BLOOMFIELD TOWN PLAN AND ZONING COMMISSION

RECEIVED
JUN 23 2022
PLANNING & ZONING
BLOOMFIELD, CT

Type of Application

☐	Site Plan	$ 210.00
☑	Revised Site Plan (addition or change to existing building or site)	$ 210.00
☑	Special Permit (public hearing required)*	$ 260.00 Pd
☐	Sign Permit**	$ 110.00
☐	Flood Management	$ 160.00

* A sign must be posted on the site for ten days prior to the public hearing.
**Only if not previously presented as part of a site plan or special permit application.

EASTERN HOLDINGS GROUP LLC
Applicant (to whom notices will be sent) — Daytime Phone #

(SEE ATTACHED)
Mailing Address — E-mail Address

EASTERN HOLDINGS GROUP LLC
Owner (if different from applicant) — Daytime Phone #

(SEE ATTACHED)
Owner's Address — E-mail Address

Applying as ☑ Owner ☐ Developer ☐ Agent ☐ Other

Location of Site 103 OLD WINDSOR RD Zone I-2

Applicable Section(s) of the Zoning Regulations: SEE ATTACHED

Describe the proposed Special Permit: SEE ATTACHED

Is the property located within 500 feet of a town boundary line? ☑ Yes ☐ No

manager — 6/14/2022
Applicant's Signature — Date

Owner's Signature (if different from applicant)

Read the attached list of procedures and complete the Disclosure Form for all applications.

Revised 9/10/09

CONFLICT OF INTEREST DISCLOSURE FORM

This form is required for all applications and permit transfers 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: 103 Old Windsor Rd.

NAME, ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS OF APPLICANT: Eastern Holdings Group llc
91 Case St. West Granby, CT 06090 / 860-944-6804

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY YEARS — MONTHS 5

NAME, ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS OF ALL PARTIES KNOWN TO HAVE AN INTEREST IN THIS APPLICATION:

OWNERS: Keith Polci 860-480-6738 kpolci@easterncomm.com
Steven Slade 860-944-6804 sslade@easterncomm.com

OPTIONEES: Eastern Communications, Inc.
103R Old Windsor Rd. Bloomfield, CT - 860-242-8100

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:
Eastern Comm - Steven Slade (CEO) Keith Polci (COO)
Kelly Crafts (CFO)

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: None

TENANTS/PROSPECTIVE TENANTS: Eastern Communications, Inc.

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: Kevorkian & Associates
Granby, CT 860-653-5521

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: Windsor Federal Savings

ENGINEERS, SURVEYORS: PDS Engineering / Barresi Associates

ARCHITECTS: PDS Engineering

BUILDERS: Eastern Comm. Inc.

CONSULTANTS:

OTHERS:

To the best of my knowledge, no one except those listed above 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.

Steven Slade - Manager
PRINTED NAME OF APPLICANT

APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF June, IN THE YEAR 2022

NOTARY PUBLIC Alex Aguirre, My commission expires 12/31/2025

APPLICATION FOR TP&Z PERMIT: 103 OLD WINDSOR ROAD

Applicant (to whom notices will be sent):

EASTERN HOLDINGS GROUP LLC
91 CASE STREET
WEST GRANBY, CT 06090

860-944-6804

Property Owner (s) Name, Address and Phone Number:

EASTERN HOLDINGS GROUP LLC
91 CASE STREET
WEST GRANBY, CT 06090

860-944-6804

Location of Site:

103 OLD WINDSOR ROAD
MBL: 17 – 49
OLD MBL: 375 – 1032
AREA: 5.231 Acres

Zone: I-2 Restricted Industrial

Applicable Section(s) of the Zoning Regulations:

4.4.D.2.b	Accessory Use Building
4.4.D.3.a	Storage Tractor Trailer Boxes
4.4.D.3.b	Outside Storage
6.2.H.2	Temporary Deferred Immediate Installation of Parking

5. Describe the Proposed Special Permit:

Revised Site Plan: The applicant proposes to expand the current use of the subject property with the addition of a 75' x 140' accessory use storage building and a 180' High Cell Tower with related parking, access drives and infrastructure.

Special Permit: The proposed revised site plan includes outside storage, storage of tractor trailer boxes and the temporary deferral of the immediate installation of the required parking spaces…all of which require a Special Permit.

NEW ACCESSORY STORAGE BUILDING with PARKING
103 Old Windsor Road

Project Description & Storm Water Narrative

The applicant, Eastern Holdings Group LLC, is submitting a permit application to the Inland Wetlands & Watercourses Commission for proposed activity within the 100' Inland Wetlands Upland Review area. The applicant is also submitting and application to the Town Plan & Zoning Commission for a Special Permit and Revised Site Plan.

The subject parcel is a "rear lot" that consists of 5.6 acres in the Ind-2 Restricted Industrial District located along the southerly side of Old Windsor Road, approximately 350 feet west of the Bloomfield/Windsor town line.

The property is currently developed and functioning with a 4,800 sf office building with an attached two-bay garage used to park business vehicles. The existing building is accessed off Old Windsor Road by way of a 700-750' long, 22' wide bituminous driveway that leads to bituminous parking spaces and a gravel area adjacent to the two-bay overhead doors. The existing driveway also serves as a shared access drive to 103R Old Windsor Road, located further south of the subject property.

The existing building is served by public M.D.C. water and the M.D.C. sanitary sewer system. A formal drainage system exists to manage the storm water run-off that discharges to existing inland wetlands.

Inland wetlands soils exist on the site. The limits of inland wetlands were flagged in the field by REMA Ecological Services, surveyed and mapped by Alford Associates in 2001 as part of a Wetlands Line Amendment approved by The Town of Bloomfield Inland Wetlands and Watercourses Commission. Based on the formerly approved Wetlands Amendment, there is a total of 1.40 acres of inland wetland soils.

The undeveloped portion of the property is a mix of woods, brush and open lawn.

The applicant is proposing to construct a 10,500 sf storage building as an accessory use to the existing building, along with a 180' high cell tower to be used for training. New bituminous access drives and parking areas are also proposed off the existing bituminous driveway. The proposed development will take place primarily in the existing open lawn area, with minor tree and minimal brush removal.

Storm water runoff from the site currently flows to the existing inland wetlands and intermittent watercourses adjacent and beyond the limits of the property. The proposed development will not change the existing drainage patterns.

A new detention basin is proposed and sized to accommodate the new impervious surfaces. The new detention basin will have an outlet pipe that runs to a new level spreader upgradient of the southerly property line and existing inland wetlands.

On-site soils consist mainly of Elmridge Fine Sandy Loam and Windsor Sandy Loam.

The Storm Water Management System proposed for the site improvements includes the installation of new detention basin south of the proposed building and development. A formal drainage system is proposed to collect the storm water run-off from the proposed building and new pavement areas. The drainage system is designed to discharge the collected water to the proposed detention basin.

A drainage study utilizing SCS TR20 methodology and HYDROCADD software was used to determine the rates of storm water flow pre-development and post-development conditions.

Five drainage points were considered for the existing and proposed storm water run-off conditions:

1. The watershed area draining to the Northeast.
2. The watershed area draining to the Northwest.
3. The watershed area draining to the West.
4. The watershed area draining to the South.
5. The watershed area draining to the East

A computer model of existing and proposed conditions was created and the 2, 5, 10, 25, 50 and 100 year design storm events were routed through the model to determine the pre-development and post-development rates of storm water flows off the site and developed portions at the Five (5) discharge points listed above.

The existing and proposed flows (cfs) are as follows:

WATERSHED TO NORTHEAST

Storm	Pre-Development Flow	Post-Development Flow
2	2.56	1.58
5	4.01	2.21
10	5.02	2.64
25	6.41	3.21
50	4.65	3.72
100	8.90	4.23

WATERSHED TO NORTWEST

Storm	Pre-Development Flow	Post-Development Flow
2	0.49	0.38
5	0.84	0.66
10	1.09	0.87
25	1.44	1.17
50	1.76	1.43
100	2.09	1.71

WATERSHED TO WEST

Storm	Pre-Development Flow	Post-Development Flow
2	0.13	0.13
5	0.21	0.21
10	0.27	0.27
25	0.34	0.34
50	0.41	0.41
100	0.48	0.48

WATERSHED TO SOUTH

Storm	Pre-Development Flow	Post-Development Flow
2	0.75	1.03
5	1.30	1.58
10	1.69	1.96
25	2.25	2.47
50	2.75	2.93
100	3.26	3.40

WATERSHED TO EAST

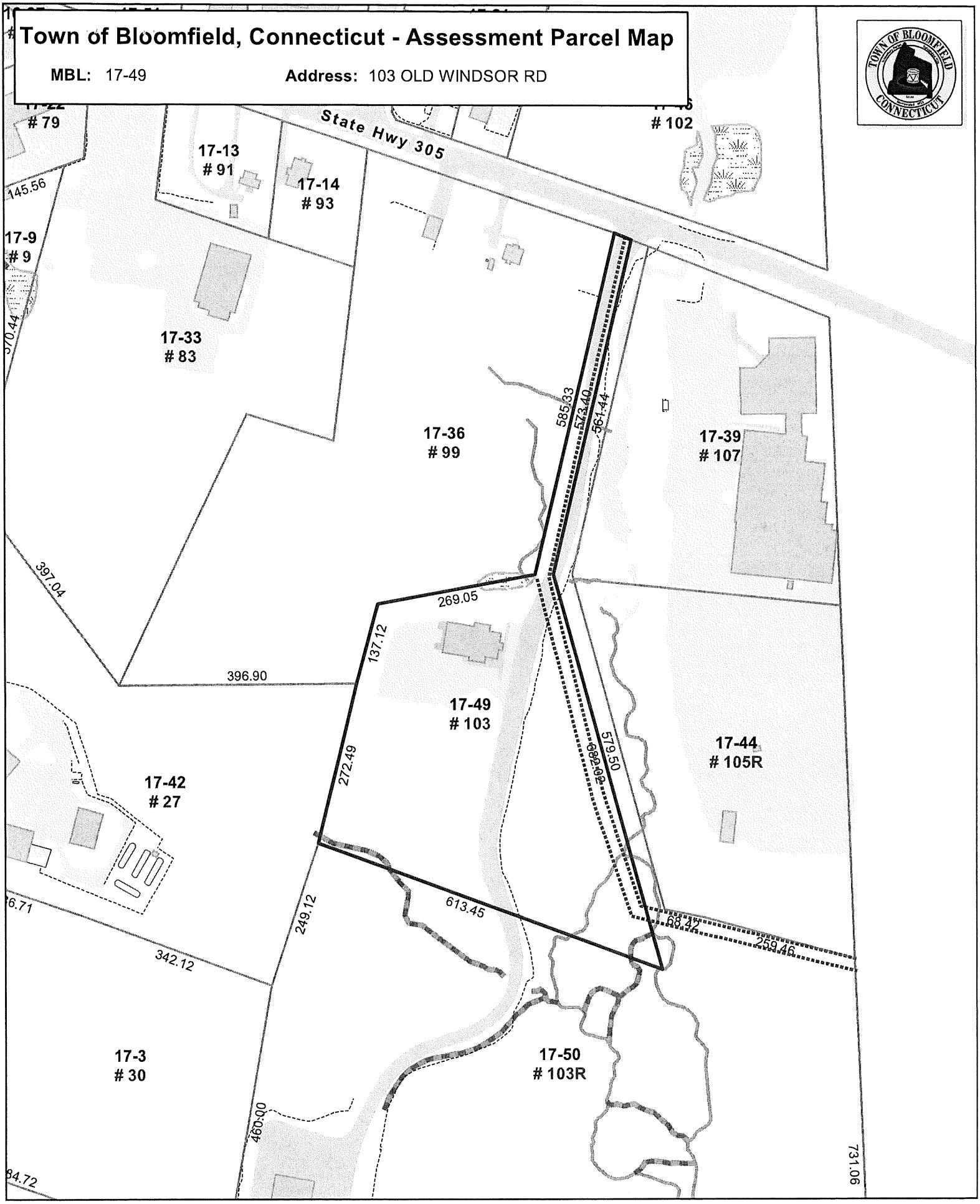
Storm	Pre-Development Flow	Post-Development Flow
2	0.44	0.44
5	0.77	0.77
10	1.02	1.02
25	1.37	1.37
50	1.69	1.69
100	2.01	2.01

ENTIRE SITE as a WHOLE

Storm	Pre-Development Flow	Post-Development Flow
2	4.07	3.09
5	6.65	4.75
10	8.49	5.90
25	11.05	7.45
50	13.34	8.89
100	15.68	10.33

Town of Bloomfield, Connecticut - Assessment Parcel Map

MBL: 17-49 **Address:** 103 OLD WINDSOR RD



Approximate Scale:

1 inch = 200 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Bloomfield and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced December 2021

Town of Bloomfield, CT

Property Listing Report

Map Block Lot	17-49	Building #	1	PID	5559	Account

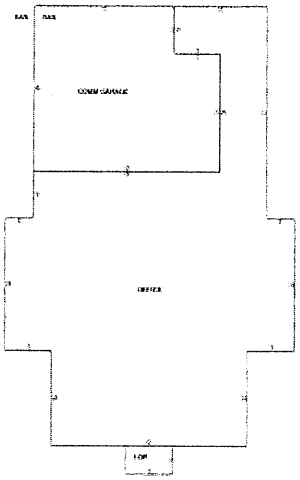
Property Information

Property Location	103 OLD WINDSOR RD
Owner	EASTERN HOLDINGS GROUP LLC
Co-Owner	
Mailing Address	103 OLD WINDSOR RD BLOOMFIELD CT 06002
Land Use	300 Industrial
Land Class	I
Zoning Code	I-2
Census Tract	4715

Site Index	C
Acreage	6.53
Utilities	
Lot Setting/Desc	
Fire District	B
Book / Page	2133/0046

Photo

Sketch



Primary Construction Details

Year Built	2002
Building Desc.	Commercial
Building Style	Light Indust
Building Grade	C
Stories	1
Occupancy	1.00
Exterior Walls	Pre-finsh Metl
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Enam Mtl Shing
Interior Walls	Drywall
Interior Walls 2	NA
Interior Floors 1	Carpet
Interior Floors 2	Concrete

Heating Fuel	Gas
Heating Type	Forced Air
AC Type	75
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Bsmt Fin Area	0
Rec Rm Area	0
Bsmt Gar	0
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Industrial
Building Condition	A
Sprinkler %	0
Heat / AC	None
Frame Type	Steel
Baths / Plumbing	Average
Ceiling / Wall	Ceil & Wall
Rooms / Prtns	Average
Wall Height	20.00
First Floor Use	
Foundation	CONC-CIND.BLK

Report Created On 6/15/2022

Town of Bloomfield, CT

Property Listing Report

Map Block Lot	17-49	Building #	1	PID	5559	Account

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	249400	174580
Extras	3500	2450
Improvements		
Outbuildings	11900	8330
Land	184300	129010
Total	449100	314370

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Office Area	3526	3526
First Floor	1300	1300
Finished Open Porch	60	0
Total Area	4886	4826

Outbuilding and Extra Features

Type	Description
Mezz - Unfin	1050 S.F.
Ovhd 14'	2 UNITS
Paving	5135 S.F.
Light Single	1 UNITS

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
EASTERN HOLDINGS GROUP LLC	2133/0046	2022-02-24	600000
RATTLESNAKE HILL LLC	0906/0141	2001-05-30	0

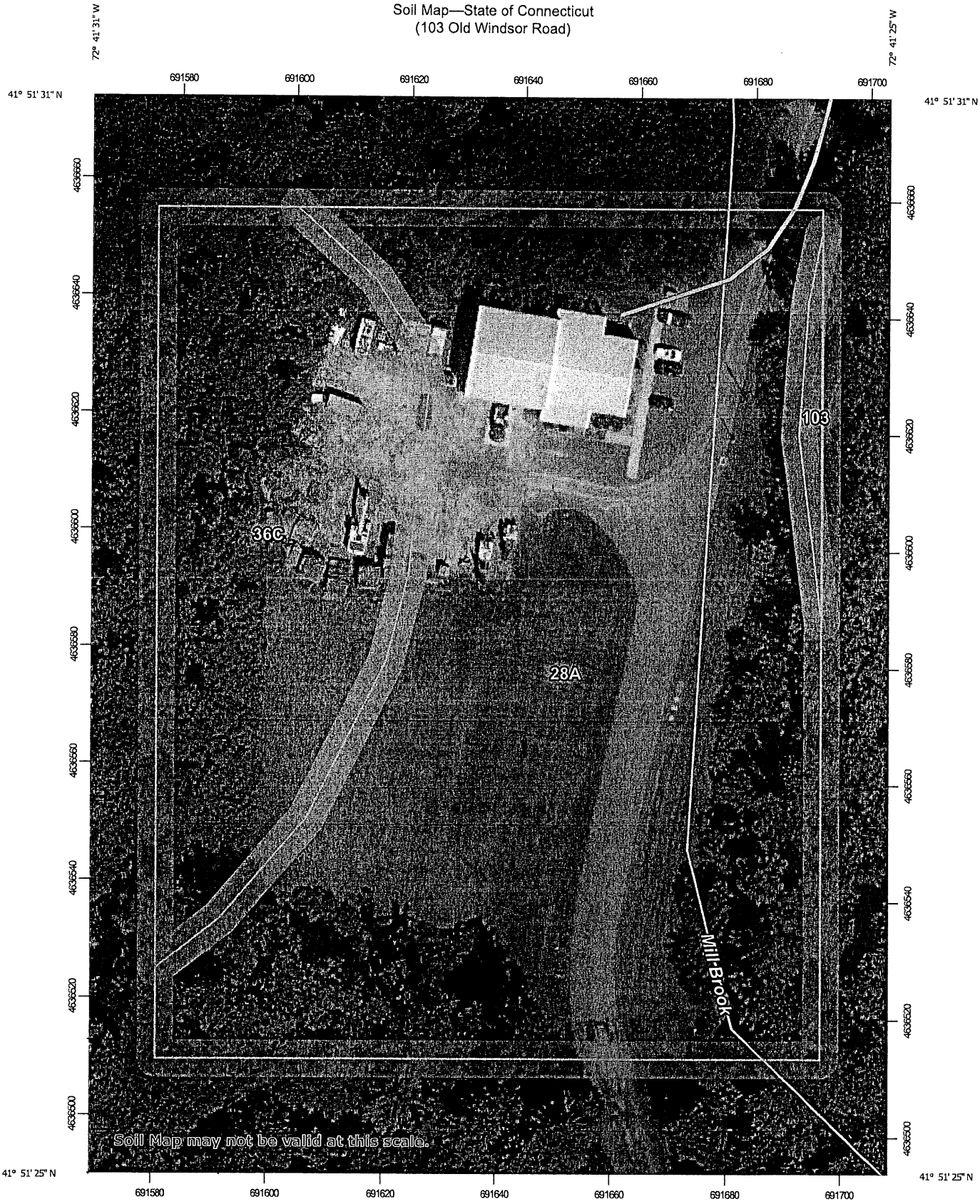
Report Created On 6/15/2022

500' Abutters
Eastern Communications
103 Old Windsor Road
Bloomfield, CT

Town of Windsor	Mr. Eric Barz, Town Planner Planning Department 275 Broad Street Windsor, CT 06095	Mr. Eric Barz, Town Planner Planning Department 275 Broad Street Windsor, CT 06095
Town of Windsor	Ms. Chloe Thompson, Environ. Planner Planning Department 275 Broad Street Windsor, CT 06095	Ms. Chloe Thompson, Environ. Planner Planning Department 275 Broad Street Windsor, CT 06095
103 R Old Windsor Road Parcel 17-50	Slade Properties LLC 91 Case Street West Granby, CT 06090	Slade Properties LLC 91 Case Street West Granby, CT 06090
107 Old Windsor Road Parcel 17-39	William L Jodice 32 Green Lane South Windsor, CT 06074	William L Jodice 32 Green Lane South Windsor, CT 06074
105 R Old Windsor Road Parcel 17-44	William L Jodice 32 Green Lane South Windsor, CT 06074	William L Jodice 32 Green Lane South Windsor, CT 06074
30 Belden Road Parcel 17-3	East Dudley Plaza LLC 32 Peters Road Bloomfield, CT 06002	East Dudley Plaza LLC 32 Peters Road Bloomfield, CT 06002
27 Belden Road Parcel 17-42	Pollack Family Partnership LLP 27 Belden Road Bloomfield, CT 06002	Pollack Family Partnership LLP 27 Belden Road Bloomfield, CT 06002
99 Old Windsor Road Parcel 17-36	101 Old Windsor Rd LLC PTA-CS# 5413 Alexandria, VA 22320	101 Old Windsor Rd LLC PTA-CS# 5413 Alexandria, VA 22320

83 Old Windsor Road Parcel 17-33	83 Old Windsor Rd LLC 30 Bernhard Road North Haven, CT 06473	83 Old Windsor Rd LLC 30 Bernhard Road North Haven, CT 06473
93 Old Windsor Road Parcel 17-14	John L Cumbo 91 Old Windsor Road Bloomfield, CT 06002	John L Cumbo 91 Old Windsor Road Bloomfield, CT 06002
15 Barber Pond Road Parcel 17-30	Jajodia Enterprises LLC 49 West Dudley Town Road Bloomfield, CT 06002	Jajodia Enterprises LLC 49 West Dudley Town Road Bloomfield, CT 06002
30 Barber Pond Road Parcel 17-21	30 Barber Pond Rd Moving & Storage 30 Barber Pond Road Bloomfield, CT 06002	30 Barber Pond Rd Moving & Storage 30 Barber Pond Road Bloomfield, CT 06002
94 Old Windsor Road Parcel 17-31	Kentucky Blue Properties LLC 124 West Dudley Town Road Bloomfield, CT 06002	Kentucky Blue Properties LLC 124 West Dudley Town Road Bloomfield, CT 06002
96 Old Windsor Road Parcel 17-32	Red Door Homes LLC P.O. Box 341 Simsbury, CT 06070	Red Door Homes LLC P.O. Box 341 Simsbury, CT 06070
102 Old Windsor Road Parcel 17-46	State of Connecticut 2800 Berlin Turnpike Newington, CT 06131	State of Connecticut 2800 Berlin Turnpike Newington, CT 06131

Soil Map—State of Connecticut
(103 Old Windsor Road)



Map Scale: 1:897 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28A	Elmridge fine sandy loam, 0 to 3 percent slopes	3.0	72.3%
36C	Windsor loamy sand, 8 to 15 percent slopes	1.1	26.8%
103	Rippowam fine sandy loam	0.0	0.9%
Totals for Area of Interest		**4.2**	**100.0%**

State of Connecticut

28A—Elmridge fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 9lm0
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Elmridge and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elmridge

Setting

Landform: Terraces
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy eolian sands over clayey glaciolacustrine deposits

Typical profile

Ap - 0 to 6 inches: fine sandy loam
Bw1 - 6 to 10 inches: fine sandy loam
Bw2 - 10 to 18 inches: fine sandy loam
Bw3 - 18 to 25 inches: sandy loam
2C - 25 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F145XY006CT - Semi-Rich Moist Lake Plain

State of Connecticut

36C—Windsor loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2svkq
Elevation: 0 to 1,260 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: — error in exists on —
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
Ap - 1 to 11 inches: loamy sand
Bw - 11 to 31 inches: loamy sand
C - 31 to 65 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

State of Connecticut

103—Rippowam fine sandy loam

Map Unit Setting

National map unit symbol: 9ljp
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Rippowam and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rippowam

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Coarse-loamy alluvium

Typical profile

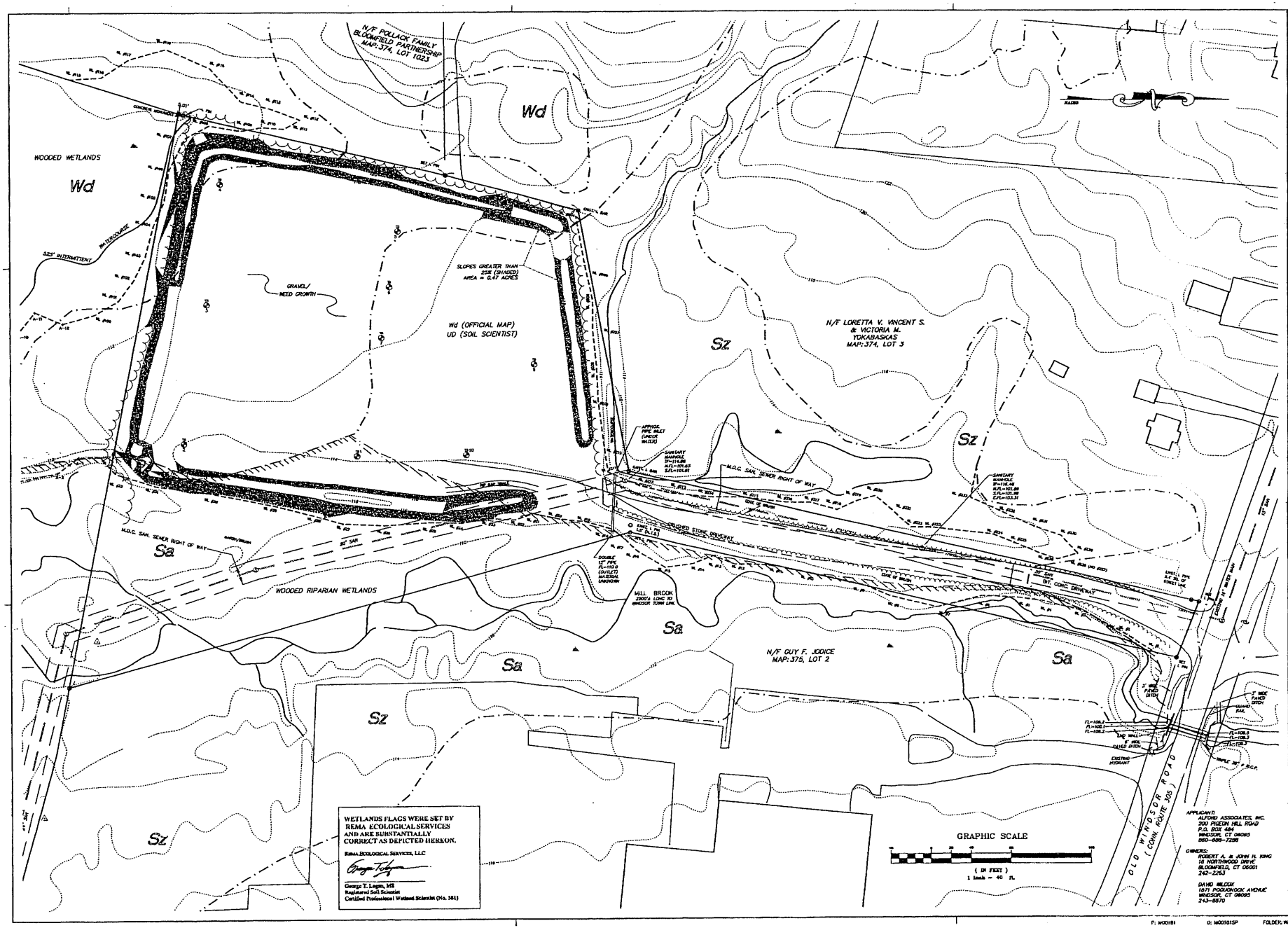
A - 0 to 5 inches: fine sandy loam
Bg1 - 5 to 12 inches: fine sandy loam
Cg2 - 12 to 19 inches: fine sandy loam
Cg3 - 19 to 24 inches: sandy loam
Cg4 - 24 to 27 inches: sandy loam
Cg5 - 27 to 31 inches: loamy sand
Cg6 - 31 to 65 inches: stratified very gravelly coarse sand to loamy fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D



DATE	REVISION
4-27-00	MISCELLANEOUS REVISIONS
4-17-00	MISCELLANEOUS REVISIONS

STATE OF CONNECTICUT
WILLIAM H. ALFORD, JR.
No. 9344
LICENSED
PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
WILLIAM H. ALFORD, III
No. 9344
LICENSED
LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Alford ASSOCIATES INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT

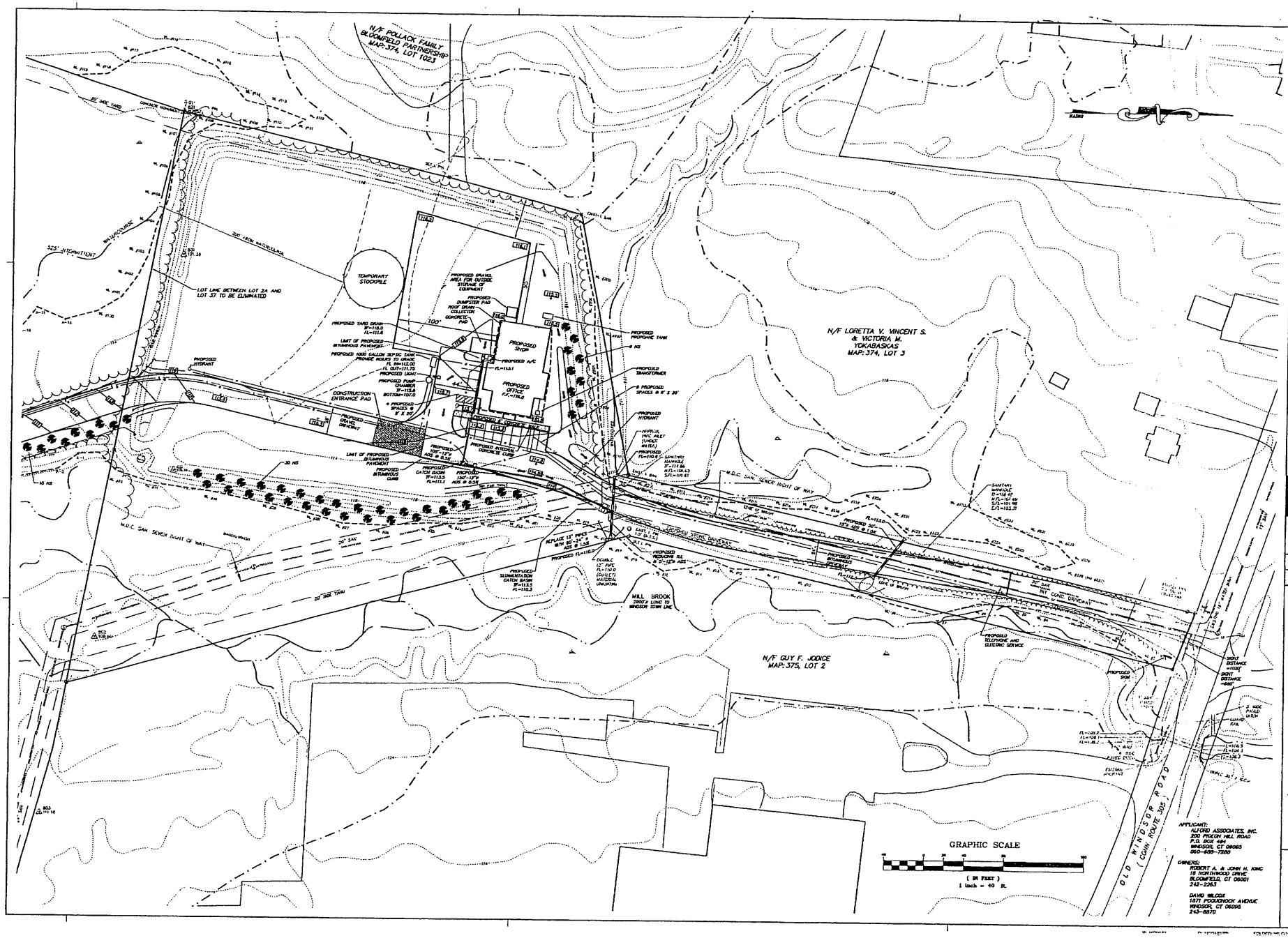
DATE: JANUARY 30, 2000

SCALE: 1 IN. = 40 FT.

WETLANDS BOUNDARY AMENDMENT PLAN
PREPARED FOR
MAINE DRILLING AND BLASTING, INC.
103 OLD WINDSOR ROAD AND REAR
BLOOMFIELD, CONNECTICUT

Sheet
2 OF 10

P: M00181 D: M00181SP FOLDER: WILCOX FILE: MAINE.DWG



REVISION	DATE
MISCELLANEOUS REVISIONS	6-20-02
ADDED SEPTIC SYSTEM, REVISED UTILITIES	4-12-02
ADDED DRIVEWAY, REVISED SEPTIC DETAILS	3-4-02
MISCELLANEOUS REVISIONS	2-4-02
MISCELLANEOUS REVISIONS	3-21-01
PRELIMINARY	1-30-01

STATE OF CONNECTICUT WILLIAM H. ALFORD III LICENSED PROFESSIONAL ENGINEER No. 5344

STATE OF CONNECTICUT WILLIAM H. ALFORD III LICENSED LAND SURVEYOR No. 5344

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILLIAM H. ALFORD III, P.E. & L.S.

DATE: JANUARY 30, 2001

SCALE: 1 IN. = 40 FT.

WETLANDS PERMIT APPLICATION PLAN

PREPARED FOR

MAINE DRILLING AND BLASTING, INC.

103 OLD WINDSOR ROAD AND REAR

BLOOMFIELD, CONNECTICUT

Sheet

4 OF 10

LAND OF OPPORTUNITY
BLOOMFIELD
CONNECTICUT USA

Engineering Department
TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD, CT 06002-3537
860-769-3524

INLAND WETLANDS & WATERCOURSES COMMISSION
PERMIT MODIFICATION

In accordance with Section 11.17 of the Wetlands Regulations a modification to the original Wetlands Permit is hereby granted to: **Mr. Steven Slade, Eastern Communications, Inc., 4 Old Windsor Rd., Bloomfield, CT 06002,** for property located at: **103 and 103 R Old Windsor Road, lots 37 and 2A.**

The original Wetlands Permit was approved on: **April 21, 2014** for: **Subdivision of land containing wetlands and watercourses; and the construction of a commercial/industrial site, including paved and gravel driveway, parking and storage areas; one enclosed building, one open structure, a stormwater basin, underground utilities, septic system and well; and other regulated activities, within the Upland Review Areas 100 feet from wetlands and 200 feet from a watercourse.**

The modification is for: **approximately 1100 feet of additional underground utilities (fire and water services, gas, electric and communication lines) from Old Windsor Road to the Eastern Communications site within the Upland Review Areas 100 feet from wetlands and 200 feet from a watercourse.**

Based on the **17 - sheet plan set, by Ed Lally and Associates, at 1" = 40' scale, dated June 12, 2014, and revised to 9-9-2014,** subject to the original **ten (10)** conditions of approval: **See attached list**

In accordance with Section 22a-42a.(d) of Connecticut General Statutes, as amended by P.A. 96-157, any permit issued for which Town Planning & Zoning and/or Subdivision approval is required is valid for a period of five (5) years from the date of approval, and may be extended for a period not to exceed ten (10) years from the date of approval. Any permit issued for other activities is valid for not less than two (2) years and not more than five (5) years. Applications for extensions shall be filed six (6) weeks prior to the expiration date.

Any approved regulated activity shall be completed within one (1) year from the time such activity is commenced. Written notification shall be made fifteen (15) days prior to commencement of the regulated activity. Other restrictions on regulated activities may be included in the conditions of approval.

In addition to this Permit, a Permit to Develop is required for any nonresidential building, sign, or other structure erected on the property; and a building permit is required for any structures or signs.

David P. Castaldi — Nov. 7, 2014

David P. Castaldi, Agent — **Date**

This Permit is one of several Local, State or Federal Permits which may be required. No work under this permit shall commence until all required permits have been obtained. Inquiries regarding the need for an Army Corps of Engineers Section 404 Permit should be directed to: Department of the Army, Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751 (617) 894-2400.

This permit will expire on April 21, 2019

THE APPLICANT IS RESPONSIBLE FOR MAINTAINING A CURRENT PERMIT

TOWN PLAN & ZONING COMMISSION

PERMIT TO DEVELOP

Permission is hereby granted to **Eastern Communications Inc. c/o Steven Slade** to develop premises located at **103 & 103R Old Windsor Road** in accordance with the site plan date **6/12/14**, as approved by the Town Plan and Zoning Commission on **May 22, 2014**.

All improvements required as part of site plan approval shall be installed in accordance with Section 8-3(i) of the Connecticut General Statutes, as may be amended, and may be extended as per said Section.

When development of these premises has been completed, a Certificate of Occupancy/Use/Completion must be issued by the Building Department of the Town of Bloomfield PRIOR TO USE OR OCCUPANCY OF THE PREMISES.

In addition to this Permit to Develop, a building permit is required for any building, sign or other structure to be erected on the site.

This Permit to Develop is subject to the following conditions:

Staff comments and the sign as proposed

THIS SITE MAY BE SUBJECT TO REGULATION BY THE ARMY CORPS OF ENGINEERS.

TOWN PLAN & ZONING COMMISSION

Byron Lester (N.D.)

Secretary

Date: July 8, 2014

8/75; rev 1/17/85

LAND OF OPPORTUNITY
BLOOMFIELD
CONNECTICUT USA

Department of Engineering
TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD
CONNECTICUT 06002
TEL 860.769.3524
FAX 860.769.3597

INLAND WETLANDS & WATERCOURSES COMMISSION PERMIT

Permission to perform regulated activities is hereby granted to: **Mr. Steven Slade, for Eastern Communications, Inc., Four Old Windsor Road, Bloomfield, CT 06002,**
for property located at: **103 and 103 R Old Windsor Road, lots 37 and 2A,**
in accordance with the Application for Permit officially received on: **April 21, 2014,**
for: **Subdivision of land containing wetlands and watercourses; and the construction of a commercial/industrial site, including paved and gravel drive, parking and storage areas; one enclosed building, one open structure, one stormwater management basin, underground utilities, septic system and well; and other regulated activities, within the Upland Review Areas 100 feet from wetlands and 200 feet from a watercourse,**
based on the **15 - sheet plan set, by Ed Lally and Associates, at 1" = 40' scale, dated June 12, 2014 with no revisions.**
as approved by the Inland Wetlands & Watercourses Commission on: **April 21, 2014,**
subject to the following conditions: **See attached list of ten (10) conditions of approval.**

In accordance with Section 22a-42a.(d) of Connecticut General Statutes, as amended by P.A. 96-157, any permit issued for which Town Planning & Zoning and/or Subdivision approval is required is valid for a period of five (5) years from the date of approval, and may be extended for a period not to exceed ten (1O) years from the date of approval. Any permit issued for other activities is valid for not less than two (2) years and not more than five (5) years. Applications for extensions shall be filed six (6) weeks prior to the expiration date.

Any approved regulated activity shall be completed within one (1) year from the time such activity is commenced. Written notification shall be made fifteen (15) days prior to commencement of the regulated activity. Other restrictions on regulated activities may be included in the conditions of approval.

In addition to this Permit, a Permit to Develop is required for any nonresidential building, sign, or other structure erected on the property; and a building permit is required for any structures or signs.

N. Panke / DR — July 1, 2014

Nicholas Panke, Chairman — **Date**

This Permit is one of several Local, State or Federal Permits which may be required. No work under this permit shall commence until all required permits have been obtained. Inquiries regarding the need for an Army Corps of Engineers Section 4O4 Permit should be directed to: Department of the Army, Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751 (617) 894-24OO.

This permit will expire on April 21, 2019

THE APPLICANT IS RESPONSIBLE FOR MAINTAINING A CURRENT PERMIT

LAND OF OPPORTUNITY
BLOOMFIELD
CONNECTICUT USA

Department of
Planning & Zoning

TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD
CONNECTICUT 06002
TEL 860.769.3515
FAX 860.769.3597

June 12, 2014

Eastern Communications, Inc.
c/o Steven Slade
Four Old Windsor Road
Bloomfield, CT 06002

Re: Subdivision, Revised Site Plan, Special Permit & Sign Permit – 103 & 103R Old Windsor Road

Dear Mr. Slade:

Please be advised that, at a meeting held on May 22, 2014 the Town Plan & Zoning Commission voted to approve the subdivision subject to staff comments, and the Revised Site Plan, Special Permit & Sign Permit subject to staff comments and the sign as proposed.

Please have your engineer make the necessary changes to the plans and submit three final plans to our office as soon as possible. If you have any questions please call Thomas Hooper, Director of Planning, at 769-3515.

Very truly yours,

Byron Lester (HD)

Byron Lester, Secretary
Town Plan & Zoning Commission

BL/hd