

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 DALOS AND STERN Date: OCT 20, 2025
Last First M.I.
Address: 19 HULLTOP ROAD Phone: 860818637
Street address Apt/Unit #
WINDSOR CT 06095 Email: baba@dalosandstern.com
City State Zip Code

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

Name BRYAN CHAMBERS Phone: _____
Last First M.I.
Address: 67 CLORIA ST. Email: _____
Street address Apt/Unit #
WINDSOR CT 06095
City State Zip Code

Parcel Description

Location: 12 FILLEY STR Zone: R-30
Area (acres) 1.18 Area (sq. ft.) _____ MBL _____
Current Use: VACANT LAND

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

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): _____

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: R-30 Proposed Zone: PLR

Proposed use(s) 3X DUPLEX, NEW CONSTRUCTION.

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: RESIDENTIAL.

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: BARA STUNKW [Signature] Date: OCT 22, 2025

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: BRYAN CHAMBERS [Signature] Date: OCT 27, 2025

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: 12 FILLEY STR BLOOMFIELD CT.

NAME OF APPLICANT: DALOS AND STERN

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: BABA OGUNRO, TAMARA HOLDINGS.
DALOS AND STERN

OPTIONEES: _____

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

BABA OGUNRO
OLAYINKA OGUNRO

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

TENANTS/PROSPECTIVE TENANTS: NA

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

KELSEY LAW CT.

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: _____

ENGINEERS, SURVEYORS: REYNOLDS ENGINEERING

ARCHITECTS: _____

BUILDERS: DALOS AND STERN

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:

BABA OGUNRO
NAME OF APPLICANT

[Signature]
APPLICANT'S SIGNATURE

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

NOTARY PUBLIC [Signature]

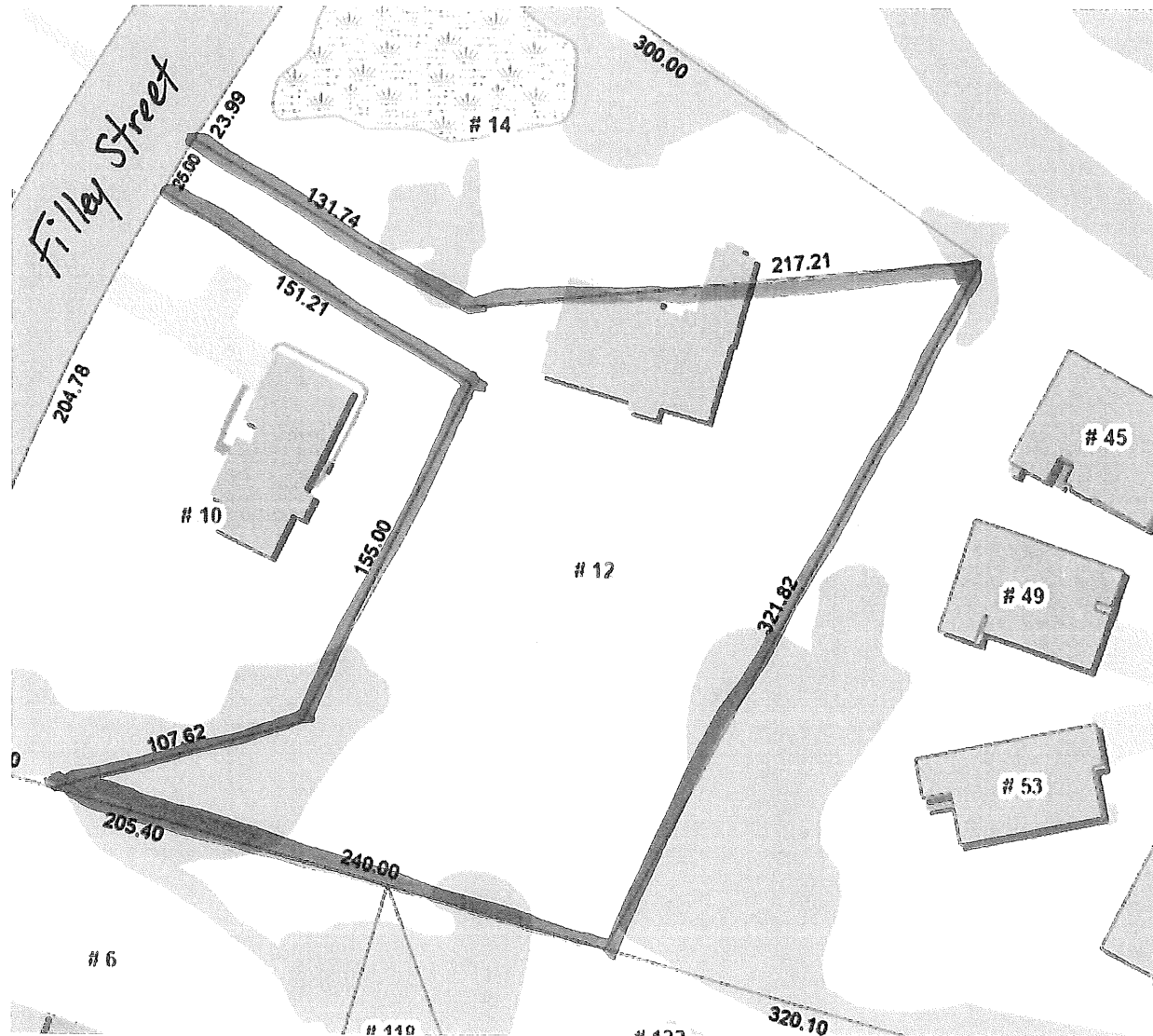
BENJAMIN LEVI HITZFELD
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Dec. 31, 2028

Proposed Zone Map Change

Location: 12 Filley Street:

Current Zone R-30

Proposed Zone ~~PR~~ PLR





OLIVER WAY CONDOMINIUM
N/F SUMMIT WOOD, LLC
ASSESSORS MAP 235 LOT 1063

25-FOOT WIDE PERIMETER
VEGETATED BUFFER, BUFFER
HEIGHT 6 FEET AT TIME OF
PLANTING.

LOT 1077
LOT AREA = 47,643 S.F. OR 1.094 AC.
(EXCLUDES ACCESS STRIP)
TOTAL LOT AREA = 51,502 S.F. OR 1.182

N/F JANET M. BROWNELL
ASSESSORS MAP 178-4, LOT 6
APPROX. LOCATION
EXISTING BARN

N/F MARGARET M. LICHTENBERGER
ASSESSORS MAP 178-4, LOT 5



GENERAL LOCATION MAP
SCALE: 1"=1000'

MAP STANDARD NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- WETLANDS SHOWN PER MAP REFERENCE 1.
- STREET LINE SHOWN PER MAP REFERENCE 1.

MAP REFERENCES:

- "FILLEY STREET SUBDIVISION, PREPARED FOR ANTHONY MASELLI, 10 FILLEY ST., BLOOMFIELD, CT, DATE 02-27-2007, REVISED TO 06-04-2007, SCALE 1"=20', PREPARED BY ALFORD ASSOCIATES INC."

REFERENCE PLANS

- "PROPERTY OF NICHOLAS A. MASELLI BLOOMFIELD CONN. SCALE 1"=100' DATE 5-1-02 DRAWING NO. 7633" BY WILLIAM R. PALMBERG LAND SURVEYOR
- "ZONING LOCATION SURVEY EXHIBIT A-3 TO THE DECLARATION GLENWOOD GREEN A PLANNED COMMUNITY ASSESSORS MAP 235 LOT 1063 FILLEY STREET PREPARED FOR SUMMIT WOOD, LLC BLOOMFIELD CT" BY MEGSON & HEAGLE
- "PROPERTY OF COUNTRY ACRES INC. WINTONBURY AVENUE - BLOOMFIELD, CONN. ZONE R-30 SCALE 1 IN = 50 FT JANUARY 1956" BY HAROLD R. SANDERSON
- "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF BLOOMFIELD, CONNECTICUT HARTFORD COUNTY PANEL 6 OF 11 COMMUNITY-PANEL NUMBER 080122 008 C MAP REVISED SEPTEMBER 30, 1988" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ROB HELSTROM
LAND SURVEYING LLC

61 MAIN STREET - SUITE G
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhslc.com
Email: rhelstromsurveying@yahoo.com



DATE: OCTOBER 28, 2025

BY: MAR

SCALE: 1"=20'

SHEET NO.: 1 OF 1

JOB NO.: 25-255

FILE NO.: 25-255 MASTER PLAN DWG

COMPLIATION MAP
MASTER PLAN
- PREPARED FOR -
BARTUNDE OGUNRO

12 FILLEY STREET

CONNECTICUT

BLOOMFIELD

DATE: OCTOBER 28, 2025

BY: MAR

SCALE: 1"=20'

SHEET NO.: 1 OF 1

JOB NO.: 25-255

FILE NO.: 25-255 MASTER PLAN DWG

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS THE PROPERTY OF REYNOLDS ENGINEERING SERVICES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REYNOLDS ENGINEERING SERVICES, LLC.

DATE: OCTOBER 28, 2025

BY: MAR

SCALE: 1"=20'

SHEET NO.: 1 OF 1

JOB NO.: 25-255

FILE NO.: 25-255 MASTER PLAN DWG

ALL RIGHTS RESERVED.
ANY REPRODUCTION, COPIING, OR TRANSMISSION OF ANY PART OF THIS MAP WITHOUT THE WRITTEN PERMISSION OF REYNOLDS ENGINEERING SERVICES, LLC IS PROHIBITED.
VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

RES CIVIL ENGINEERING CONSULTANTS
PO BOX 378
HEBRON, CT
(860) 516-0033
Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC # 19789

Certification is not valid without live signature and embossed (impression) type seal.

GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

ZONING TABLE

| DISTRICT | LOT AREA | LOT WIDTH | FRONT YARD | SIDE YARD | REAR YARD | HEIGHT | STORIES | BUILDING COVERAGE |
|----------|----------|-----------|------------|-----------|-----------|--------|---------|-------------------|
| PLR | N/A | 0 FT | 0 FT | 35 FT | 35 FT | 35 FT | N/A | N/A |
| PROPOSED | 1.094 AC | 245 FT | 71 FT | 40 FT | 36 FT | <35 FT | 2 | 15.3% |

OLIVER WAY CONDOMINIUM
N/F SUMMIT WOOD, LLC

LOT 1078
LOT AREA = 30,120 S.F. OR 0.691 AC.

6-FOOT HIGH BUFFER FENCE

TAMIRA WAY (PROPOSED PRIVATE RD)

EXISTING HOUSE
(TO REMAIN)

LOT 1076
LOT AREA = 32,377 S.F. OR 0.743 AC.

BEMAN BROOK

N/F RACHEL A. DOUCETTE
ASSESSORS MAP 178-4, LOT 1

FILLEY STREET