

No Zoning Change for Commerce Transition Zone

On August 12, the Town of East Granby received an application for a zoning change so that The Silverman Group, a New Jersey-based developer, could erect a huge 800,000 square foot building near our homes and schools. We strongly oppose approval of that application.

When the Silverman Group purchased the 130-acre site, including wetlands, in the commerce transition zone behind Schoolhouse Landing, Higley Village and Sanford Ridge, zoning regulations limited building size to 300,000 square feet. The zoning intent was to allow for retail business, apartments, warehouse/distribution centers and light manufacturing—less intensive than the commercial zones elsewhere in town.

Soon after, the Silverman Group lobbied for and, in April, were granted a zoning change that increased the size of buildings permitted in the transition zone to 400,000 square feet. This zoning regulation change was granted despite our objections and protests. The conceptual plan presented to the public, Planning & Zoning and Conservation Commissions was for three commercial buildings, with the largest at 400,000 sf, plus five apartment buildings totaling 148 units.

Just four months later, the Group was back with an application to **DOUBLE** the size of the largest building **plus** space for 480 loading docks, parking for 400 trailers and 640 cars—all in an area zoned for “less intensive” use!

The Economic Development Commission, in its advisory role to the P&Z, is opposed to the proposed changes.

The undersigned oppose any increase in the size of buildings in East Granby’s transition zone.

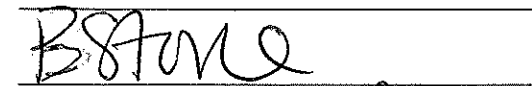

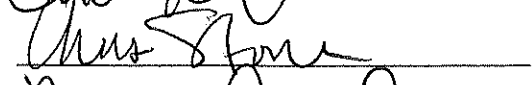


The undersigned are opposed to any financial incentives for the Silverman Group’s project.

The undersigned request that the Town of East Granby require that the project’s impact on the wetlands and wildlife, transportation in and around our town center and schools, noise and pollution be minimized and regulated, with specific and significant penalties for failure to comply.

When the Chairman of the Board of Education spoke at the hearing for the Town Budget, he cautioned that East Granby schools are now at capacity, and more apartments will mean more schools. The undersigned request that the impact on the school system of the proposed apartment buildings be thoroughly analyzed and made public before site plans are approved.

Signature

Address

	4 Heritage Farm Rd.
	5 Adams Drive
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	7 Sage Lane
	2 Sage Lane

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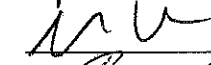
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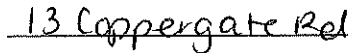
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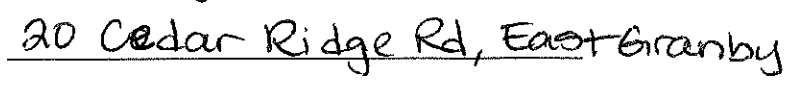


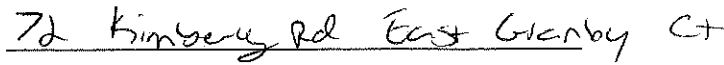















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Signature

Address

Dennis F. Miller

Steve

Julia

12 Longview Drive, East Granby, CT

16 Hamilton Rd, East Granby, CT

11 Granger Circle, East Granby, CT

257 TURKLET HILLS RD EAST GRANBY

8 Granger Cir East Granby