

# 0 Cottage Grove Rd

0 Cottage Grove Rd  
Bloomfield, CT



Commercial Real Estate Services, Worldwide.



Confidential Offering Memorandum presented by:

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## Confidentiality & Disclaimer

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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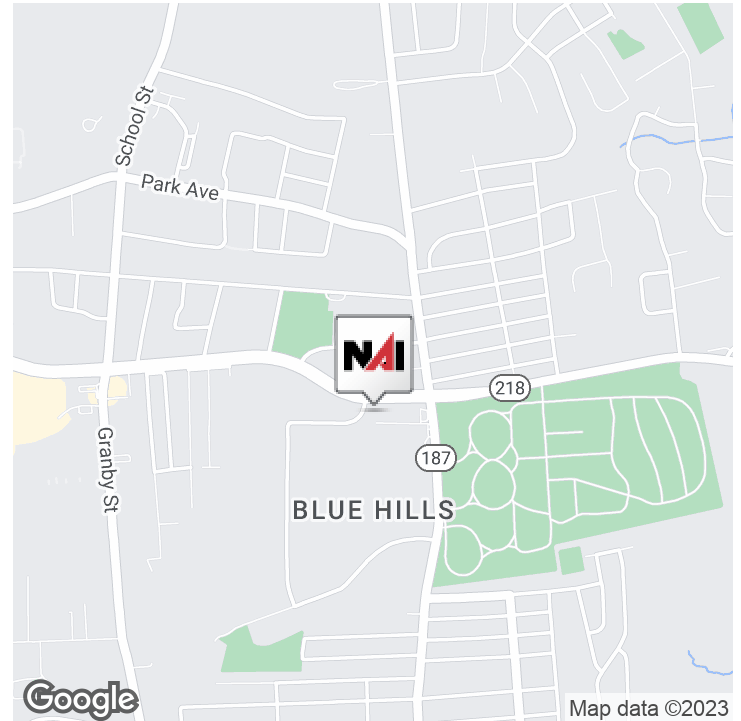
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About The Company



0 Cottage  
Grove Rd

# PROPERTY INFORMATION

- › Executive Summary
- › Property Description
- › Property Details
- › Complete Highlights
- › Additional Photos



## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1.64 Acres
Price / Acre:	\$335,366
Zoning:	Gateway
Market:	Greater Hartford
Submarket:	Bloomfield-Windsor
Traffic Count:	32,000

## PROPERTY OVERVIEW

Bloomfield Commercial Development Land, approximately 1.395 acres, the site is GWD Zone (Gateway Development District Zone). The property has high visibility and is near the intersection of CT Routes 187 & 218. This site is 1.5 Miles From I-291 & I-91. Great Retail, Multifamily, Hotel or Mixed-Use Site Location with Strong Demographics.

## PROPERTY HIGHLIGHTS

- Bloomfield Commercial Development Land 1.395 Acres
- Gateway Development District Zone
- High Visibility, High Density, High Traffic
- Near intersection of Routes 187 and 218 (32,000 ADT)
- Greater Hartford Market
- 1.5 Miles From I-291 & I-91
- Great Retail, Multi-Family, Hotel or Mixed-Use Site Location
- Strong Demographics - Very Busy Commercial Business Area



### PROPERTY DESCRIPTION

Bloomfield Commercial Development Land, approximately 1.395 acres, the site is GWD Zone (Gateway Development District Zone). The property has high visibility and is near the intersection of CT Routes 187 & 218. This site is 1.5 Miles From I-291 & I-91. Great Retail, Multifamily, Hotel or Mixed-Use Site Location with Strong Demographics.

### LOCATION DESCRIPTION

Bloomfield is located in Central Connecticut, just 10 minutes northwest of the state capitol, Hartford. It is easily accessible to Bradley International Airport and interstates 84 and 91. The Town encompasses 26.4 square miles and has a population of 20,000 residents. Interstate-91 is just minutes away by car while Routes 218, 187, and 189 run through Bloomfield, giving the town easy access to major roadways. The CT Transit bus line provides public transportation to and from Bloomfield. This town is a picturesque Connecticut village, graced with rural beauty, abundant land, quality schools, dynamic commercial building projects, and a highly educated work force. Homeowners value Bloomfield as a quiet, friendly haven from the big cities. Bloomfield also offers an unmatched opportunity for businesses seeking a strategic location in New England, with the largest tract of undeveloped industrial land in the Capitol Region, making Bloomfield the perfect place to build a dream home or an international headquarters.

Sale Price	\$550,000
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## PROPERTY INFORMATION

### LOCATION INFORMATION

Building Name	0 Cottage Grove Rd
Street Address	0 Cottage Grove Rd
City, State, Zip	Bloomfield, CT 06002
County	Hartford
Market	Greater Hartford
Sub-market	Bloomfield-Windsor
Cross-Streets	Cottage Grove Road CT RT 218 & Blue Hills Ave CT RT 187
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	CT Route 218 & CT RTE 187
Nearest Airport	Bradley International Airport

Property Type	Commercial Land Development Opportunity
Property Subtype	Retail
Zoning	Gateway
Lot Size	1.64 Acres
Traffic Count	32000
Traffic Count Street	Intersection of 218 and 187
Amenities	All Utilities Available Site Cleared Gateway into Bloomfield
Environmental Issues	TBD
Topography	Level / Sloping
Soil Type	Gravel

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### BUILDING INFORMATION



## LOCATION INFORMATION

Building Name	0 Cottage Grove Rd
Street Address	0 Cottage Grove Rd
City, State, Zip	Bloomfield, CT 06002
County	Hartford
Market	Greater Hartford
Sub-market	Bloomfield-Windsor
Cross-Streets	Cottage Grove Road CT RT 218 & Blue Hills Ave CT RT 187
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	CT Route 218 & CT RTE 187
Nearest Airport	Bradley International Airport

## BUILDING INFORMATION

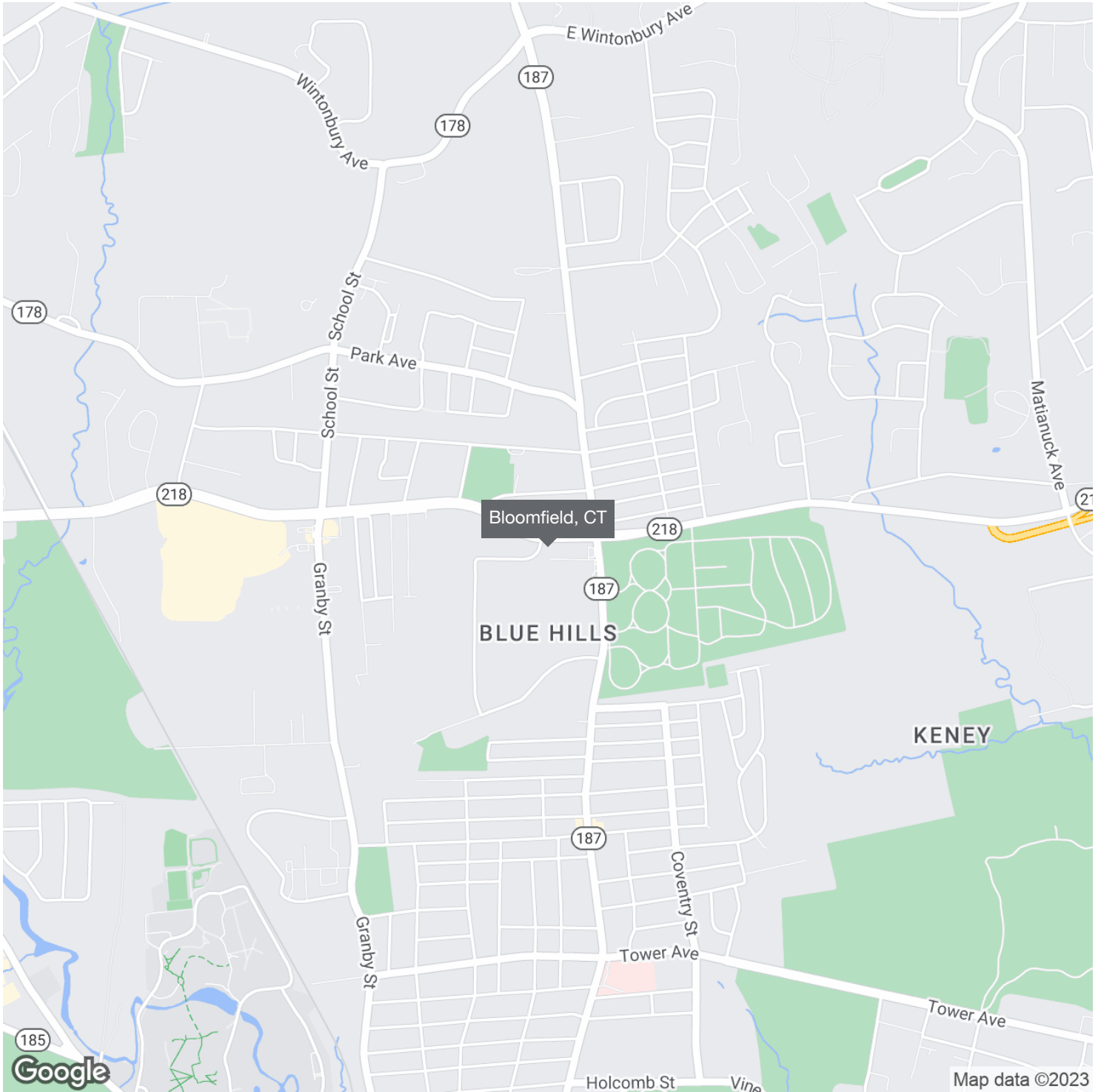
### PROPERTY HIGHLIGHTS

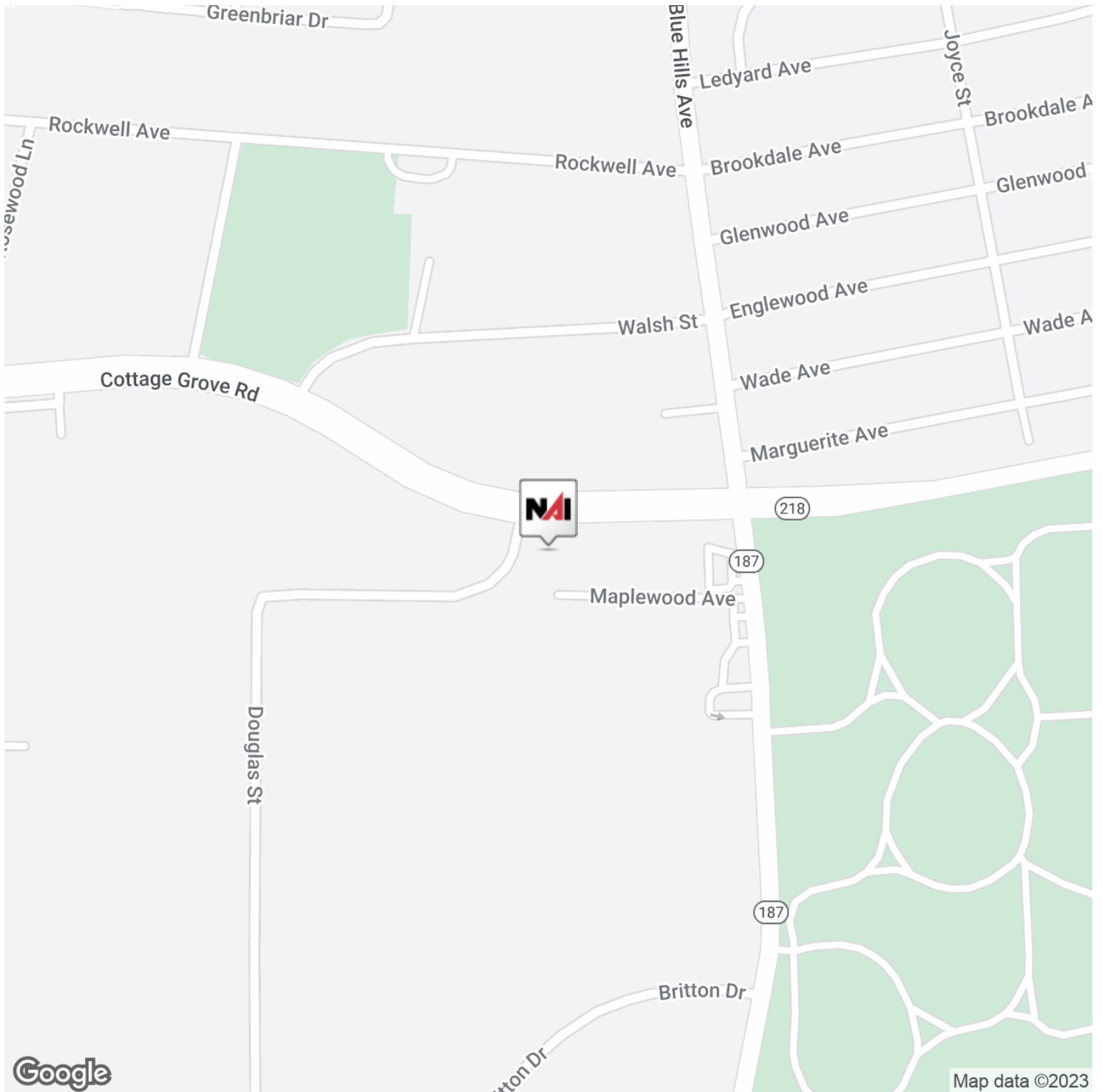
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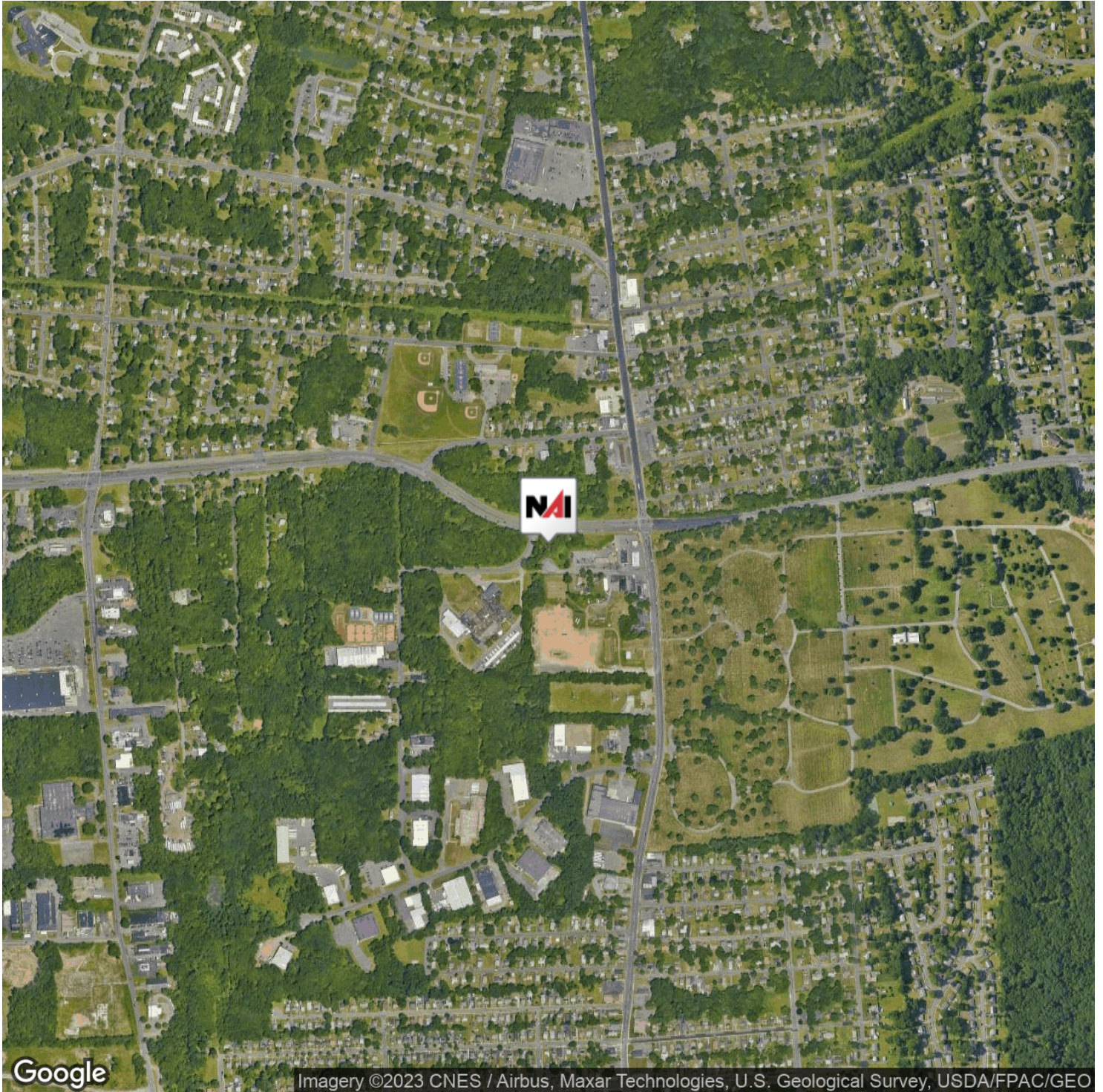


# LOCATION INFORMATION

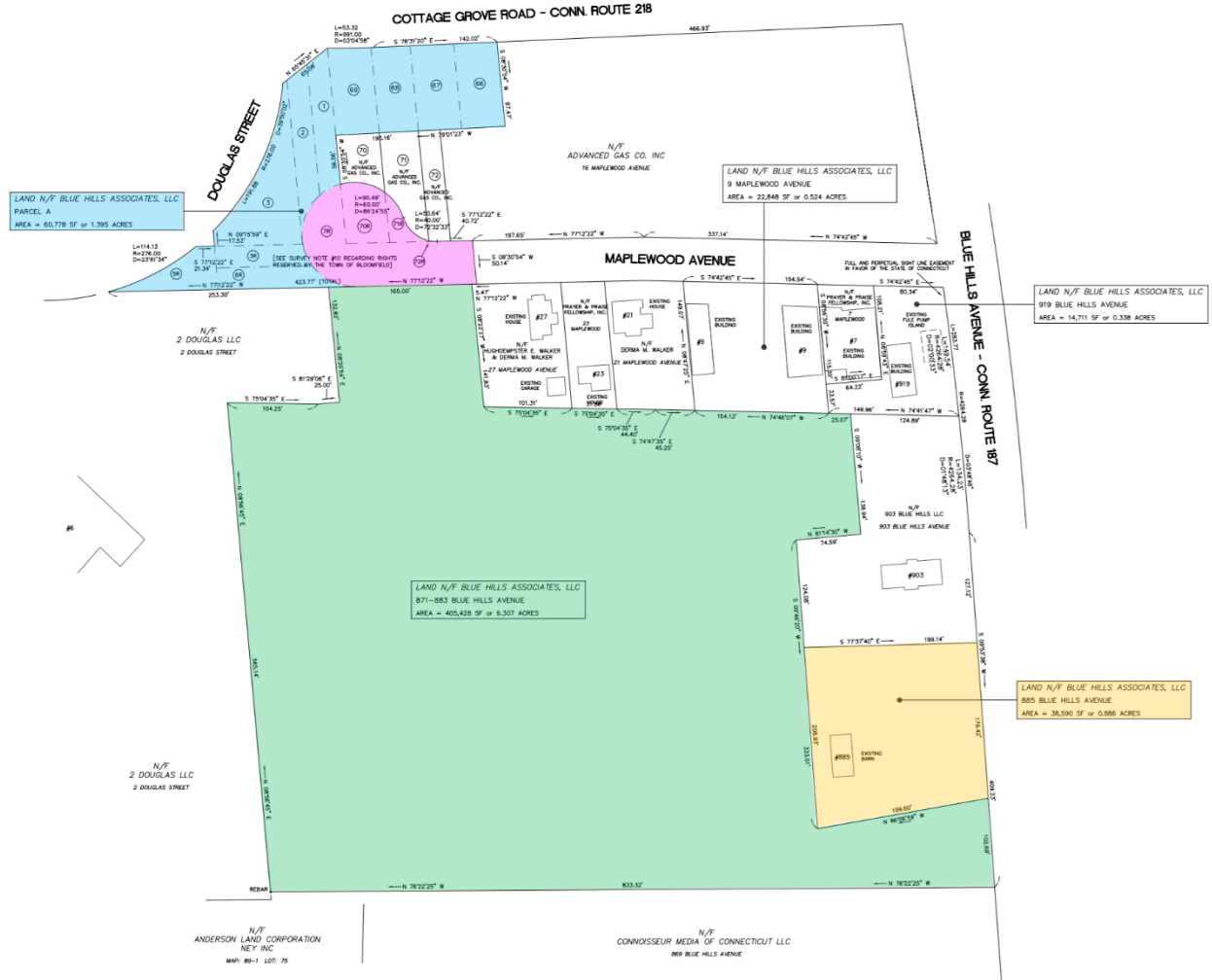
- › Regional Map
- › Location Map
- › Aerial Map
- › Bloomfield Site Parcel Overview
- › Bloomfield Site Parcel Aerial
- › Blue Hills Ave 3 Lot Subdivision Survey
- › Bloomfield Apartment Concept - 1
- › Bloomfield Apartment Concept - 2
- › Bloomfield Retail Concept
- › GWD Zone - Bloomfield Zoning Regs - Mar 2021







# Bloomfield Site - Parcel Overview



Address	Town Parcel #	Survey Acres	Zone	Asking Price
Address TBD  Note: It's possible the adjacent lots, town parcel numbers 70,71 & 72 (0.247 +/- acres) could be acquired separately for \$200,000 direct with the owner.	1	1.395	GWB	\$495,000
	2			
	3			
	3R			
	5R			
	6R			
	66			
	67			
	68			
	69			
871-883 Blue Hills Ave	75 & 85	9.307	GWB	\$1,495,000
885 Blue Hills Ave	885	0.886	GWB	\$495,000



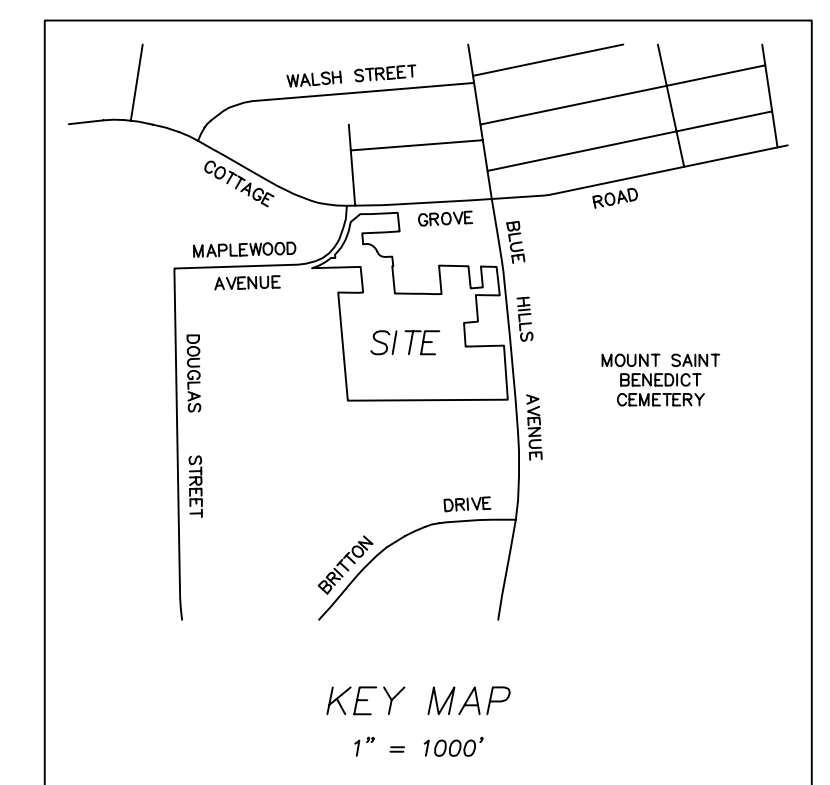
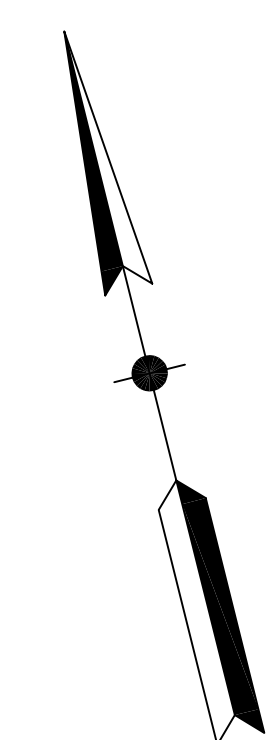
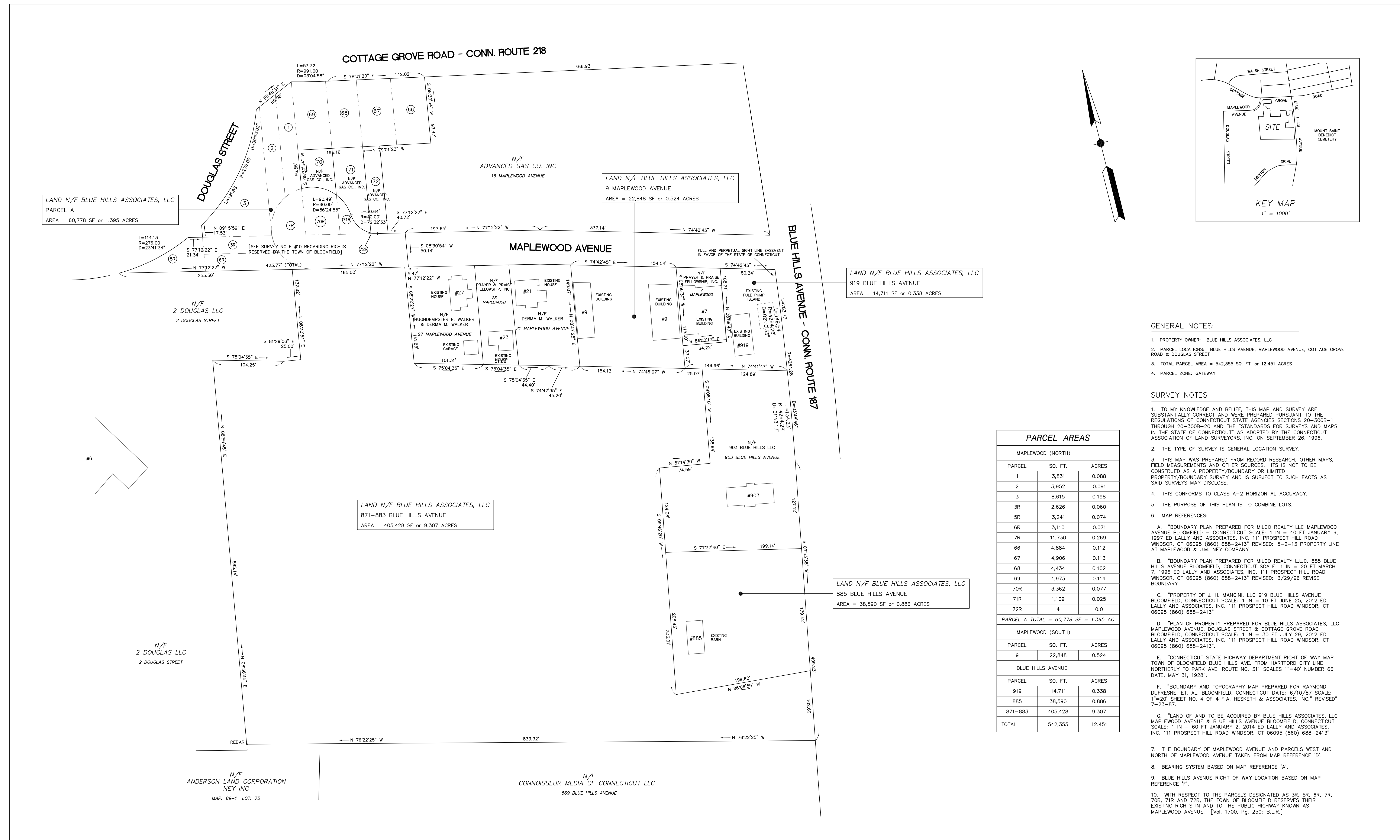
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.

# Bloomfield Site – Parcel Aerial

(Approximate Property Line – Drawing Not To Scale)



Disclaimer: Site Plan measurements are approximate and are for illustrative purposes only – all dimensions to be checked; do not scale drawing. We have no reason to doubt its accuracy, but we do not guarantee, warranty or make any representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.



- GENERAL NOTES:**
- PROPERTY OWNER: BLUE HILLS ASSOCIATES, LLC
  - PARCEL LOCATIONS: BLUE HILLS AVENUE, MAPLEWOOD AVENUE, COTTAGE GROVE ROAD & DOUGLAS STREET
  - TOTAL PARCEL AREA = 542,355 SQ. FT. OR 12.451 ACRES
  - PARCEL ZONE: GATEWAY

- SURVEY NOTES**
- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 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, 1996.
  - THE TYPE OF SURVEY IS GENERAL LOCATION SURVEY.
  - THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, FIELD MEASUREMENTS AND OTHER SOURCES. ITS IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
  - THIS CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
  - THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS.
  - MAP REFERENCES:
    - "BOUNDARY PLAN PREPARED FOR MILCO REALTY LLC MAPLEWOOD AVENUE BLOOMFIELD - CONNECTICUT SCALE: 1 IN = 40 FT JANUARY 9, 1997 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED: 5-2-13 PROPERTY LINE AT MAPLEWOOD & J.M. NEY COMPANY
    - "BOUNDARY PLAN PREPARED FOR MILCO REALTY L.L.C. 885 BLUE HILLS AVENUE BLOOMFIELD, CONNECTICUT SCALE: 1 IN = 20 FT MARCH 7, 1996 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED: 3/29/96 REVISE BOUNDARY
    - "PROPERTY OF J. H. MANCINI, LLC 919 BLUE HILLS AVENUE BLOOMFIELD, CONNECTICUT SCALE: 1 IN = 10 FT JUNE 25, 2012 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"
    - "PLAN OF PROPERTY PREPARED FOR BLUE HILLS ASSOCIATES, LLC MAPLEWOOD AVENUE, DOUGLAS STREET & COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT SCALE: 1 IN = 30 FT JULY 29, 2012 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413".
    - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BLOOMFIELD BLUE HILLS AVE. FROM HARTFORD CITY LINE NORTHERLY TO PARK AVE. ROUTE NO. 311 SCALES 1"=40' NUMBER 66 DATE, MAY 31, 1928".
    - "BOUNDARY AND TOPOGRAPHY MAP PREPARED FOR RAYMOND DUFRESNE, ET. AL. BLOOMFIELD, CONNECTICUT DATE: 6/10/87 SCALE: 1"=20' SHEET NO. 4 OF 4 F.A. HESKETH & ASSOCIATES, INC." REVISED 7-23-87.
    - "LAND OF AND TO BE ACQUIRED BY BLUE HILLS ASSOCIATES, LLC MAPLEWOOD AVENUE & BLUE HILLS AVENUE BLOOMFIELD, CONNECTICUT SCALE: 1 IN = 60 FT JANUARY 2, 2014 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"
  - THE BOUNDARY OF MAPLEWOOD AVENUE AND PARCELS WEST AND NORTH OF MAPLEWOOD AVENUE TAKEN FROM MAP REFERENCE 'D'.
  - BEARING SYSTEM BASED ON MAP REFERENCE 'A'.
  - BLUE HILLS AVENUE RIGHT OF WAY LOCATION BASED ON MAP REFERENCE 'F'.
  - WITH RESPECT TO THE PARCELS DESIGNATED AS 3R, 5R, 6R, 7R, 70R, 71R AND 72R, THE TOWN OF BLOOMFIELD RESERVES THEIR EXISTING RIGHTS IN AND TO THE PUBLIC HIGHWAY KNOWN AS MAPLEWOOD AVENUE. [Vol. 1700, Pg. 250, B.L.R.]

PARCEL AREAS		
MAPLEWOOD (NORTH)		
PARCEL	SQ. FT.	ACRES
1	3,831	0.088
2	3,952	0.091
3	8,615	0.198
3R	2,626	0.060
5R	3,241	0.074
6R	3,110	0.071
7R	11,730	0.269
66	4,884	0.112
67	4,906	0.113
68	4,434	0.102
69	4,973	0.114
70R	3,362	0.077
71R	1,109	0.025
72R	4	0.0
PARCEL A TOTAL = 60,778 SF = 1.395 AC		
MAPLEWOOD (SOUTH)		
PARCEL	SQ. FT.	ACRES
9	22,848	0.524
BLUE HILLS AVENUE		
PARCEL	SQ. FT.	ACRES
919	14,711	0.338
885	38,590	0.886
871-883	405,428	9.307
TOTAL	542,355	12.451

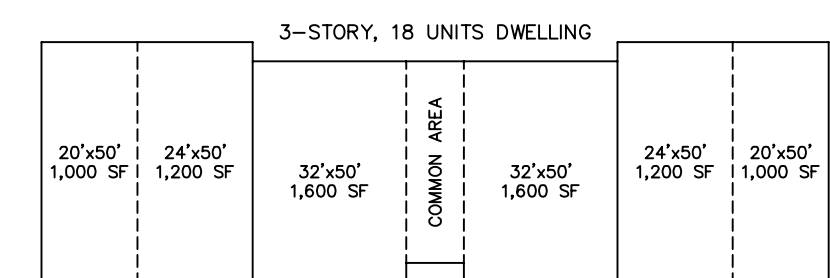
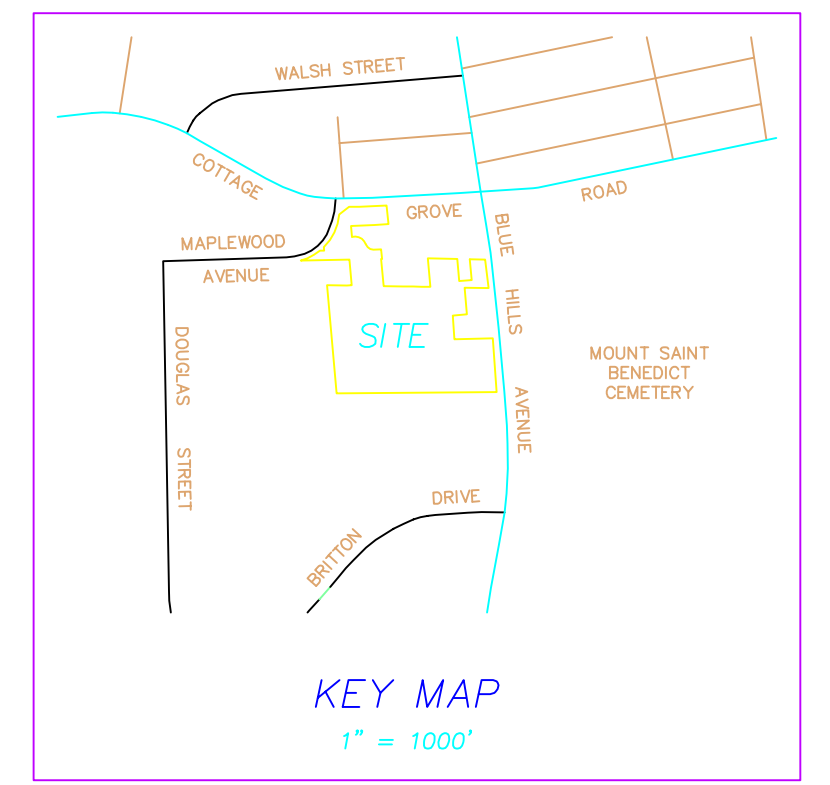
<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> ASSOCIATES LLC</p> <p>570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilc.com</p>		<p>LOT COMBINATION PLAN</p> <p>PREPARED FOR</p> <p><b>BLUE HILLS ASSOCIATES, LLC</b></p> <p>BLUE HILLS AVENUE, MAPLEWOOD AVENUE, DOUGLAS STREET &amp; COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT</p>	
		<p>2-5-19</p> <p>DATE</p>	<p>METES AND BOUNDS</p> <p>REVISION</p>

COTTAGE GROVE ROAD - CONN. ROUTE 218

DOUGLAS STREET

MAPLEWOOD AVENUE

BLUE HILLS AVENUE - CONN. ROUTE 187



UNIT DETAIL

ZONING COMPLIANCE TABLE		
ZONE:	REQUIRED	PROVIDED
MIN. LOT AREA (SF)	NA	504,796
MIN. LOT AREA (Acre)	NA	11.589
LOT WIDTH (FT.)	0	282.11 [Blue Hills] 344.88 [Douglas] 260.42 [Cottage Grove] 50.14 [Maplewood]
MIN. FRONT YARD (FT.)	25	120.2
MIN. SIDE YARD (FT.)	10	12.0
MIN. REAR YARD (FT.)	20	64.8
MAX. BUILDING HT. (FT.)	35	35 to Mean Roof Elev.
BUILDING COVERAGE	25	15.0
IMPERVIOUS COVERAGE	NA	35.9
DENSITY	16 UNITS PER ACRE	14.1
MAX UNITS PER DWELLING	20	18
LANDSCAPING	1,000 SF PER UNIT	870

GENERAL NOTES

- PROPERTY OWNER/OPTIONEE: BLUE HILLS ASSOCIATES LLC  
200 BOSTON POST ROAD  
ORANGE, CT 06477
- PARCEL LOCATION: BLUE HILLS AVENUE & MAPLEWOOD AVENUE
- COMBINED PARCEL AREA: 504,796 SQ. FT. or 11.589 ACRES
- PARCEL ZONE: GWD BLUE HILLS GATEWAY DISTRICT
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.

SURVEY NOTES

- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 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, 1996.
- THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY
- THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- HORIZONTAL CLASS OF ACCURACY: A-2

MAP REFERENCES

- "LOT COMBINATION PLAN PREPARED FOR BLUE HILLS ASSOCIATES, LLC BLUE HILLS AVENUE, MAPLEWOOD AVENUE, DOUGLAS STREET & COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT APRIL 5, 2018 SCALE: 1" IN = 60 FT BARRES ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresllc.com" REVISED 2-5-19 METES AND BOUNDS

WETLANDS & SOILS NOTE

- THE SHEET NUMBER OF THE OFFICIAL MAP OF THE INLAND WETLANDS AND WATERCOURSES WHICH INCLUDE THIS PARCEL IS NUMBER 89.
- THE LIMIT OF INLAND WETLAND SOILS BASED ON THE TOWN OF BLOOMFIELD RECORDS INDICATE THERE ARE NO INLAND WETLAND SOILS ON THE SUBJECT PARCEL. THE NEAREST INLAND WETLANDS ARE SHOWN WITHIN 45 FEET OF THE PROPERTY.
- THE SOIL TYPES ON THE PROPERTY CONSIST MAINLY OF SOIL TYPE 306; UDIORTENTS-URBAN LAND COMPLEX. THE SOILS ARE CLASSIFIED AS WELL-DRAINED CLASS B SOILS IN A MEDIUM RUNOFF CLASS.
- SOIL TYPE, DESCRIPTION AND LOCATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICES WEB-SOIL SURVEY.

FLOOD NOTE

THE PARCEL DESCRIBED HEREIN IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON:  
 "FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 354 OF 675 MAP NUMBER 0900300354F" EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY.  
 PROPOSED CONSTRUCTION AND IMPROVEMENTS ARE LOCATED IN "ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN".  
 NO DEVELOPMENT OR ACTIVITY IS PROPOSED WITHIN ANY 100-YEAR FLOOD ZONE.

NDDB NOTE

BASED ON THE NATURAL DIVERSITY DATABASE AREA MAP FOR THE TOWN OF BLOOMFIELD CT, DATED DECEMBER 2019, THE SUBJECT PARCEL DOES NOT FALL WITHIN A CRITICAL HABITAT AREA OR AREAS WITH STATE AND FEDERAL LISTED SPECIES. BASED ON THESE FINDINGS, THE APPLICANT IS NOT REQUIRED TO SUBMIT A REQUEST FOR NATURAL DIVERSITY DATABASE (NDDB) STATE LISTED SPECIES REVIEW FORM TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.

DENSITY CALCULATIONS	
DENSITY REQUIREMENTS:	16 UNITS PER ACRE
ACRES:	11.6
UNITS ALLOWED:	11.6 X 16 = 185.6 = 185
PROPOSED UNITS:	144

PARKING CALCULATIONS	
PARKING REQUIREMENTS:	1.5 SPACE PER DWELLING UNIT
DWELLING UNITS:	144
REQUIRED PARKING:	144 X 1.5 = 216
PROPOSED PARKING:	233 (233 REGULAR + 0 HANDICAP)

LANDSCAPING CALCULATIONS	
LANDSCAPING REQUIREMENTS:	1,000 SF PER DWELLING UNIT
DWELLING UNITS:	144
REQUIRED LANDSCAPING:	144 X 1,000 = 144,000 SF
PROPOSED LANDSCAPING:	125,200 SF

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

N/F ANDERSON LAND CORPORATION  
NEY INC  
MAP: 89-1 LOT: 75

N/F CONNOISSEUR MEDIA OF CONNECTICUT LLC  
869 BLUE HILLS AVENUE

**BARRESI**  
ASSOCIATES LLC  
570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
(860) 219-9260 www.barresllc.com

APARTMENT CONCEPT PLAN  
PREPARED FOR  
**BLUE HILLS ASSOCIATES, LLC**  
BLUE HILLS AVENUE, MAPLEWOOD AVENUE, DOUGLAS STREET  
& COTTAGE GROVE ROAD  
BLOOMFIELD, CONNECTICUT  
SCALE: 1" IN = 50 FT  
MAY 11, 2020

DATE	REVISION

PROPOSED PARCEL 100  
COMMERCIAL USE PROPERTY  
AREA  
32,206 SF = 0.739 ACRES

COTTAGE GROVE ROAD - CONN. ROUTE 218

DOUGLAS STREET

2,000 SF  
SMALL OFFICE  
BUILDING  
WITH PARKING.

70  
N/F  
ADVANCED  
GAS CO., INC.

71  
N/F  
ADVANCED  
GAS CO., INC.

72  
N/F  
ADVANCED  
GAS CO., INC.

N/F  
ADVANCED GAS CO. INC  
16 MAPLEWOOD AVENUE

MAPLEWOOD AVENUE

BLUE HILLS AVENUE - CONN. ROUTE 187

N/F  
2 DOUGLAS LLC  
2 DOUGLAS STREET

N/F  
PRAYER & PRAISE  
FELLOWSHIP, INC.  
23  
MAPLEWOOD

N/F  
DERMA M. WALKER  
21 MAPLEWOOD AVENUE

N/F  
PRAYER & PRAISE  
FELLOWSHIP, INC.  
7  
MAPLEWOOD

3-STORY, 12 UNITS DWELLING

18 SPACES  
4-STORY, 18 UNITS DWELLING

18 SPACES  
4-STORY, 18 UNITS DWELLING

4-STORY, 18 UNITS DWELLING

N/F  
903 BLUE HILLS LLC  
903 BLUE HILLS AVENUE

45'x60' REFLECTION POND & SKATING

CLUBHOUSE

PLAYSCAPE

40'x40' PAVILION  
WITH ENCLOSED &  
OPEN AREA

OPEN AREA  
ENCLOSED AREA

SYNTHETIC PUTTING GREEN

18 SPACES  
4-STORY, 18 UNITS DWELLING

18 SPACES  
4-STORY, 18 UNITS DWELLING

12 SPACES

N/F  
2 DOUGLAS LLC  
2 DOUGLAS STREET

4-STORY, 18 UNITS DWELLING

12 SPACES  
4-STORY, 18 UNITS DWELLING

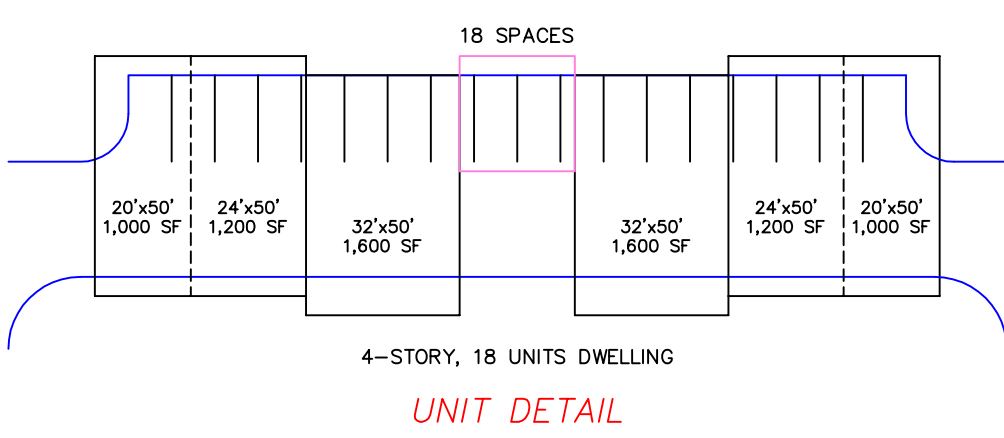
12 SPACES  
4-STORY, 18 UNITS DWELLING

N/F  
ANDERSON LAND CORPORATION  
NEY INC  
MAP: 89-1 LOT: 75

N/F  
CONNOISSEUR MEDIA OF CONNECTICUT LLC  
869 BLUE HILLS AVENUE

BARRESI  
ASSOCIATES LLC

570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
(860) 219-9260 www.barresilc.com



ZONING COMPLIANCE TABLE

ZONE: GWD BLUE HILLS GATEWAY DISTRICT	REQUIRED	PARCEL 100	PARCEL 200
MIN. LOT AREA (SF)	NA	32,206	472,590
MIN. LOT AREA (Acre)	NA	0.739	10.849
LOT WIDTH (FT.)	0	260.42 [Cottage Grove] 94.98 [Douglas]	282.11 [Blue Hills] 249.90 [Douglas] 50.14 [Maplewood]
MIN. FRONT YARD (FT.)	25	26.0 [Cottage Grove]	31.9 [Maplewood] 103.4 [Blue Hills]
MIN. SIDE YARD (FT.)	10	20.3	13.0
MIN. REAR YARD (FT.)	20	21.5	33.4
MAX. BUILDING HT. (FT.)	35	NA	35 to Mean Roof Elev.
BUILDING COVERAGE	25	6.2	16.3
IMPERVIOUS COVERAGE	NA	29.7	37.8
DENSITY	16 UNITS PER ACRE	--	14.37
MAX UNITS PER DWELLING	20	18	18
LANDSCAPING	1,000 SF PER UNIT	--	--

DENSITY CALCULATIONS

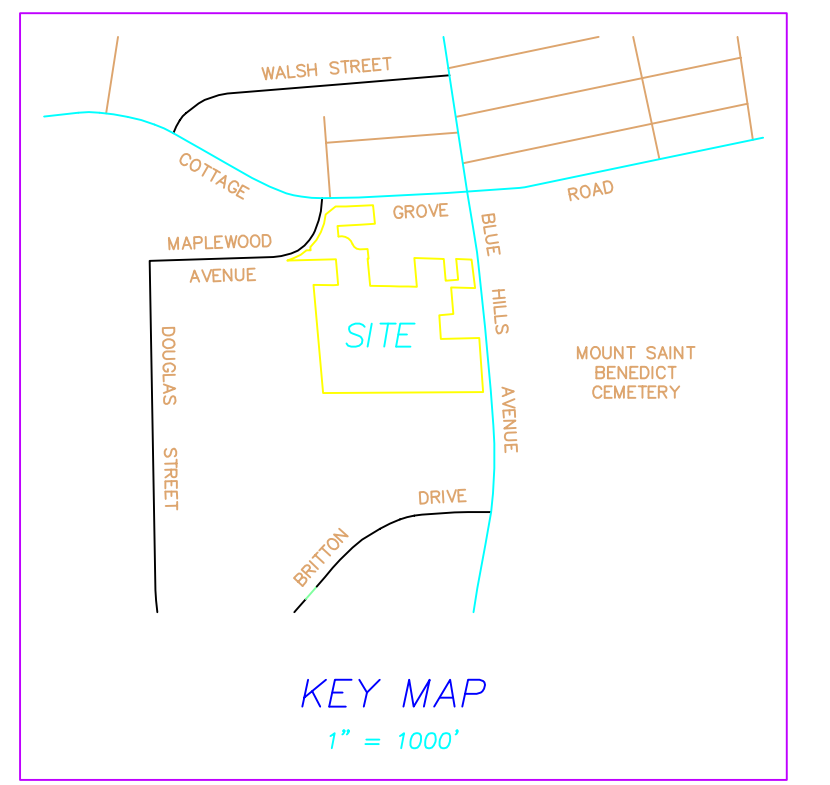
DENSITY REQUIREMENTS:	16 UNITS PER ACRE
ACRES:	10.849
UNITS ALLOWED:	10.849 X 16 = 173.6 = 173
PROPOSED UNITS:	156

PARKING CALCULATIONS

COMMERCIAL PARCEL 100:	OFFICE
PARKING REQUIREMENTS:	5 PER 1,000 SF
OFFICE:	2,000 SF
REQUIRED PARKING:	2000 X 5 = 10
PROPOSED PARKING:	12 (10 REGULAR + 2 HANDICAP)

APARTMENT PARCEL 200:

PARKING REQUIREMENTS:	1.5 SPACE PER DWELLING UNIT
DWELLING UNITS:	156
REQUIRED PARKING:	156 X 1.5 = 234
PROPOSED PARKING:	246 (246 REGULAR + 0 HANDICAP)



GENERAL NOTES

- PROPERTY OWNER/OPTIONEE: BLUE HILLS ASSOCIATES LLC  
200 BOSTON POST ROAD  
ORANGE, CT 06477
- PARCEL LOCATION: BLUE HILLS AVENUE & MAPLEWOOD AVENUE
- TOTAL PARCEL AREA: 504,796 SQ. FT. or 11.588 ACRES
- PARCEL ZONE: GWB BLUE HILLS GATEWAY DISTRICT
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.

LOT AREAS:

- TOTAL PARCEL AREA: 504,796 SQ. FT. = 11.588 ACRES
- PROPOSED PARCEL 100: 32,206 SQ. FT. = 0.739 ACRES
- DEVELOPMENT PARCEL 200: 472,590 SQ. FT. = 10.849 ACRES.

SURVEY NOTES

- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 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, 1996.
- THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY
- THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- HORIZONTAL CLASS OF ACCURACY: A-2

MAP REFERENCES

- "LOT COMBINATION PLAN PREPARED FOR BLUE HILLS ASSOCIATES, LLC BLUE HILLS AVENUE, MAPLEWOOD AVENUE, DOUGLAS STREET & COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT APRIL 5, 2018 SCALE: 1 IN = 60 FT BARRESI ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilc.com" REVISED 2-5-19 METES AND BOUNDS

WETLANDS & SOILS NOTE

- THE SHEET NUMBER OF THE OFFICIAL MAP OF THE INLAND WETLANDS AND WATERCOURSES WHICH INCLUDE THIS PARCEL IS NUMBER 89.
- THE LIMIT OF INLAND WETLAND SOILS BASED ON THE TOWN OF BLOOMFIELD RECORDS INDICATE THERE ARE NO INLAND WETLAND SOILS ON THE SUBJECT PARCEL. THE NEAREST INLAND WETLANDS ARE SHOWN WITHIN 45 FEET OF THE PROPERTY.
- THE SOIL TYPES ON THE PROPERTY CONSIST MAINLY OF SOIL TYPE 306; UDORTHENTS-URBAN LAND COMPLEX. THE SOILS ARE CLASSIFIED AS WELL-DRAINED CLASS B SOILS IN A MEDIUM RUNOFF CLASS.
- SOIL TYPE, DESCRIPTION AND LOCATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICES WEB-SOIL SURVEY.

FLOOD NOTE

THE PARCEL DESCRIBED HEREIN IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON:  
"FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 354 OF 675 MAP NUMBER 090303354F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY"  
PROPOSED CONSTRUCTION AND IMPROVEMENTS ARE LOCATED IN "ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".  
NO DEVELOPMENT OR ACTIVITY IS PROPOSED WITHIN ANY 100-YEAR FLOOD ZONE.

NDDB NOTE

BASED ON THE NATURAL DIVERSITY DATABASE AREA MAP FOR THE TOWN OF BLOOMFIELD CT, DATED DECEMBER 2019, THE SUBJECT PARCEL DOES NOT FALL WITHIN A CRITICAL HABITAT AREA OR AREAS WITH STATE AND FEDERAL LISTED SPECIES. BASED ON THESE FINDINGS, THE APPLICANT IS NOT REQUIRED TO SUBMIT A REQUEST FOR NATURAL DIVERSITY DATABASE (NDDB) STATE LISTED SPECIES REVIEW FORM TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.

DATE	REVISION

APARTMENT CONCEPT PLAN 2  
PREPARED FOR  
BLUE HILLS ASSOCIATES, LLC  
BLUE HILLS AVENUE, MAPLEWOOD AVENUE, DOUGLAS STREET  
& COTTAGE GROVE ROAD  
BLOOMFIELD, CONNECTICUT  
SCALE: 1 IN = 50 FT  
AUGUST 2020

# BLOOMFIELD SITE – CONCEPTUAL RETAIL DEVELOPMENT



Disclaimer: Site Plan measurements are approximate and are for illustrative purposes only – all dimensions to be checked; do not scale drawing. We have no reason to doubt its accuracy, but we do not guarantee, warranty or make any representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.

#### 4.5 BLUE HILLS GATEWAY DISTRICT (GWD).

##### 4.5.A Purpose.

1. Blue Hills Avenue has historically been one of Bloomfield's primary access points and will continue to function as one of the Town's major focal points well into the future. With this in mind, development along this corridor must take place in such a manner which will be reflective of the Town and greet visitors in an appropriate manner.
2. The Avenue is also unique in that it contains a business zone abutting a developed residential zone. All development in the Blue Hills Gateway District (GWD) must be designed to protect, enhance, and if possible, serve the adjoining residential neighborhoods.
3. The GWD is intended to encourage the development of lower traffic generating retail service and office activities, upgrading of existing uses to help promote the public health, safety, comfort, convenience, prosperity, amenities, and other aspects of the general welfare of the Avenue and the adjoining residential neighborhood, and whenever possible, to preserve the residential appearance of the remaining houses along the Avenue.
4. Land uses that are permitted in the corridor shall be designed to discourage discernible detrimental influences such as lights, noise, and traffic to the surrounding area and yet project a sense of community and economic soundness.

##### 4.5.B General.

1. Any new construction, substantial enlargement, or change in use in the GWD may be permitted only as a Special Permit by the Town Plan and Zoning Commission.
2. A substantial enlargement shall be defined as any addition which increases the building footprint or total gross floor area by 15 percent or more. A change in use shall occur whenever an existing use in a building or on a tract of land is changed so that a more stringent (e.g. additional parking spaces are required) section of the Zoning Regulations becomes applicable.

##### 4.5.C Bulk Requirements.

DISTRICT	MINIMUM					MAXIMUM		
	LOT AREA	LOT WIDTH	FRONT YARD <sup>1</sup>	SIDE YARD <sup>1</sup>	REAR YARD <sup>1</sup>	HEIGHT <sup>2</sup>	STORIES	BUILDING COVERAGE
GWD	N/A	0 ft	25 ft	10 ft	20 ft	35 ft	N/A	25 %

##### TABLE LEGEND

N/A Not applicable  
ft feet

##### NOTES

1. No parking is permitted in any required front yard and on parcels exceeding one acre the Commission may require that no parking or loading is permitted in any side or rear yard.
2. See Section 6.12 for Special Bulk Requirements.

**4.5.D Principal Uses and Structures.**

1. Authorized Without A Zoning Signoff. The following uses and structures are authorized without the issuance of a Zoning Signoff:
  - a. Open Space and passive recreation.
  - b. Public utility substations, pursuant to the Connecticut Siting Council.
2. Authorized By Zoning Signoff. The following principal uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
  - a. None.
3. Authorized By Site Plan. The following principal uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 9.4:
  - a. Retail stores.
  - b. Personal service shops.
  - c. Banks (excluding drive-in windows).
  - d. Offices.
  - e. Printing and publishing establishments
  - f. Studio and sample rooms.
  - g. Coffee, soda and ice cream shops, excluding drive-in windows.
  - h. Uses similar to the above provided that the manufacture or fabrication of a product is not the principal business.
4. Authorized by Special Permit. The following uses and structures may be authorized upon the issuance of a special permit in accordance with Section 9.5:
  - a. Alcoholic liquor sales in accordance with Section 7.4.
  - b. Automotive service uses. New automotive service uses shall be discouraged because of the traffic generation, the general detrimental effect upon the adjoining residential neighborhood, and lack of need for additional outlets in the GWD. Only after a public hearing and a finding of need demonstrated to the Commission, shall new automotive service uses be permitted.
  - c. Day care centers and nursery schools.
  - d. Funeral parlors and mortuaries.
  - e. Houses of worship, Colleges and schools including schools for special training such as music, dancing, barbering or industrial pursuits, in accordance with Section 8.4.(10/22/15)
  - f. Multi-family dwelling units in accordance with Section 7.15.
  - g. Public utility buildings, with service and storage yards.
  - h. Radio and television broadcasting studios.
  - i. Restaurants, but excluding drive-in windows and fast-food restaurants.
  - j. Temporary beer permit.
  - k. Towers for radio, wireless communications, and television antennas.

**4.5.E Accessory Uses and Structures.**

1. Authorized Without a Zoning Signoff. The following accessory uses and structures are authorized without the issuance of a Zoning Signoff:
  - a. Fences.
  - b. Home office in accordance with Section 3.7.A.1.
  - c. Keeping of domestic animals.
  - d. Playscapes.
  - e. Uses clearly accessory to the principal use including customary service and support facilities.

2. Authorized with a Zoning Signoff. The following accessory uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
  - a. Garages, sheds, gazebos, or similar structures.
  - b. Home Occupation in accordance with Section 3.7.A.2.
  - c. Pools and other recreational structures, such as tennis courts.
  - d. Signs pertaining to a permitted principal use on a lot.
3. Authorized By Site Plan Review .The following accessory uses and structures may be authorized by the Commission through the Site Plan review process in accordance with Section 9.4:
  - a. Parking lots and similar uses normally accessory to the conduct of business.

**4.5.F Permitted Residential Densities.**

The maximum number of dwelling units to be permitted is four (4) dwelling units per acre. For existing parcels, or assemblages of parcels to be consolidated, greater than eight (8) acres in area, the maximum number of dwelling units to be permitted is sixteen (16) dwelling units per acre provided that at least ten percent (10%) of said units meet the State of Connecticut definition of affordable and contain controls to assure long-range affordability. The plan for ensuring the affordability of units shall be presented at the time of application. **(5/17/19)**

**4.5.G Design Requirements.**

1. Landscaping.
  - a. The design of any proposed development plan shall keep the natural landscape intact as much as possible.
  - b. Required landscaping, trees and plants shall be planted in a growing condition according to accepted agricultural practices, and they shall be maintained in a healthy growing condition.
  - c. Required screening, fences or walls shall be maintained by the property owner in good condition throughout the period of the use of the lot.
  - d. All landscaping, trees and planting materials adjacent to parking areas, loading areas or driveways, shall be properly protected by barriers, curbs, or other means from damage by vehicles or snow removal operations.
2. To the extent possible, existing trees, vegetation and unique site features such as stone walls shall be retained and protected. Rare or specimen trees shall be protected and worked into the development plan.
3. Screening and Buffers. A buffer area shall be required along all exterior boundaries of the GWD. The buffer area shall provide privacy from noise, headlight glare and visual intrusion to surrounding uses. Such buffer area shall comply with at least the following minimum standards:
  - a. The buffer area shall be located within the boundaries of the subject property abutting any residential district.
  - b. The buffer area shall be of evergreen planting of such type, height, spacing and arrangements as, in the judgment of the Commission, shall effectively screen the activity on the lot from the neighboring residential area. At a minimum, the planting shall consist of a double row of trees six (6) feet in height planted at intervals of ten (10) feet on center. Non-evergreen planting may be included to supplement evergreen plantings but not take its place.
  - c. A landscaped earthen berm, wall or fence of location, height, design and materials approved by the Commission may be accepted for any portion of the required planting and/or buffer area.
  - d. All nonresidential development shall have a minimum six (6) feet wide landscaped (non-paved) area around the entire perimeter of the lot. This landscaped area shall be designed to the satisfaction of the Commission.

The Commission, where appropriate, should also encourage buffering of abutting nonresidential uses.

4. Outdoor Storage. No outside storage of any type is permitted.
5. Refuse. The outside storage of refuse shall be located at the side or rear of the building in a specifically designated location and shall be enclosed with an aesthetically acceptable opaque enclosure. This storage area should be large enough to handle both the trash and recyclable materials generated by the use. Materials stored within the designated area shall not protrude above the enclosure and doors/gates shall be closed at all times except when access to the enclosure is necessary.
6. Lighting. Outside lighting shall be designed and located so as to confine the illumination to the site. When conditions warrant, the Commission may require a reduction in the lighting intensity after 10:00 P.M.

**4.5.H Buffers.**

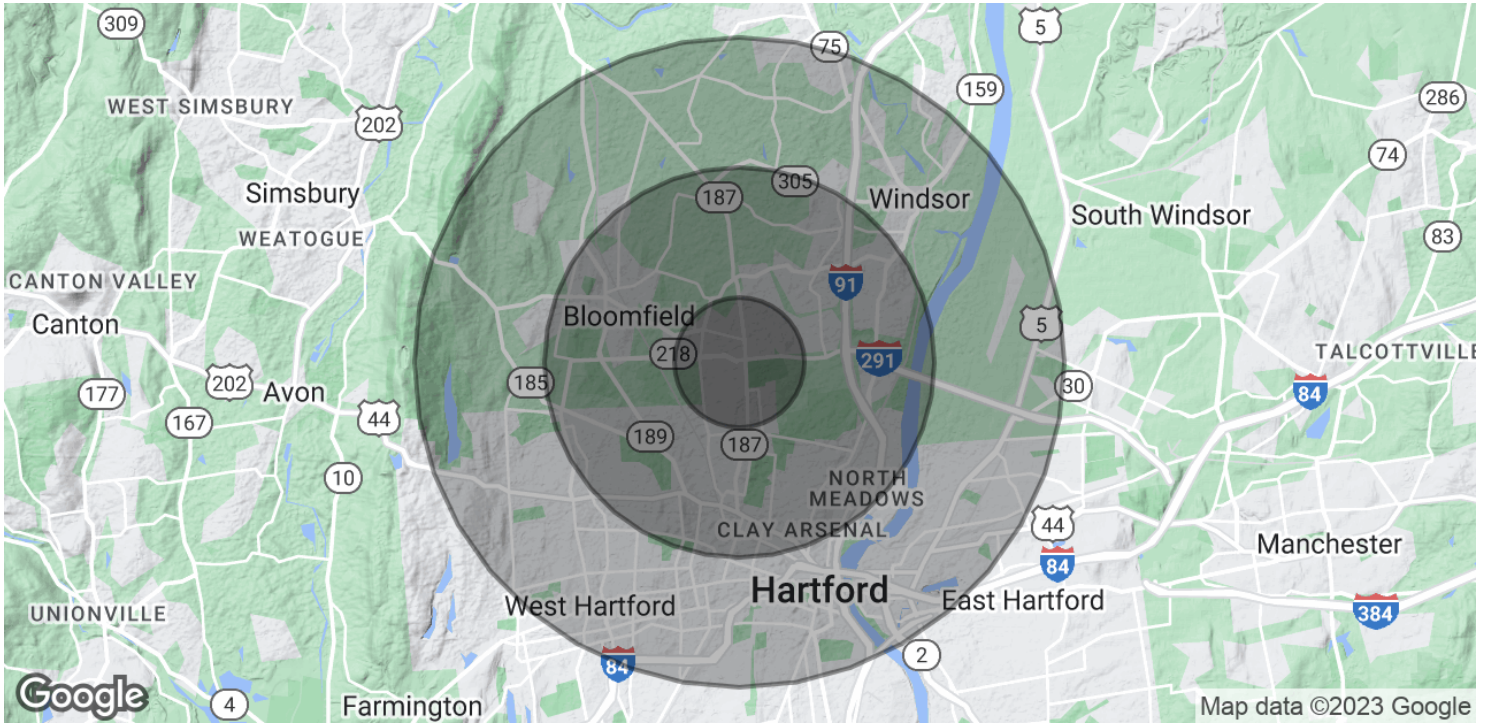
1. Side and rear yards which adjoin a residential zone shall contain a buffer yard meeting or exceeding the requirements of the landscaped buffer yard for all uses in the POD, in accordance with Section 6.1.
2. Where there is a conflict between the rear and/or side yards and the buffer yard requirements, the more stringent yard requirements shall apply.
3. Minimum Buffer Yard Width: 15 Feet
4. Minimum Buffer Yard Height (at time of planting, or for fences): six (6) feet.
5. The Commission may waive the Buffer requirements, except when the GWD abuts a residential zone.
6. There shall be no requirement for a buffer on a GWD parcel where the parcel abuts a business zone.



0 Cottage  
Grove Rd

# DEMOGRAPHICS

› [Demographics Map & Report](#)



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,755	90,842	231,559
Average Age	41.4	34.7	35.4
Average Age (Male)	40.7	32.7	33.6
Average Age (Female)	43.2	36.1	36.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,489	31,893	88,176
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$59,312	\$59,545	\$63,065
Average House Value	\$180,584	\$242,375	\$284,501

\* Demographic data derived from 2020 ACS - US Census



0 Cottage  
Grove Rd

## ABOUT THE COMPANY

- › Carl Berman
- › Hugh Schnip

**CARL BERMAN CCIM, MICP**

Managing Director

cberman@naielite.com

**Direct:** 877.327.3755 x701 | **Cell:** 860.841.3821**PROFESSIONAL BACKGROUND**

## Scope of Service Experience

Mr. Berman has been actively involved in commercial real estate sales and leasing since 1999. Carl received his CT real estate broker's license in April of 2004. He earned the highly coveted CCIM (Certified Commercial Investment Member) designation in April 2005, an achievement realized by less than 6% of all commercial brokers nationwide. Carl also received his CBI (Certified Business Intermediary) designation from the International Business Brokers Association in December 2014.

## Background &amp; Experience

Carl's background proudly includes four years of service in the U.S. Navy during which he attained the rank of petty officer. A veteran of Desert Storm, Carl was based out of Oak Harbor, Washington where he had the opportunity to travel abroad including two extended deployments to the Mediterranean.

Honorably discharged from the military Carl began to pursue his bachelors of science at the University of Connecticut. Following his graduating in the Spring of 1997, Carl has been a partner in a retail business, COO of an estate planning firm located in Phoenix & Las Vegas and has since worked as a commercial real estate broker. Carl established NAI Elite, LLC in January 2010.

**EDUCATION**

## Education

University of Connecticut

**MEMBERSHIPS**Professional Associations & Designations. CCIM [www.ccim.com](http://www.ccim.com). ICSC [www.icsc.org](http://www.icsc.org). IBBA [www.ibba.org](http://www.ibba.org). NAR [www.realtor.org](http://www.realtor.org)**NAI Elite, LLC**901 Farmington Avenue First Floor  
West Hartford, CT 06119  
877.327.3755

**HUGH SCHNIP, MICP****Senior Director**

hschnip@naielite.com

**Direct:** 877.327.3755 x702 | **Cell:** 860.608.1204**PROFESSIONAL BACKGROUND**

## Scope of Service Experience

Hugh focuses his activity on the Hartford, New Haven and Norwich-New London areas of Connecticut. During his career in real estate development and construction, Hugh has created many relationships with the region's largest builders and developers. These contacts assist Hugh in meeting the needs of many buyers and tenants requiring professional real estate services.

## Background &amp; Experience

Hugh began his career in the construction industry in Connecticut and was directly involved with owners, builders and developers for nearly three decades. Hugh has been most recently involved with his own development company over the last ten years. Hugh has joined NAI Elite in the last year making his experience available to his clients.

**EDUCATION**

## Education

Attended the University of Connecticut with studies in Landscape Architecture and Environmental Design.  
Lyndon State College in Vermont with studies in Meteorology.

**MEMBERSHIPS**

## Professional Associations &amp; Designations

[www.naielite.com](http://www.naielite.com)  
[www.naiglobal.com](http://www.naiglobal.com)

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