

**TOWN OF EAST GRANBY
INLAND WETLANDS & WATERCOURSES
COMMISSION APPLICATION**

Application # CC _____

Date March 28, 2024

This is an application for a permit to (**check all that apply**):

- Perform a regulated activity within a wetland and/or watercourse (\$ 50 fee)
- Perform a significant regulated activity in a wetland and/or watercourse (\$200 fee)
- Amend a boundary map (\$175 fee)
- Amend regulations (\$175 fee)
- Document Use of Right (\$ 50 fee)
- Amend existing permit (\$ 50 fee)
- Perform an insignificant activity within a wetland upland review area (\$ 50 fee)*
- Perform a significant activity within a wetland upland review area (\$175 fee)*

Upon determining the total fee, an additional one time \$60 fee for the State of CT must be included.

PROPERTY ADDRESS/LOCATION East Granby Meadows

(Old Deerfield Circle, Briarwood Circle)

Please submit TWELVE (12) complete sets of all maps, forms documentation, (including the application). For official receipt by the Commission, applications must be submitted the Friday before the Wednesday night meeting.

NOTE

*The applicant may appear before the Commission, before filing an application, to determine whether or not the proposed activity involves a significant activity or not. In either of these two cases, the application should be as complete as possible.

When completing the form, if the information requested is non-applicable, indicate with "N/A" in the space provided. The application shall be submitted to the office of the Building Department including the appropriate fee.

Please **PRINT CLEARLY** when completing the application form

APPLICANT

Name: K SFR East Granby Owner, LLC

Address: 1140 Post Road, Fairfield, CT 06824

Phone: 516 - 375 - 0064

Email Address: rkronstadt@krownpoint.com

Applicant's signature: Reggie Kronstadt

OWNER(S) IF NOT APPLICANT:

Name: K SFR East Granby Owner, LLC

Address: 1140 Post Road, Fairfield, CT 06824

Phone: 516 - 375 - 0064

Email Address: rkronstadt@krownpoint.com

Owner's signature: Reggie Kronstadt

OWNER OR APPLICANT AGENT:

Agent Name: Reggie Kronstadt

Company Name: K SFR East Granby Owner, LLC

Address: 1140 Post Road, Fairfield, CT 06824

Phone: 516 - 375 - 0064

Email Address: rkronstadt@krownpoint.com

Agent's signature: Reggie Kronstadt

Interest in parcel of land:

Owner/Developer/Operator _____

Purpose and description of proposed activity:

Re-development of former East Granby Meadows, a multi-family designed residence condominium development into single-owner, multi-family development. Former approval was for 46 dwelling units (6-duplex and 34 single-family units.) The redevelopment proposal is for construction of 48 single units, which will be integrated into the previously-approved Bramble Bush Village to form a single-development parcel under common ownership. The development will be interconnected with Bramble Bush Village and will share a clubhouse and pool and maintenance building previously approved. Existing utilities will be utilized.

Description of Land Parcel:

Total parcel area: 26.29 Ac. (East Granby Meadows) [54.94 Ac. Total]

Total area of wetlands on parcel 7.73 Ac. (East Granby Meadows) [12.16 Ac. Total]

Total area of watercourses on parcel: 0.15 Ac. (East Granby Meadows) [0.32 Ac. Total]

Area of wetlands to be disturbed: 0.0 Ac.

Area of watercourse to be disturbed: 0.0 Ac.

Does proposed activity have the potential to disturb wetlands/watercourses on an adjoining property? Yes No

Wetland soil types to be disturbed N/A

Wetland vegetation to be disturbed N/A

Vernal pools to be disturbed? Yes No

Effect on existing watercourse flow or lake/pond level

No measurable effect

Effect of 50 year storm on existing watercourse flow or lake/pond level

No measurable effect. Designs result in a net reduction in peak flow for 50-year storm event.

Is water retention from storms/run-off possible on this parcel? Yes No

If wetlands/watercourses are to be disturbed by proposed activity, what actions will be taken to compensate for their loss?

No direct wetlands impacts are proposed.

East Granby Meadows Inland Wetlands Application

List of Abutters:

East St. #Lot 44 (12/ 44/ / /)

Windsor Rod & Gun Club Inc C/O Fred Gauthier
142 Sunnyfield Drive
Windsor, CT 06095

28 North Main St. (12/ 20/ / /)

Bouchard Rheal J & Suzanne N
28 North Main Street
East Granby, CT 06026

North Main Street (12/ 21/4 / /)

Clifton R Lindquist & Delores A Lindquist Rev Tr
22 North Main Street
East Granby, CT 06026

North Main Street Lot 21c

Myers William E Trustee of The William E Myers Trust
Po Box 773
East Granby, CT 06026

16 North Main Street (12/ 21/ / /)

Babbitt Wilbert G III & Babbitt Brenda E
16 North Main Street
East Granby, CT 06026

4 North Main Street (12/ 22/ / /)

Samsel Sterling
P.O. Box 24
East Granby, CT 06026

Old Deerfield Circle (12/42/58 / /)

William H Wilson Rev Trust William H Wilson Trustee
411 Copper Hill Road
West Suffield, CT 06093

1-47 Old Deerfield Circle

K SFR East Granby Owner, LLC
1140 Post Road, Fairfield, CT 06824

23 East Street (12/ 42/ / /)

Badhe Sandip
23 East Street
East Granby, CT 06026

33 East Street (12/ 43/81 / /)

Ransom Earl R And Ruby C
33 East Street
East Granby, CT 06026

East Granby Meadows Inland Wetlands Application

List of Abutters:

46 East Street (12/ 51/ / /)
Ginsberg Gary
46 East Street
East Granby, CT 06026

East Street Lot #52 (12/ 52/ / /)
East Granby Town of
9 Center Street
East Granby, CT 06026

9 Rainbow Road (12/ 23/ / /)
East Granby
Congregational Church
P.O. Box 390
East Granby, CT 06026

East Street #Lot 41-2 (12/ 41/2 / /)
William Wilson Rev. Trust
William H Wilson Trustee
411 Copper Hill Road
West Suffield, CT 06093

2 Crystal Drive (12/ 53/2 / /)
Romero Rebeca E
2 Crystal Drive
East Granby, CT 06026

1 Harvest Lane (12/ 54/1 / /)
Patel Asha & Patel Jaimin
1 Harvest Lane
East Granby, CT 06026

2 Harvest Lane (12/ 54/2 / /)
Palmbach Lauren E &
Sanchez Jose Fallas
2 Harvest Lane
East Granby, CT 06026

10 East Street (12/ 54/3 1/ /)
10 East Street Shops, LLC
23 Waring Road
Pound Ridge, NY 10576



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): East Granby
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Windsor Locks or number: _____
subregional drainage basin number: 4,100
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): K SFR East Granby Owner, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): East Granby Meadows
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Redevelopment of multi-family housing site
- ACTIVITY PURPOSE CODE (see instructions - one code only): C
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
- UPLAND AREA ALTERED (must provide acres): 2.2 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO