

FOR SALE: 3.02 +/- ACRES

PREVIOUSLY APPROVED SENIOR LIVING DEVELOPMENT

32 Edgewood Street, Meriden, CT



COLONIAL PROPERTIES



PROPERTY INFORMATION

Sale Price:	\$899,000
Acreage:	3.02 +/-
Zoning:	C-2
# of Lots:	2

HIGHLIGHTS

- Previously proposed for a 64 unit 55 & over Senior Living facility with 128 parking spaces
- City of Meriden, ZBA 2017 approval added age-restricted housing building in C-2 Zone
- Conveniently located off exit 3, I-691 and less than 1 mile to Meriden Mall



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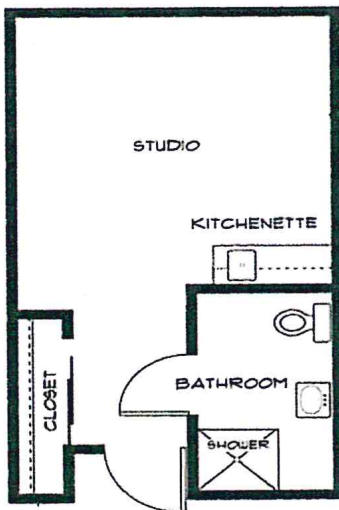
32 Edgewood Street, Meriden, CT



COLONIAL PROPERTIES

PROPOSED DEVELOPMENT

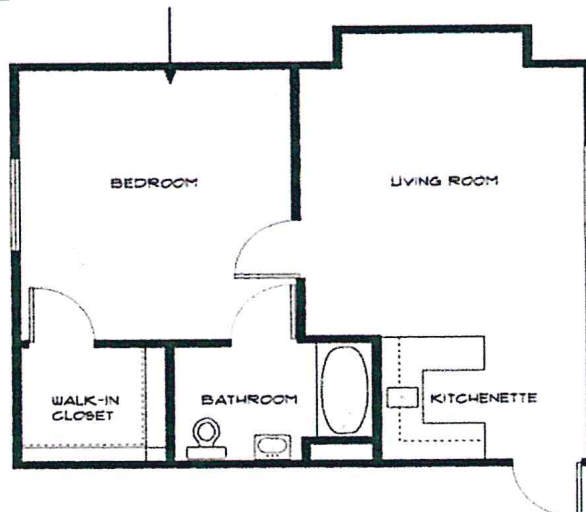
EDGEWOOD CROSSING
32 Edgewood St, Meriden



Studio
Approx. 312 sq. ft.

PROPOSED FLOOR PLANS

One-Bedroom
Approx. 550 sq. ft.





ZONING BOARD OF APPEALS

CITY OF MERIDEN

Tel. (203) 630-4081 Fax (203) 630-5883

APPEAL NO. 4617

CERTIFICATE OF SPECIAL EXCEPTION

This is to certify that Turnkey Senior Living LLC of 26 Washington Street, Wallingford, Ct 06492 was granted a Special Exception by the Meriden Zoning Board of Appeals on December 5, 2017, for property located at 32 Edgewood Street, Assessor's Block No 155A Lot No 77 in the City of Meriden, County of New Haven, State of Connecticut, for which Cedar realty Consulting LLC is the owner.

THIS ZBA PERMIT WAS GRANTED AS FOLLOWS:

Appeal #4617-Owner-Cedar Realty Consulting LLC/Applicant-Turnkey Senior Living LLC at 32 Edgewood St. for a Special Exception of section 213-25B (2)(1) for an age-restricted housing building with some supportive services in a C-2* zone.


Member Matias' motion to approve with conditions for a Special Exception of section 213-25B (2)(1) for an age-restricted housing building with some supportive services in a C-2* zone was seconded by Member Bongiovanni and passed unanimously.

The condition for this approval is:

- 1) The approval is contingent upon a site plan review for the proposed age 55+ housing building.

In the opinion of the Board, this Special Exception will not create traffic or fire hazard, will not block or hamper the town pattern of highway circulation, nor tend to depreciate the value of property in the neighborhood or be otherwise detrimental or aggravating to the neighborhood or its residents or alter the neighborhood's essential characteristics.

This approval shall not become effective nor will a building permit be issued, until this copy certified by the Zoning Board of Appeals, is recorded in the office of the City Clerk in the Land Records of the City of Meriden at the expense of the owner of record.


Chairman Joseph F. Feest, or
Victor Matias, Vice Chairman
MERIDEN ZONING BOARD OF APPEALS

RECEIVED FOR RECORD
Jan 03, 2018 10:51:54A
DENISE L. GRANDY
CITY CLERK
MERIDEN, CT