



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 Estero Holding Company LLC, Attn: Mark D'Addabbo Date: 05/01/25
Last First M.I.
Address: P.O. Box 36 Phone: (860) 729-6812
Street address mark.daddabbo@mackvdevelopment.com
Newport, RI 02840 Email: _____
City State Zip Code

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

Name University of Hartford, Attn: Elaine Daly Phone: (860) 768-4100
Last First M.I.
Address: 200 Bloomfield Ave Email: edaly@hartford.edu
Street address West Hartford, CT 06117
Apt/Unit #
City State Zip Code

Parcel Description

Location: 529 Cottage Grove Rd & 12 Northwestern Dr Zone: Industrial (IND-1)
Area (acres) 4.4414 Area (sq. ft.) 193,467 MBL R93435
Current Use: vacant

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

SPECIAL PERMIT/SITE PLAN/REVISED SITE PLAN INFORMATION

Proposed Use(s): 1-story commercial use building (retail and restaurant)

Applicable Section: 7.11 To Permit: drive-in windows (special permit)

Applicable Section: 4.3.C.4r To Permit: restaurant use in I-1 General Industry District (special permit)

Applicable Section: 4.3.C.3g To Permit: retail stores in I-1 General Industry District (site plan)

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 Proposed Use: commercial (retail / restaurant)

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


Print Name & Sign Mark C. D'Addabbo

Date:

5/1/2025

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:

Statement of Use

The applicant proposes constructing a new one-story 15,349 sq. ft. commercial building on the 4.4414-acre site at 529 Cottage Grove Road. The parcel is presently undeveloped.

The parcel is within the Industrial-1 (IND-1) zoning district which allows retail use by site plan approval, but restaurant use and drive-throughs require Special Permit approval. While tenants have not yet been solidified, the applicant is currently seeking retail, restaurant and financial tenants to lease space in the proposed building. Because those tenants are not yet confirmed, it is not possible to list detailed business operations such as hours or traffic counts. It is anticipated that the tenants will operate in a manner similar to comparable businesses. Trash pickup and deliveries will occur during normal business hours.

Waste Disposal Plan

An enclosed dumpster is located to the southwest of the proposed building. It will be screened from view and emptied on a regular basis during normal business hours.

Special Permit Criteria

1. Suitable Location for Use. The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

The applicant proposes constructing a new one-story 15,349 sq. ft. commercial building on a 4.4414-acre site. It is anticipated that this building will house up to five (5) separate tenants. While specific tenants are still in the process of being identified, the uses will likely be retail, restaurant and/or a financial institution. The project site is presently vacant.

The parcel is within the Industrial 1 (IND—1) zoning district in which retail use and banking are allowed with Site Plan Approval. The restaurant uses and drive-through accessory use require a Special Permit. The parcels to the east and south are also vacant. There is a commercial medical use building at 533 Cottage Grove Road.

There will be two points of access from the site: Cottage Grove Road (CT Rte. 218) and Northwestern Drive. Cottage Grove Road is a state highway which can accommodate the small amount of additional traffic to be generated by this use.

2. Appropriate Improvements.

a. The design elements of the proposed development will be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located.

Architectural elevations are included in the plan set as Sheets A2.0, A2.1A, and A2.1B.

b. The location, nature and height of buildings, walls, and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

The building being proposed is one-story (21' 2") and 15,349 sq. ft. in size. The proposed uses are still to be determined, but their hours of operation would be the same as other similar uses. The wetlands and upland review area located on the property provide a natural buffer between this use and the properties to the south. A detailed landscaping plan is included in the plan set as Sheet LS-1.

c. The proposed use or activity shall have no adverse effect upon the neighboring area resulting from the use of signs, exposed artificial lights, colored lights of any nature, flashing lights, loudspeakers or other noisemaking devices.

The anticipated uses (retail, banking, and restaurant) would not have an adverse effect upon the neighboring areas. A photometric plan has been provided in the plan set at Sheet PH-1. No noise, smoke, dust, vibrations, or odors are associated with this use. Deliveries will take place approximately two times per week during normal business hours. The dumpster is to be emptied on a regular basis and screened from view.

d. In cases where it is proposed to convert a structure designed and built originally for other uses, the structure is adaptable to the proposed use from the point of view of public health and safety.

N/A

The proposed use shall be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not tend to depreciate the value of property in the neighborhood and shall not be detrimental to the orderly development of adjacent properties in accordance with the zoning classifications of such properties.

The surrounding properties are all within the Industrial - 1 zoning district. The subject lot is sufficiently sized to accommodate the use and the related site improvements. Except for the variance granted for the front yard setback, all other bulk requirements, including parking lot counts, have been satisfied as shown on the Zoning Bulk Table on Sheet C-2.

3. Suitable Transportation Conditions.

a. The design, location, and specific details of the proposed use or activity shall not adversely affect safety in the streets nor increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

The site has been designed so that vehicles will have two points of ingress and egress from the site (Cottage Grove Road and Northwestern Drive). There is a dedicated drive-thru lane and a separate bypass lane.

b. Parking area or areas will be of adequate size for the particular use and shall be suitably screened from adjoining residential uses and entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

The zoning regulations require between 81 and 91 parking spaces and 87 spaces have been provided, including 4 ADA accessible spaces.

c. Streets and other rights-of-way will be of such size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

Two curb cuts are proposed, one from Cottage Grove Road and one from Northwestern Drive. The applicant acknowledges that they will need to obtain an Encroachment Permit from the State of Connecticut for work on Cottage Grove Road (CT Rte. 218). Cottage Grove Road is a state highway and sufficient in size to accommodate the traffic proposed to be generated by this use.

4. Adequate Utilities and Services -

a. The provisions for water supply, sewage disposal, and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.

The proposed development will utilize public water and public sewer services, both of which are available to the site via mains in Northwestern Drive. Stormwater will be collected through a subsurface piping system and conveyed to the stormwater basin to the south and east of the site. The collection system will incorporate several storm water quality measures designed to provide treatment to improve water quality prior to discharge. These treatments include catch basins with hooded outlets and two-foot sumps that will remove suspended solids and trap floatable debris. A Stormwater Management Report and Drainage Calculations have been prepared and submitted as part of the application. Within this report, and also included within the plan set, is a checklist for monitoring and maintaining the stormwater management system components.

b. The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

The proposed site design allows for full access to the building by police and fire. There are two access points to the property as well.

5. Environmental Protection & Conservation. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural resources and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve natural, scenic, historic, or unique features which enhance the character and environment of the area.

The site has been designed to minimize impacts to the Upland Review Area and wetlands, and a permit is being obtained from the Bloomfield Inland Wetlands and Watercourses Commission where those impacts have been unavoidable. To further reduce any possible impact to sensitive areas, the Bloomfield Zoning Board of Appeals granted the applicant a variance in December 2024 to allow parking 20' into the 40' front yard setback. A detailed sediment and erosion control plan with maintenance and monitoring notes is included in the plan set as Sheets C-5 through C-10. The plan includes a detailed proposed construction sequence in addition to specifications regarding grading, soiling, and vegetative cover as a means to reduce erosion and sedimentation. The plan set details the use and location of E&S measures including silt fencing, hay bale barriers, a construction entrance, and temporary sediment traps.

There are no historic or archeological resources requiring preservation within the area of the proposed development.

6. Long Term Viability. Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).

The site plan and drainage report contain detailed instructions related to monitoring and maintaining the proposed site improvements, including the stormwater management components, with certain reporting requirements due to the Town of Bloomfield.

7. Plan of Conservation and Development. The proposed use or activity does not conflict with achievement of the goals, objectives, policies, and recommendations of the Plan of Conservation & Development, as amended.

The Community Vision Report conducted in October 2023 noted “more economic development – more entertainment, retail & restaurants” under the heading of “Opportunities to Improve” on Page 9. It also noted growing the tax base and attracting businesses as an “Emerging Theme” from its June 7, 2023 Public Workshop. These goals are aligned with the 2012 POCD which had the three goals of Diversity (to promote a business environment that is not over-reliant on any particular business-sector), Amenities (to provide for goods and services to enhance our residents’ quality of life) and Aesthetics (to reinforce our community values through attractive and well maintained business areas).

This proposal is for new commercial development that will likely include retail, restaurant, and financial uses, providing residents with more local businesses and the town with greater tax revenue. The site has been designed to be accessible, attractive, and viable for long-term use.

EXHIBIT C

Owner's Authorization¹

Location:

499 and 529 Cottage Grove Rd
Map ID 38-47 and 37-121
Bloomfield, CT

Ownership:

University of Hartford
200 Bloomfield Ave
West Hartford, CT 06117

Re: Property located at 499 and 529 Cottage Grove Rd Bloomfield, CT

To Whom It May Concern:

The undersigned, owner of the property referenced above and as said forth in a real estate contract, hereby authorizes the firm of MACK V Development, LLC and/or Estero Holding Company, LLC both of West Hartford, Connecticut, and its attorneys and representatives, to file and pursue such applications on the undersigned's behalf with the various land use commissions in the Town of Bloomfield, CT including but not limited to: Planning and Zoning; CT DEEP; Inland-Wetlands and watercourses; Conservation; Design Review and any other necessary municipal, state or federal governing body (including but not limited to utility companies, Department of Transportation, Army Corps of Engineers etcetera) which may be required for the development of said property; provided that additional written approval by Seller shall be required in connection with any zone change or text amendment applications.

A copy of this authorization may be treated as if it were an original.

Dated: 3/13/2025



For: The University of Hartford
By: _____

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: 529 Cottage Grove Rd & 12 Northwestern Dr

NAME, ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS OF APPLICANT: Estero Holding Company LLC Attn Mark D'Addabbo
P.O. Box 36, Newport, RI 02840 (860) 729-6812 mark.daddabbo@mackydevelopment.com

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

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

OWNERS: University of Hartford, Attn Elaine Daly, 200 Bloomfield Ave, West Hartford, CT 06117 (860) 768-4100 edaly@hartford.edu

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: _____

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: _____

ENGINEERS, SURVEYORS: Hallisey, Pearson & Cassidy Engineering Associates Inc., 630 Main St Cromwell, CT 06416 (860) 529-6812
Attn James Cassidy, P E jcassidy@hprengr.com

ARCHITECTS: _____

BUILDERS: _____

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.

Mark C. D'Addabbo

PRINTED NAME OF APPLICANT

Mark C. D'Addabbo

APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13th

DAY OF March, IN THE YEAR 2025

NOTARY PUBLIC

Jacob Bailey

62

JACOB BAILEY
Notary Public - Rhode Island
Notary ID 771934
My Commission Expires Apr 18, 2028