

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: (Cattleya LLC) Walker Brandon Date: 4/22/25
Last First M.I.
Address: 222 Wintonbury Ave Phone: 860-580-5373 ex 106
Street address Apt/Unit #
Bloomfield CT 06002 Email: bwalker@cattleyaservice.com
City State Zip Code

Owner(s) of Record (if different from Applicant)

Name: 310-340 Newberry LLC c/o Parson Commercial Group Inc Phone: _____
Last First M.I.
Address: 5 Commonwealth Rd Suite 1A Email: jparson@parsonscre.com
Street address Apt/Unit #
Natick MA 01760
City State Zip Code

Parcel Description

Location: W. 310 Newberry Rd Blmfd 06002 Zone: I 2
Area (acres) _____ Area (sq. ft.) 11,361 MBL _____
Current Use: office/Business

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

RECEIVED
APR 29 2025
PLANNING & ZONING
BLOOMFIELD, CT

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): 4.4.3.b Adult Day Program for individuals with Intellectual Disabilities (DDS)

Applicable Section: 4.4.C.4.U To Permit: Out door Storage of fleet / vehicles

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: Office/business use Proposed Use: Adult Day Program (DDS)

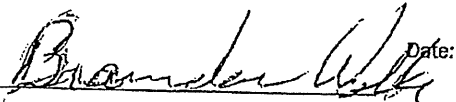
Is the use legal non-conforming? Yes ☒ No ☐

Disclaimer and signature

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspection of the site.

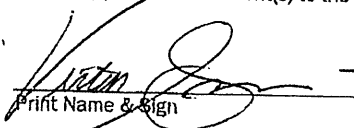
Applicant's
Signature

Brandon Walker
Print Name & Sign

 Date: 4/22/25

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

Owner's
Signature


Print Name & Sign

Date:

4/29/25

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: 310 west Newberry Road Bloomfield CT 06002

NAME OF APPLICANT: (Cattleya LLC) Brandon Walker

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

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

OWNERS: N/A

OPTIONEES: _____

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: _____

TENANTS/PROSPECTIVE TENANTS: Cattleya LLC

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: N/A

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: Webster Bank

ENGINEERS, SURVEYORS: Russell and Dawson

ARCHITECTS: Russell and Dawson

BUILDERS: N/A

CONSULTANTS: N/A

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:

Brandon Walker
NAME OF APPLICANT

Brandon Walker
APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF April, 2025

NOTARY PUBLIC Jody Jackson

JODY JACKSON
NOTARY PUBLIC
State of Connecticut
MY COMMISSION EXPIRES Apr. 30, 2029

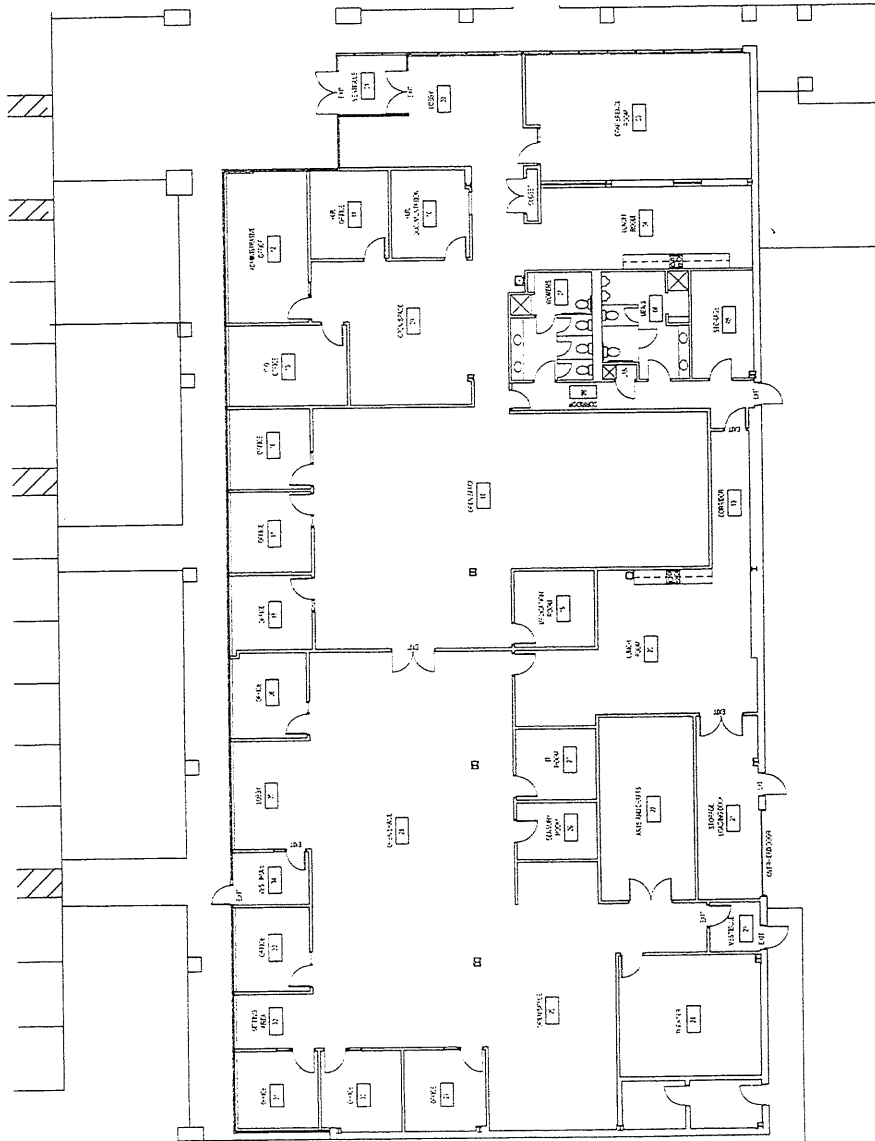
Floor Plan

A1.0

GROUND FLOOR
SPACE PLAN

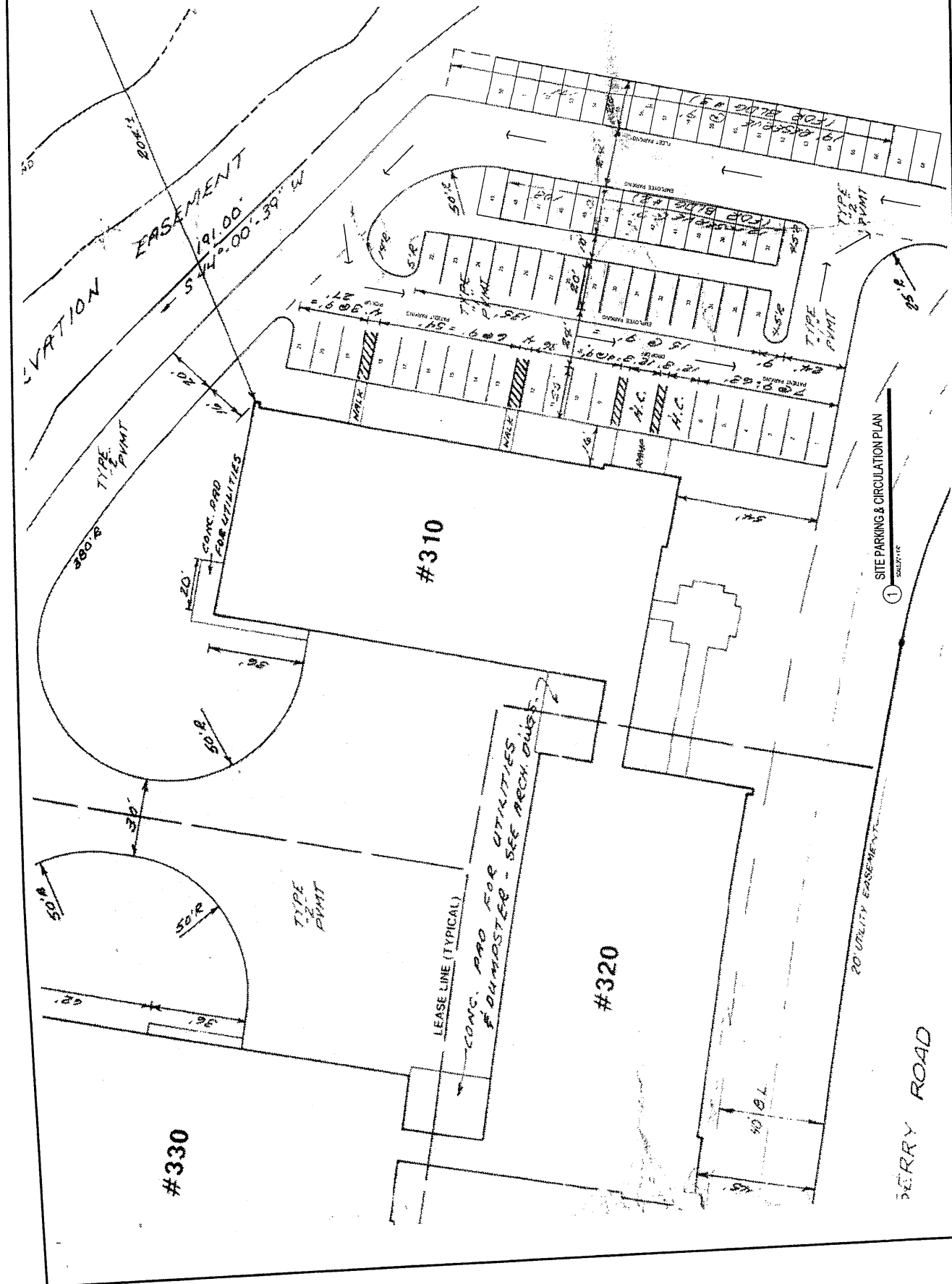
CATTALYA'S DAY PROGRAM
315 WEST NEWBERRY ROAD, SUITE 100, CHICAGO, IL 60610

RUSSELL AND DAWSON INC.
ARCHITECTURE AND DESIGN
1111 N. LAKE STREET, SUITE 100, CHICAGO, IL 60610
TEL: 312.467.1111
WWW.RUSSELLANDDAWSON.COM



1 GROUND FLOOR SPACE PLAN

50' x 10' x 10'



Cattleya Service LLC.

222 Wintonbury Ave Bloomfield CT 06002
860-580-5373 email info@cattleyaservice.com

MISSION STATEMENT

To provide quality services for people with disabilities while fostering each individual growth to pursue their dreams, goals and independence and to promote public awareness and a better understanding of people with disabilities.

EXECUTIVE SUMMARY

Cattleya was formed October of 2016 in Connecticut to provide quality services for people with intellectual disabilities, serving the north region with the goal to expand throughout the state within two years. Cattleya's owners have over 75 years of combined experience working with people with disabilities. During those years their duties included providing direct care to individuals supervising, writing contracts, budgeting budgets and writing and implementing programs.

As a result of their experience and love for helping people help themselves. It was without hesitation that they banded together and formed Cattleya, to provide multiple quality services for people with disabilities some of the services include in home and personal support, day services and transportation just to name a few.

Their concept of forming an agency based on their experience and knowledge derives from other agency that form because of the needs of people with disabilities were not being met such as the ARC's of Connecticut and the Connecticut Down Syndrome Congress.

We at Cattleya strongly believe that every individual is unique and deserves an opportunity to participate in an organization dedicated to improving the lives of those with disabilities.

Mr. Brandon Walker is part owner and CEO, He was certified by the YMCA Hartford Region in Sexual Assault Crises Service intervention in May of 2002 and earned his Bachelor of Science in Counseling June of 1996 by Charter University and took marketing course at Capital Community College in 2004. Mr. Walker has worked with people with disabilities for the past 27 years holding multiple positions starting as a direct care staff to assistant supervisor to supervisor to director of an agency to part owner of Cattleya. Throughout his growth he has learn the importance that all life matters and Mr. Walker thrives on helping people to help themselves.

Cattleya Service LLC.

222 Wintonbury Ave Bloomfield CT 06002
860-580-5373 email info@cattleyaservice.com

His duties consist of directly overseeing the operations of which includes directing the agency to grow in the direction outlined in the business plan.

Contact information Office # 860-580-5373 ex 106 Cell phone 860-983-5600 email
bwalker@cattleyaservice.com

Mrs. Charmaine Thompson is part owner and the Director of residential services. Mrs. Charmaine Thompson is currently working on her BS in Psychology at Charter Oak State College Graduate University her anticipated graduation date is 2018. Charmaine attended Stone Academy for nursing to become a License Practical nurse she received her nursing license from the state of Connecticut in 2010. She also received a degree in Social Science from Capital Community college in 1999. She has amazing organizational and communicating skills. In her current position as a supervisor she provides support services to people with disabilities who live on their own. She believes that a strong network of support is needed for individuals who need support to be successful.

Her duties consist of but not limit to overseeing the residential services component. Some of her responsibilities are to promote and maintain Cattleya services.

Contact information: office # 860-580-5373 ex 100 Cell phone 860-882-9676 email
cthompson@cattleyaservice.com

Mrs. Georgia Davis is part owner and Director of Operations She is currently working on her PHD in Human Service at Fielding Graduate University her anticipated graduation date is 2018. She earned her Master degree in Human Service from Springfield College in 2016 and a Bachelor in Human Service from the University of Bridgeport in 2015. Currently she supervises two group homes that provide services to people with disabilities. Her strength is positive communication and problem solving. She believes a good leader must also serve.

Her duties consist of but limited to building and maintaining a positive image of the company while seeking grants and fund raising.

Contact information: Office # 860-516-6546 ex 202 Cell phone 203-808-2777 email
Gdavis@cattleyaservice.com

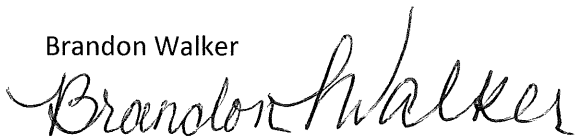
Cattleya Service LLC.

222 Wintonbury Ave, Bloomfield CT, 06002

860-580-5373 info@cattleyaservice.com

As of 4/1/25 Cattleya currently has 54 employees although 30 will be at 310 W Newberry Road in Bloomfield CT. Our Operation hours are 8:00 am-5:00 pm Monday through Friday, on occasion staff will come in on the weekends for administrative work.

Brandon Walker

A handwritten signature in black ink that reads "Brandon Walker". The signature is written in a cursive style with a large, stylized 'B' and 'W'.

Administrator