

**ATTACHMENT TO ZONE CHANGE APPLICATION
PROPOSED ZONE CHANGE FOR:**

140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

March 26, 2024

RECEIVED

MAR 27 2024

PLANNING & ZONING
BLOOMFIELD, CT

APPLICANTS:

TECCA VENTURES, LLC
41 CROSSROADS PLAZA, SUITE 164
WEST HARTFORD, CONNECTICUT

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NARRATIVE OF PROPOSED ZONE CHANGE

EXISTING PARCEL AND IMPROVEMENTS

The properties located at 140 & 142 Still Road are owned by Bottom of the Ninth, LLC. The parcels total 9.56-acres. The first parcel, 140 Still Road, is primarily undeveloped wooded land with a residential garage building and access drive. The second parcel, 142 Still Road, is a cleared lot, formerly developed with a single-family residential house. The parcels are currently located in the Residential (R-40) zoning district. The tax parcels are identified as parcel no. U5-7 and U5-29 in the Town Clerk's Office.

To the south of the property is Still Road and two residential properties. Directly across Still Road to the south is the Town of West Hartford. Mountain Road is roughly parallel to the west of the property with single family lots, conservation land and a synagogue located between the site and Mountain Road. To the north is a residential property and adjoining the site to the east is conservation land that is part of a Planned Luxury Residential development. Existing development includes single-family residential properties, and Wampanoag Country Club. Still Road intersects with North Main Street approximately 3,000 feet to the east and the nearest signalized intersection is approximately 700 feet north on North Main Street with Simsbury Avenue (Route 185).

This application seeks to change the present zoning district of the subject parcels from Residential (R-40) to Planned Luxury Residential (PLR). The proposed zone change area consists of 369+/- feet of frontage on Still Road. Of the 9.56+/- acres of total site area, approximately 6.8 acres are regulated area. Additionally, the adjacent lot directly to the east of the site is currently developed with a Planned Luxury Residential development known as the Still Mountain Estates. An additional existing PLR development zone is within the vicinity of the site, known as Balbrae, located to the northwest across Mountain Road.

Through a zone change, this property will become suitable for redevelopment consistent with the existing uses along the Still Road corridor. A zone change to PLR would allow for a natural extension of the present residential zone along Still Road. The proposed zone change would not fundamentally change the overall residential character of Still Road and would be complimentary to adjacent properties in the neighborhood.

The proposed Master Site Plan (MP-1) includes a total of 28 townhouse units with 85 parking spaces, including garage spaces, driveway spaces and visitor parking spaces. The Master Plan was designed in compliance with the required bulk regulations for the PLR zoning district as well as Bloomfield parking regulations.

METES AND BOUNDS DESCRIPTION OF PROPOSED ZONE CHANGE

140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

PROPERTY LEGAL DESCRIPTION

Project Job # 23110801

Project Location: 140 & 142 Still Road, Bloomfield, CT

Date Prepared: 03/06/2024

Prepared By: VR

Beginning at an iron pin located at the south-eastern corner of the property along Still Road, the property herein described, S88°07'33"W, 50.00 feet to a point,
Thence, N1°53'27"W, 175.00 feet to a point,
Thence, S88°06'33"W, 65.00 feet to a point,
Thence along the land now of Bryan Cameron, N1°53'27"W, 37.04 feet to a point,
Thence, S88°06'33"W, 135.00 feet to a point,
Thence, N1°23'27"W, 54.96 feet to a point,
Thence, S88°06'33"W, 150.00 feet to a point,
Thence along the land now of William Strait Jr., S88°06'33"W, 150.00 feet to a point,
Thence, S1°53'27"E, 267.00 feet to a point,
Thence along Still Road, S88°07'33"W, 119.50 feet to a point,
Thence along the land now of Bnai Tikvoh-sholom inc., N7°39'33"E, 427.20 feet to a point,
Thence, N6°51'33"E, 476.20 feet to a point,
Thence along the land now of Sally Hockman, N88°50'33"E, 385.92 feet to a point,
Thence along the land now of Still Road Associates, LP, S1°53'27"E, 240.04 feet to a point,
Thence, N88°16'33"E, 140.30 feet to a point,
Thence, S1°53'27"E, 646.60 feet to the point of beginning.

Said property contains 376,386 square feet (8.640 acres) and shown on a plan entitled "Master Site Plan (MP-1), Proposed Development, 140 & 142 Still Road, Bloomfield, Connecticut", dated 03/05/2024, prepared by Solli Engineering LLC, 501 Main Street, Monroe, CT 06468.

CONFORMITY WITH PLAN OF CONSERVATION & DEVELOPMENT

In reference to the Bloomfield Plan of Conservation and Development (POCD) dated August 15, 2012 we have analyzed the recommendations and stated goals which guide the growth and development of Bloomfield.

The Town of Bloomfield lists three themes to achieve in the POCD goals:

Theme 1: What We Want to Protect

Theme 2: How We Want to Grow

Theme 3: What We Want to Provide

To this extent, this zone change application is consistent with the POCD for many reasons including:

- **Theme 2: How We Want to Grow** - Chapter 6: **Housing and Residential Development** of the Plan of Conservation and Development asserts to *“Protect Single-Family Neighborhoods: Bloomfield’s residential neighborhoods contribute to the Town’s character and attract new residents to the community. The existing development pattern, laid out in earlier plans, is supported by roads, sewer and water infrastructure. This pattern should be maintained and existing neighborhoods should be protected from business encroachments.”* These parcels’ location on Still Road and the existing residential development in the neighborhood make it ideally suited for the types of residential uses allowed in the Planned Luxury Residential District. Changing the identified parcels from R-40 to PLR would promote a larger variety and density of residential units, consistent with other PLR district in the immediate area and consistent with the neighborhood’s existing residential character.
- **Future Land Use Plan** – Chapter 9 of the Plan of Conservation and Development outlines, its consistency with growth principles of the State Conservation and Development Policies Plan and states *“Principle 2: Expand housing opportunities and design choices to accommodate a variety of household types and needs. The Plan expresses a need for and provides strategies for diversifying housing choices...It also looks at ways to capitalize on the existing housing stock and to encourage appropriate new housing development in areas that reinforce the traditional development pattern and efficient delivery of services.”* A zone change to the PLR District for these parcels would encourage residential development at a higher density on a large site in an existing residential area and would offer a wider variety of housing types.

LIST OF ABUTTERS WITHIN 500'

Site Address	Owner Name	Mailing Address	Mailing City	State	Zip Code
16 Overbrook Farm Rd	Schwartz Robert	887 Farmington Ave Apt 2j	West Hartford	CT	06119
19 Overbrook Farm Rd	Rehoboth Court LLC	22 Water St	Torrington	CT	06790
20 Overbrook Farm Rd	Hicks Chester A	20 Overbrook Farm Rd	Bloomfield	CT	06002
Still Mountain Estates	White & Katzman Management, Inc.	111 Roberts St, Suite G1	East Hartford	CT	06108
Balbrae Condo Association	Balbrae Condo Association	941 Mountain Rd	Bloomfield	CT	06002
60 Wampanoag Drive	Wampanoag Country Club Inc	60 Wampanoag Dr	West Hartford	CT	06117
133 Still Rd	Agreda Tracy	133 Still Rd	West Hartford	CT	06117
137 Still Rd	Fideler Matthew & Gibbons-Fideler I-Sanna	137 Still Rd	West Hartford	CT	06117
141 Still Rd	Pierce Jeffry K & Nicole Damato	141 Still Rd	West Hartford	CT	06117
145 Still Rd	Edwards Karen L	145 Still Rd	West Hartford	CT	06117
154 Still Rd	Cameron Brian J	154 Still Rd	Bloomfield	CT	06002
162 Still Rd	Strait William C Jr	162 Still Rd	Bloomfield	CT	06002
165 Still Rd	McCarthy Jacqueline A	165 Still Rd	West Hartford	CT	06117
169 Still Rd	Brokman Matthew C & Farrell Lindsay Sears	169 Still Rd	West Hartford	CT	06117
171 Still Rd	Hochman Jonathan E + Tamara L J	171 Still Rd	West Hartford	CT	06117
180 Still Rd	Congregation Bnai Tikvoh-Sholom Inc	180 Still Rd	Bloomfield	CT	06002
3 Still Ln	Dowd Matthew C & Heather L	3 Still Ln	West Hartford	CT	06117
4 Still Ln	Siegal Elizabeth J	4 Still Ln	West Hartford	CT	06117
5 Still Ln	Paredes Angel & Daniel	5 Still Ln	West Hartford	CT	06117
8 Still Ln	Wu Di & Bin Tang	8 Still Ln	West Hartford	CT	06117
9 Still Ln	Peterson Arthur C & Pountney Linda J	9 Still Ln	West Hartford	CT	06117
12 Still Ln	Thomas Sheril R & Varghese Sumith Abraham	12 Still Ln	West Hartford	CT	06117
15 Still Ln	Kushinsky Sara Molly	15 Still Ln	West Hartford	CT	06117
16 Still Ln	Denapoli Nicole Cristine & Joseph Nicholas	16 Still Ln	West Hartford	CT	06117
17 Still Ln	Vu Toan-My & Phuong Trieu	17 Still Ln	West Hartford	CT	06117
18 Still Ln	Fernando Ruwan N & Rathugamage S	18 Still Ln	West Hartford	CT	06117
878 Mountain Rd	Eremine Vladimir	878 Mountain Rd	West Hartford	CT	06117
882 Mountain Rd	Doot Jeffrey M & Janice O	882 Mountain Rd	West Hartford	CT	06117

Site Address	Owner Name	Mailing Address	Mailing City	State	Zip Code
884 Mountain Rd	Konefal George S & Rosa Creanza	884 Mountain Rd	West Hartford	CT	06117
886 Mountain Rd	Olson Gilbert A Jr & Nancy L	886 Mountain Rd	West Hartford	CT	06117
894 Mountain Rd	Taylor David E & Patsy Bailey Taylor	894 Mountain Rd	West Hartford	CT	06117
900 Mountain Rd	Briggs Emily	900 Mountain Rd	Bloomfield	CT	06002
920 Mountain Rd	Farrell Lenore	920 Mountain Rd	Bloomfield	CT	06002
928 Mountain Rd	Barnett Kevin F	928 Mountain Rd	Bloomfield	CT	06002
932 Mountain Rd	Tracy Jack Trustee	938 Mountain Rd	Bloomfield	CT	06002
938 Mountain Rd	Boynick Seth	938 Mountain Rd	Bloomfield	CT	06002
939 Mountain Rd	Metropolitan District	Hartford Plaza	Hartford	CT	06142
940 Mountain Rd	Wilcox Kevin &	940 Mountain Rd	Bloomfield	CT	06002
944 Mountain Rd	Suisman L Kathryn	944 Mountain Rd	Bloomfield	CT	06002
948 Mountain Rd	Hochman Sally B	948 Mountain Rd	Bloomfield	CT	06002
950 Mountain Rd	Mccarthy Matthew W	950 Mountain Rd	Bloomfield	CT	06002
10 Wyndcliffe Park	Sisitsky Devra Lee	10 Wyndcliffe Park	Bloomfield	CT	06002
12 Wyndcliffe Park	Watchtower Bible And Tract Society Of Ne c/o Marilyn Graves	12 Wyndcliffe Park	Bloomfield	CT	06002
14 Wyndcliffe Park	Fox Carole B C Revoc Trust (Indent)	14 Wyndcliffe Park	Bloomfield	CT	06002
16 Wyndcliffe Park	Schenck Jr Philip K & Widness Maryalice H (Surv)	16 Wyndcliffe Park	Bloomfield	CT	06002
1 Benton Drive	Patel Jully Vijay	1 Benton Drive	Bloomfield	CT	06002
3 Benton Drive	Denapoli Harry J Jr Valeria S (Surv)	3 Benton Drive	Bloomfield	CT	06002
5 Benton Drive	Gutcheon Richard H & Deborah M (Surv)	5 Benton Drive	Bloomfield	CT	06002
7 Benton Drive	Sinatro Suzette L	7 Benton Drive	Bloomfield	CT	06002
9 Benton Drive	Ulrich Ellen L	9 Benton Drive	Bloomfield	CT	06002
11 Benton Drive	Brine Susan F & Jeffrey A (Surv)	11 Benton Drive	Bloomfield	CT	06002
12 Benton Drive	Cirakoglu Menderes	12 Benton Drive	Bloomfield	CT	06002
14 Benton Drive	Parks Tracy	14 Benton Drive	Bloomfield	CT	06002
15 Benton Drive	Parisi Rita A	15 Benton Drive	Bloomfield	CT	06002
17 Benton Drive	Rogers Stephen M & Janice R	17 Benton Drive	Bloomfield	CT	06002
19 Benton Drive	Silverman Leslie & Steve (Surv)	19 Benton Drive	Bloomfield	CT	06002
21 Benton Drive	Menzoian Deborah W Rev Tr & Menzoian Deborah W & James O	21 Benton Drive	Bloomfield	CT	06002
23 Benton Drive	Rosenbluth Soamy J	23 Benton Drive	Bloomfield	CT	06002
1 Curran Circle	Creed David A & Nancy W	866 Macaw Circle	Venice	FL	34285

Site Address	Owner Name	Mailing Address	Mailing City	State	Zip Code
2 Curran Circle	Sachs Jeremy Tr & Elinor Est	2 Curran Circle	Bloomfield	CT	06002
1 Avery Road	Nixon Katherine O	1 Avery Road	Bloomfield	CT	06002
2 Avery Road	Doyle Katherine H & Robert E (Surv)	2 Avery Road	Bloomfield	CT	06002
2 Wyeth Drive	Roth Ellen K & Stuart M (Tr)	2 Wyeth Drive	Bloomfield	CT	06002

APPENDIX

Site Location Map

Zoning Map

Firetruck Turning Figure

Property Survey

Master Site Plan



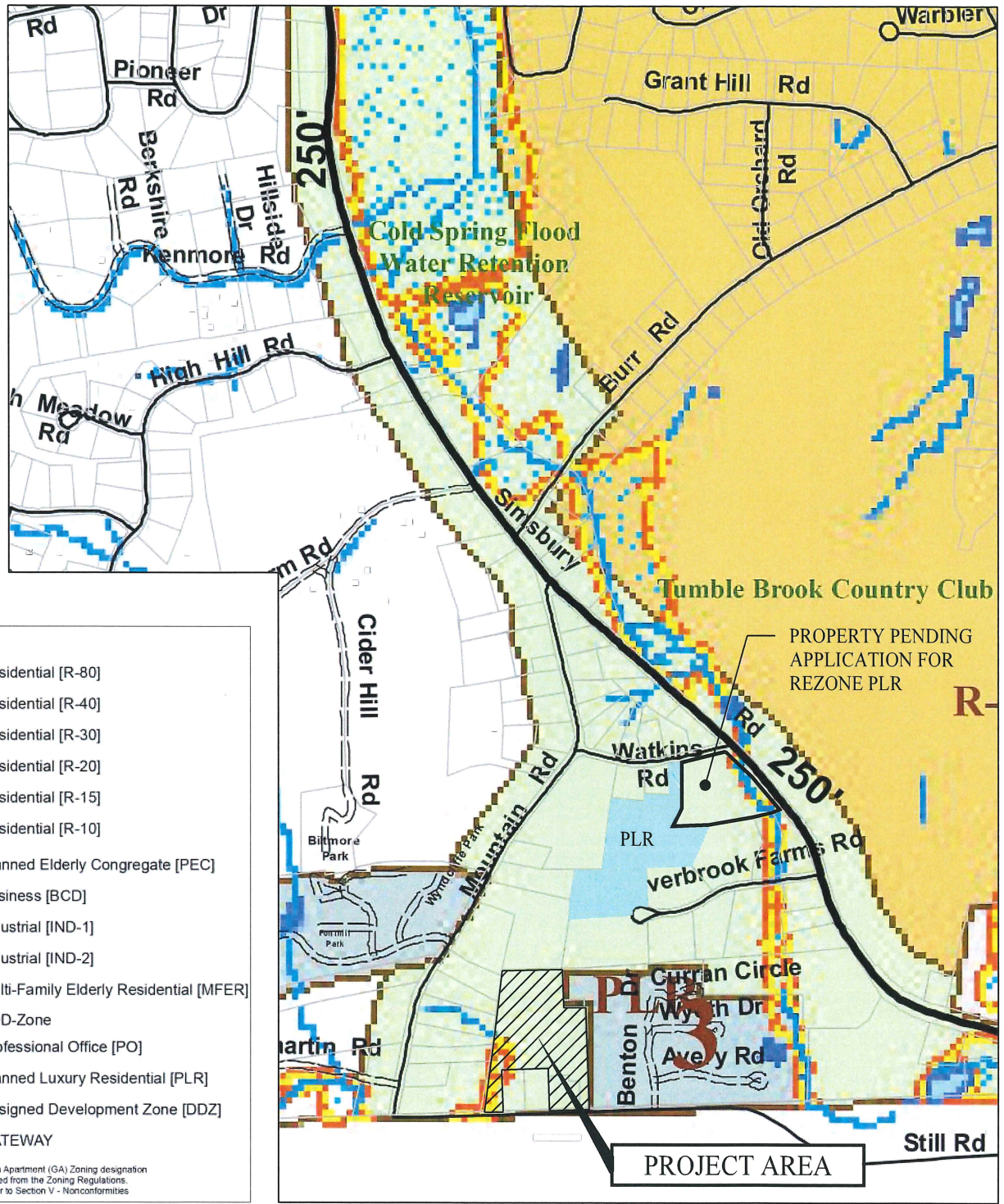
NOTE: BASE MAP INFORMATION TAKEN
FROM GOOGLE EARTH



SOLLI
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SITE LOCATION MAP
140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

Project #:	23110801
Plan Date:	03/26/24
Scale:	1" = 1,000'
Figure:	1

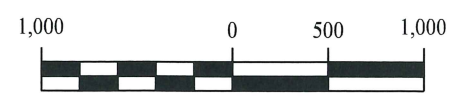


ZONE

- Residential [R-80]
- Residential [R-40]
- Residential [R-30]
- Residential [R-20]
- Residential [R-15]
- Residential [R-10]
- Planned Elderly Congregate [PEC]
- Business [BCD]
- Industrial [IND-1]
- Industrial [IND-2]
- Multi-Family Elderly Residential [MFER]
- SDD-Zone
- Professional Office [PO]
- Planned Luxury Residential [PLR]
- Designed Development Zone [DDZ]
- GATEWAY

Note: The Garden Apartment (GA) Zoning designation was removed from the Zoning Regulations. Please refer to Section V - Nonconformities

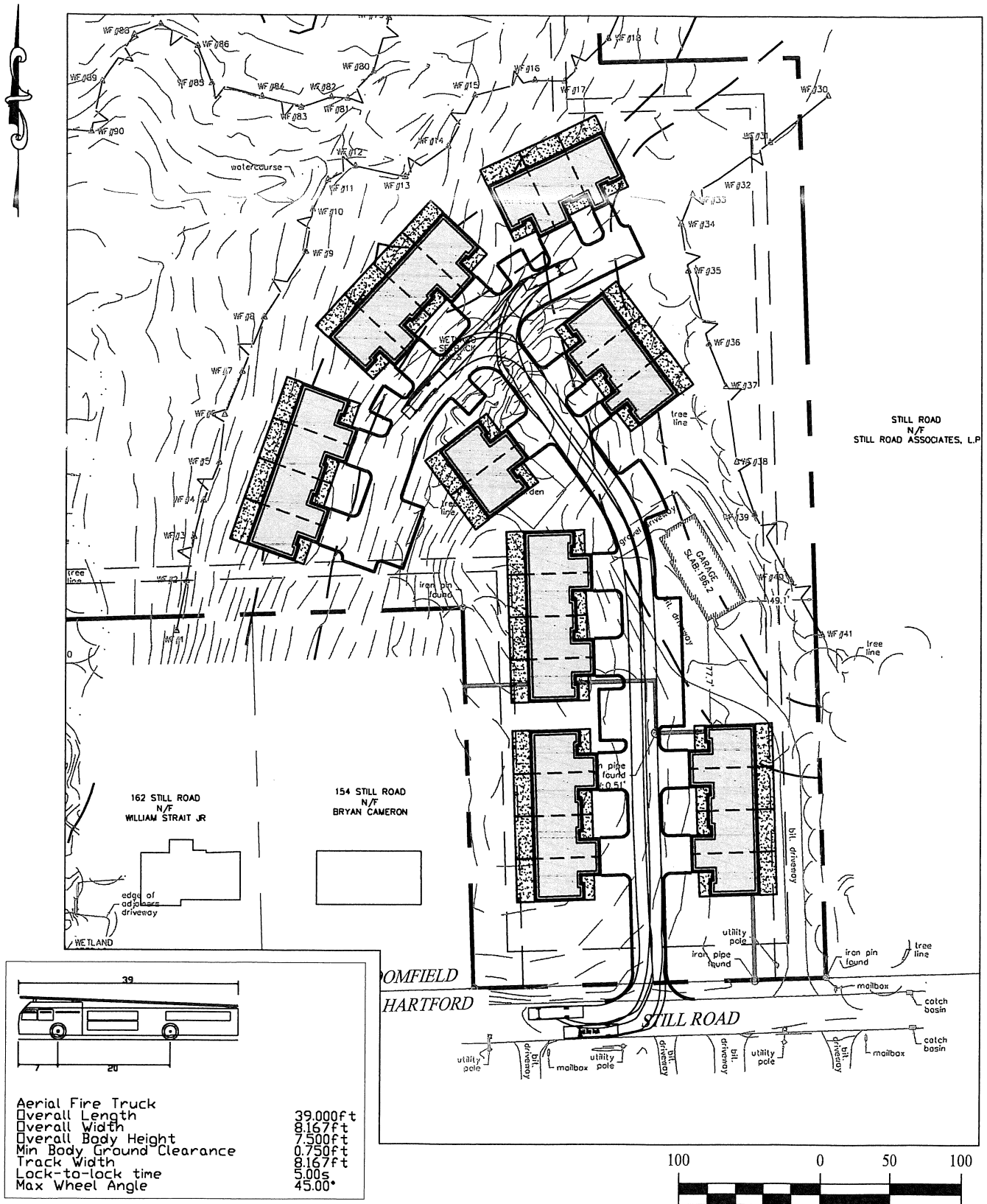
NOTE: INFORMATION TAKEN FROM TOWN OF BLOOMFIELD ZONING MAP



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ZONING MAP
140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

Project #:	23110801
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Scale:	1" = 1,000'
Figure:	2



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FIRETRUCK TURNING FIGURE
140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

Project #: 23110801
Plan Date: 03/26/24
Scale: 1" = 100'
Figure: 3