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December 4, 2024

Town of Bloomfield Planning and Zoning Commission  
800 Bloomfield Avenue  
Bloomfield, CT 06002-3537  
Attn.: Lynda Laureano, Assistant Director

RE: Request for Waiver from Section 6.10.F, Sidewalks and Multi-Use Paths,  
Application for a PLR Development, 17 Watkins Road and 391 Simsbury Road

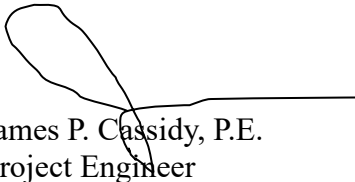
Per Section 6.10.F.2 of the Bloomfield Zoning Regulations, the applicant is respectfully requesting a waiver from the requirement of installing either a five (5) foot sidewalk or eight (8) foot multi-use path along the street frontage of this proposed Planned Luxury Residential Development.

There is a watercourse that runs almost the length of the property's frontage along Simsbury Road (CT Rte. 185) and it would be significantly harmed by the installation of such a sidewalk or multi-use path. Avoiding such significant environmental harm is a listed reason why the Commission may waive the requirement of installing a sidewalk or multi-use path (see Section 6.10.F.2.a).

There are presently no sidewalks or multi-use paths along Watkins Road. Therefore, if the applicant was to construct some kind of pathway, it would not connect to another pathway on either its easterly or westerly boundaries. The adjacent properties along Watkins Road are already developed so it is highly unlikely that a connection would be made in the future. Because of this lack of connection, installing a sidewalk or multi-use path along Watkins Road would serve no public benefit. The lack of public benefit is another reason that the Commission may waive the requirement (see Section 6.10.F.2.c)

The applicant is requesting that the Commission grant this waiver in accordance with the procedure set forth in Section 6.10.F.2 for the reasons stated herein. Thank you.

Sincerely,



James P. Cassidy, P.E.  
Project Engineer