

Public Hearing on Zoning Change Application

There has been a significant development in what the Silverman Group is proposing for the 130-acre parcel in East Granby's commerce transitional zone off of Route 20, across from East Street and extending to behind the middle and high schools. The developer has filed an application to erect an 800,000 square foot building – double the size that is currently permitted for the zone. The application also requests 480 loading docks, and parking for 400 truck trailers and 640 cars. The East Granby Planning & Zoning Committee has scheduled a Public Hearing for Thursday, September 22, 7 p.m. at the Town Hall.

When the developer purchased the site, the maximum building size was 300,000 sf. In April, the PZC approved an increase to 400,000 sf in order to accommodate the plans that the developer proposed.

The commerce transitional zone is defined as: “A mixed-use zone that provides for a variety of uses that promote an ideal transition between the Commerce Park areas and the residential zones and Village Center. Uses should be less intensive in nature and scale to better protect the quality of life and character of the surrounding residential zones and Village Center.” The site in question borders the middle and high schools as well as a number of housing communities.

The Economic Development Committee, upon learning of and evaluating the proposed zoning regulation changes, advised Planning & Zoning NOT to approve the Commerce Park Transition Zone changes. To read the EDC's August 22 minutes, go to eastgranbyct.org/economic-development-department/ and click on 2022 Minutes.

A zoning change of this significance has an impact throughout the town, and on the traffic through East Granby. Please come to the September 22 Public Hearing to learn more and make your opinion known.