

P385



# TOWN PLAN AND ZONING COMMISSION LAND USE APPLICATION

## APPLICATION TYPE

Site Plan ☒ Special Permit ☒ Regulation Text Change ☐  
Revised Site Plan ☐ Zone Map Change ☐ Other: ☐

## Applicant's Information

Name: ORLANDO EXCAVATIONS, INC. Date: 2/19/25  
Last First M.I.  
Address: 9 PHOENIXVILLE RD. Phone: 860-455-7618  
Street address Apt/Unit #  
CHARLIN CT. 06235 Email: ORLANDOEXC@MAIL.COM  
City State Zip Code

## Owner(s) of Record (If different from Applicant)

Name: SAME AS ABOVE Phone: \_\_\_\_\_  
Last First M.I.  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Street address Apt/Unit #  
\_\_\_\_\_  
City State Zip Code

## Parcel Description

Location: 30 MEGHANS RD. CT. (A.K.A. RESERVE) Zone: I-2  
Area (acres) 18 Area (sq. ft.) \_\_\_\_\_ MBL \_\_\_\_\_  
Current Use: OPEN LAND

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

RECEIVED  
FEB 20 2025  
PLANNING & ZONING  
BLOOMFIELD, CT  
ANG P385

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): NEW YARD TO STORAGE CONSTRUCTION MATERIALS.

Applicable Section: \_\_\_\_\_ To Permit: \_\_\_\_\_

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: \_\_\_\_\_

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): \_\_\_\_\_ Proposed New Section(s): \_\_\_\_\_

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

Use Determination

Existing Use: VACANT LOT Proposed Use: NEW YARD TO STORAGE CONSTRUCTION MAT.

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: [Signature] Date: 2/19/25

Print Name & Sign

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

Owner's Signature: [Signature] Date: 2/19/25

Print Name & Sign

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: 30 MEGHANS RD. 95 RESCUE LA. BLOOMFIELD, CT. 06002

NAME OF APPLICANT: ORLANDO EXCAVATIONS, INC.

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

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

OWNERS: PATRICK RUIZ - 860-202-0483 9 PHOENIXVILLE RD.  
CHAPLIN, CT. 06235

OPTIONEES: \_\_\_\_\_

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

\_\_\_\_\_  
\_\_\_\_\_

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: \_\_\_\_\_

TENANTS/PROSPECTIVE TENANTS: \_\_\_\_\_

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: DAVID BARAH

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: BETTER LOAN SOCIETY, INC.

ENGINEERS, SURVEYORS: DELTA SURVEYING

ARCHITECTS: \_\_\_\_\_

BUILDERS: \_\_\_\_\_

CONSULTANTS: \_\_\_\_\_

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:

ORLANDO EXCAVATIONS INC. [Signature]  
NAME OF APPLICANT APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF February, 2025

NOTARY PUBLIC [Signature]

BARBARA K DUBOWY  
Notary Public, State of Connecticut  
My Commission Expires May 31, 2026

# Orlando

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## *Excavations, Inc.*

March 21, 2025

Town of Bloomfield  
Planning and Zoning  
Atte.: Lynda Laureano

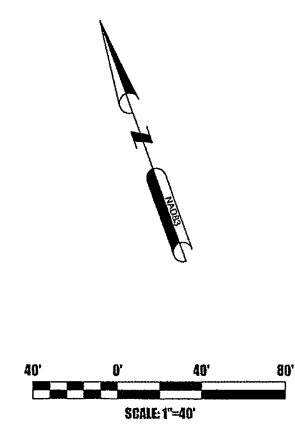
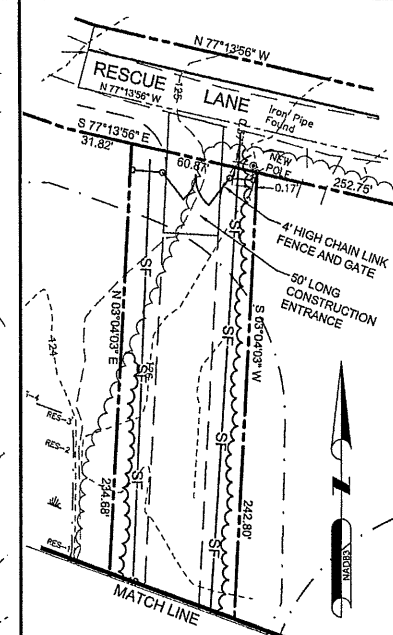
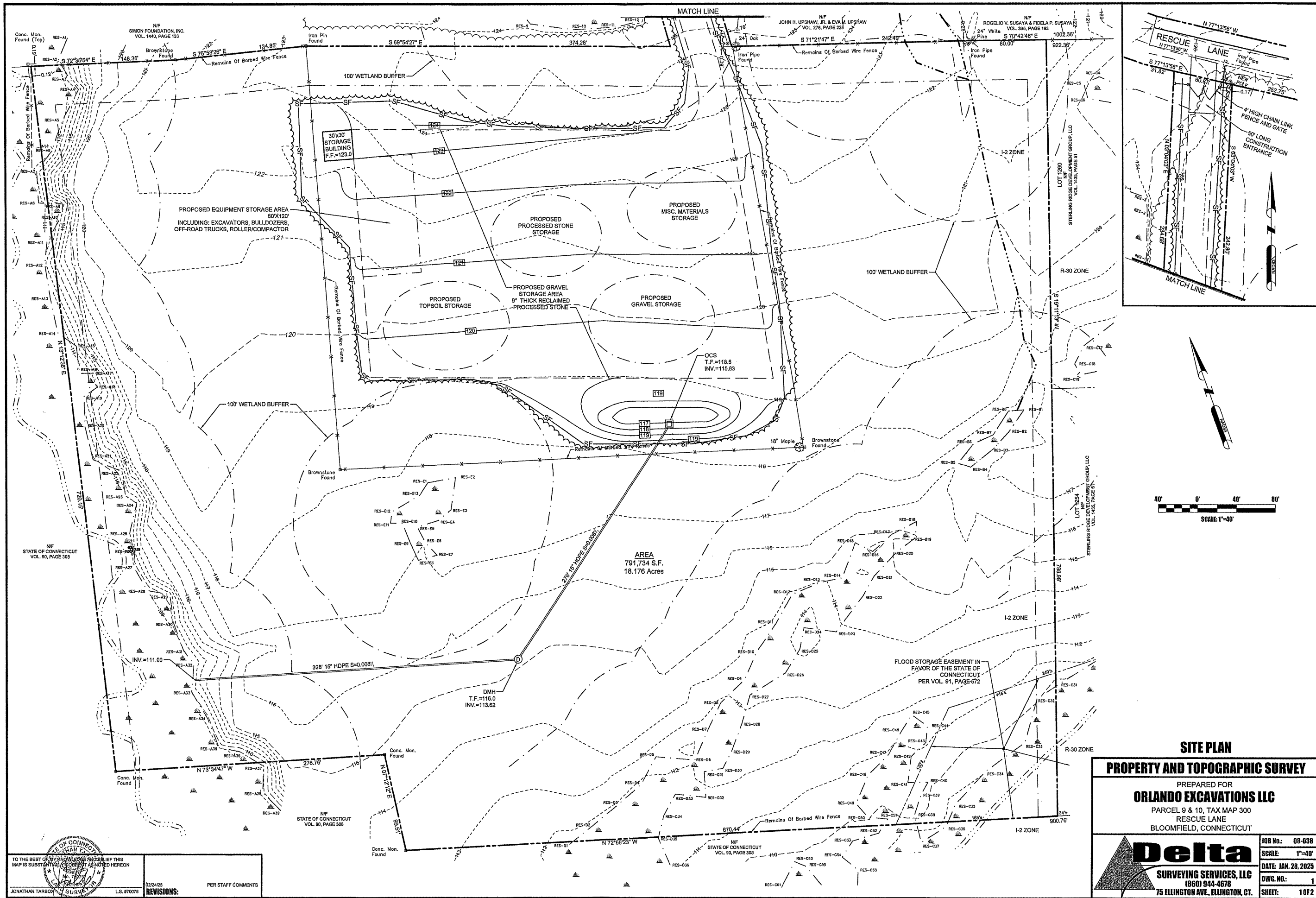
Orlando Excavations Inc. is a family owned company focused on hard work and providing clients with exemplary results. Incorporated in 1994, the company has been working on commercial and residential projects spanning bridges to subdivisions since then. This company also greatly values the strength of professional relationships, preferring local markets and clients in order to maintain exceptional quality and personability. Through a small-scale internal operations system, Orlando Excavations Inc. is able to ensure consistent communication with its employees and clients to quickly enact any necessary problem solving measures.

Upon expansion into the future yard in Bloomfield, the company aims to utilize the space to organize materials and equipment in a manner that allows for easy accessibility and allocation when required by future projects. The main purpose of the yard usage is for storage as the company intends to stockpile material such as gravel, sand and topsoil, build a cold storage facility for items such as pipes and fittings, as well as to store machines such as dozers, excavators, rollers, off-road trucks, and dump trucks. Due to the nature of the company, soil remediation services are not provided; contaminated soil or material of any kind will not be stored within this yard.

Furthermore, full-time employment is not foreseen for this particular yard. Due to its storage purpose, the company has no intention to have round-the-clock employees carrying out tasks at the yard, instead seeking to limit employee presence to the occasional movement of material in and out of the property when required. A characteristic of the company includes dynamic shifts in workflow meaning that the yard would experience varying levels of traffic determined by the company's activity. While some weeks may require more extensive material exchange within the yard, the company foresees several periods with little to no traffic to the yard.

Patrick Ruiz.





**SITE PLAN**  
**PROPERTY AND TOPOGRAPHIC SURVEY**  
PREPARED FOR  
**ORLANDO EXCAVATIONS LLC**  
PARCEL 9 & 10, TAX MAP 300  
RESCUE LANE  
BLOOMFIELD, CONNECTICUT

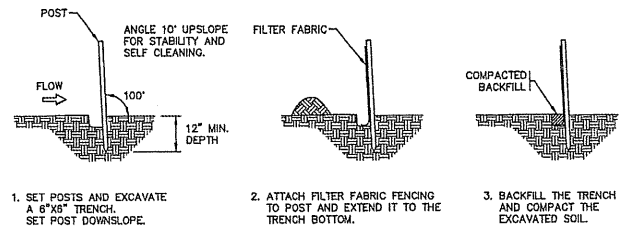
**Delta**  
SURVEYING SERVICES, LLC  
(860) 944-4678  
75 ELLINGTON AVE, ELLINGTON, CT.

JOB No:	08-038
SCALE:	1"=40'
DATE:	JAN. 28, 2025
DWG. NO.:	1
SHEET:	1 OF 2

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

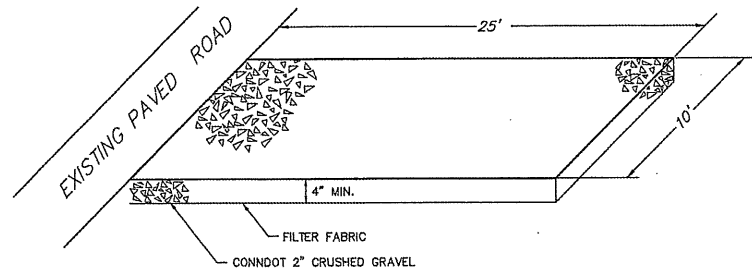
JONATHAN TARBOX, SURVEYOR

02/24/25  
REVISIONS:  
PER STAFF COMMENTS



### PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER

NOT TO SCALE



### CONSTRUCTION ENTRANCE

NOT TO SCALE

### ZONING DATA - ZONE I-2

	ALLOWED	PROPOSED
MIN. LOT AREA	40,000 SF	791,734 SF
MIN. LOT WIDTH	125'	1,042'
MIN. FRONT YARD	40'	84.6'
MIN. SIDE YARD	20'	288.9'
MIN. REAR YARD	10% OF DEPTH	604.3'
MAX. BUILDING HEIGHT	60'	35'±
MAX. LOT COVERAGE	50%	14%

### LEGEND

EXISTING	PROPOSED	
---	---	SUBJECT PROPERTY/STREET LINE
---	---	OTHER PROPERTY/STREET LINE
---	---	EASEMENT LINE
---	---	BUILDING SETBACK LINE
---	---	UTILITY POLE
---	---	UNDERGROUND WIRES
---	---	OVERHEAD WIRES
---	---	CATCH BASIN
---	---	STORM DRAINAGE MAIN
---	---	ROOF LEADER OUTLET PIPE
---	---	FOOTING DRAIN OUTLET PIPE
---	---	SANITARY SEWER MAIN
---	---	SANITARY SEWER MANHOLE
---	---	WIRE FENCE
---	---	TREELINE
---	---	SILT FENCE
---	---	SPOT GRADE
---	---	CONTOUR
---	---	IRON PIPE/PIN
---	---	MAIL BOX
---	---	PAPER BOX
---	---	FLOOD ZONE DESIGNATION
---	---	FLOOD ZONE LINE

### NOTES:

- THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986. IT IS A PROPERTY AND TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR SUBDIVISION APPROVAL. THE PROPERTY/BOUNDARY DETERMINATION OPINION FOR PERIMETER PROPERTY LINES IS BASED ON A DEPENDENT RESURVEY. THE PROPERTY/BOUNDARY DETERMINATION OPINION FOR PROPOSED LOT LINES REPRESENTS AN ORIGINAL SURVEY. TOPOGRAPHIC FEATURES DEPICTED HEREON CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. ELEVATIONS CONFORM TO VERTICAL ACCURACY CLASS V-2.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
  - "MAP OF LAND ACQUIRED BY THE STATE OF CONNECTICUT FOR WINTONBURY RESERVOIR NUMBER 1 NORTH BRANCH OF THE PARK RIVER WATERSHED PROGRAM BLOOMFIELD, CONN." PREPARED BY THE STATE OF CONNECTICUT, SCALE 1"=200' AND DATED JUNE 1960. BLOOMFIELD LAND RECORDS MAP #1242.
  - "PROPERTY OF GOLDEN NUTMEG ASSOCIATION FILLEY STREET & DUDLEY TOWN ROAD BLOOMFIELD, CONNECTICUT" PREPARED BY HAROLD R. SANDERSON, SCALE 1"=100', DATED OCTOBER 1968 AND REVISED FEBRUARY 1970. BLOOMFIELD LAND RECORDS MAP #1734.
  - "WETLANDS & T.P. 22. PERMIT APPLICATION PLANS BOUNDARY AND EASEMENT PLAN PREPARED FOR THE SIMON FOUNDATION, INC. LOTS 17, 18 & 14 89 WEST DUDLEY TOWN ROAD BLOOMFIELD, CONNECTICUT" PREPARED BY ALFORD ASSOCIATES, INC., SCALE 1"=80', DATED DECEMBER 20, 2008 AND REVISED LAST ON 10-8-07. PLAN RECEIVED FROM CLIENT.
  - "ZONE CHANGE PLAN PREPARED FOR STERLING RIDGE DEVELOPMENT GROUP, LLC LOT 9 FILLEY STREET BLOOMFIELD, CONNECTICUT" PREPARED BY ALDORD ASSOCIATES, INC., SCALE 1"=100', AND DATED JULY 31, 2008. PLAN RECEIVED FROM CLIENT.
  - "SUBDIVISION PLAN PREPARED FOR STERLING RIDGE DEVELOPMENT GROUP, LLC LOT 9 FILLEY STREET BLOOMFIELD, CONNECTICUT" PREPARED BY ALFORD ASSOCIATES, INC., SCALE 1"=50', DATED AUGUST 1, 2008 AND REVISED LAST ON 9-5-08. PLAN RECEIVED FROM CLIENT.
- THIS PARCEL IS ZONED I-2, SEE ZONING DATA CHART.
- BEARINGS AND DISTANCES DEPICTED HEREON ARE BASED ON THE MAP REFERENCED IN NOTE #2A.
- CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON A FIELD SURVEY IN APRIL 2008 HOLDING THE SANITARY SEWER INVERT ELEVATION OF MANHOLE #9 (INV.-303.35') AS DEPICTED ON THE MAP REFERENCED IN NOTE #2D.
- THE TOTAL PARCEL AREA IS 791,734 S.F., 18.175 ACRES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PARCEL IS TOGETHER WITH A 20' WIDE GRADING RIGHTS EASEMENT AS RECORDED IN VOLUME 822, PAGE 269 OF THE FARMINGTON LAND RECORDS AND AS DEPICTED ON THE MAP REFERENCED IN NOTE #2A.
- THE INLAND WETLAND BOUNDARIES DEPICTED HEREON WERE DELINEATED BY KENNETH C. STEVENS, JR., SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON APRIL 16, 2008.

### SITE PLAN

### PROPERTY AND TOPOGRAPHIC SURVEY

PREPARED FOR  
**ORLANDO EXCAVATIONS LLC**  
 PARCEL 9 & 10, TAX MAP 300  
 RESCUE LANE  
 BLOOMFIELD, CONNECTICUT



JOB No.: 08-038  
 SCALE: 1"=40'  
 DATE: JAN. 28, 2025  
 DWG. NO.: 2  
 SHEET: 2 OF 2