland Wetlands and Watercourses Agent Approval on April 2, 2020.

The Deputy Town Engineer has provided comments in a memorandum dated April 6, 2020.

Among the comments:

- **Layout and Landscape Plan C-2.0:** Parking calculations specify 69 parking spaces are required. 71 Parking spaces have been proposed, which includes 4 accessible spaces and includes 5 spaces which are located remotely, at the bottom of the driveway close to Tunxis Avenue. The engineer should modify the layout of proposed accessible parking to share hatching between spaces as allowed by code, which would reduce the amount of pavement along the west side.

- **No improvements are specified at the existing paved driveway east of the building.** Site visit found existing parking spaces striped in this area. If additional spaces are desired, the applicant may consider improvements in this area to provide additional parking for residents in this location.

- **Regulations require standard parking spaces to be 9’x20’**. Note that a 2-foot overhang is allowed where available. Any sidewalk that is proposed adjacent to parking spaces less
than the 20' standard depth, and is providing an accessible route to the building, cannot include the overhang as part of the accessible route.

- Plant list on sheet C-2.0 should increase number of red maples to 8, to agree with plans.
- Proposed regrading of the parking lot may have an impact on existing catch basin structures with respect to elevation. New structures are not proposed, however, tops of frames may require adjustment accordingly. The storm manhole at the top of the driveway, just south of the lot in the lawn area, will need to have the top of frame raised to accommodate grading as proposed.

It is also pointed out that the regulations state that the Commission shall determine if sidewalks or trails should be proposed to promote pedestrian access to nearby facilities. Since Filley Park abuts the property along the south, this could be an opportunity to connect a trail or trails that allow residents of the apartments to directly access trails on the Filley Park property without having to venture out onto Tunxis Ave which is a State Highway. I have included a condition that the owners coordinate with the Town to provide a suitable trail connection that will be shown on the plans submitted for signature.

As of yet we do not have any comments from the Fire Marshal. Those will be provided if received prior to the meeting.

The following is a suggested motion should the TPZ wish to approve this item at the April 30 meeting.

TO APPROVE the request by Russell and Dawson, Inc. on behalf of Pacifica Connect LLC, owners, for a Site Plan Approval to convert the existing building that formerly housed the Alexandria Manor nursing home at 55 Tunxis Avenue into 46 apartments with related site work. This approval is subject to conformance with the referenced plans, as may be required to be modified, and the following conditions:

**Referenced Plans:**


**Conditions to be met prior to the signing of plans:**

1. The owners shall coordinate with the Town to provide a suitable trail connection that will be shown on the plans submitted for signature.

2. The engineer should modify the layout of proposed accessible parking to share hatching between spaces as allowed by code, which would reduce the amount of pavement along the west side.

3. The Plant list on sheet C-2.0 should increase number of red maples to 8, to agree with plans.

4. 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.

**Conditions to be met prior to the issuance of permits:**

5. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.
6. An Erosion and Sediment Control and Site Restoration Bond, if needed, shall be submitted in the form of cash or a check, in an amount to be determined by the Planning Director.

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

7. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

8. 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.

**General Conditions:**

9. This approval shall be effective on May 12 or after the effective date of the accompanying Zone Change, whichever comes later.

10. This approval is also subject to Conditions of Inland Wetland Agent Approval.

11. Proposed regrading of the parking lot may have an impact on existing catch basin structures with respect to elevation. New structures are not proposed, however, tops of frames may require adjustment accordingly. The storm manhole at the top of the driveway, just south of the lot in the lawn area, will need to have the top of frame raised to accommodate grading as proposed.

12. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.

13. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.

14. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

15. All work associated with the construction of facilities as approved must be completed by April 30, 2025 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

16. 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.