

**TOWN OF EAST GRANBY  
LAND USE APPLICATION FORM**

Date August 30, 2022

Application to: Planning & Zoning Commission  PZC APPL.# 22-09  
Zoning Board of Appeals \_\_\_\_\_ Administrative Staff \_\_\_\_\_

Property location: 1 Gateway Boulevard Map 17/12/14

Purpose of the application: Change zoning of this property to Commerce Park Transitional.

Name, Address & Telephone # of Applicant:

Ken Vincunas, Meadow Street Partners, LLP  
200 Silver Street, Suite 201  
Agawam, MA 01001  
Phone # 413-789-3720  
Email: kvincunas@devassociates.com

Name, Address & Telephone # of Owner if different:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete appropriate sections:

Proposed Use (if applicable) New Development  
Is property under PA 490? Yes \_\_\_ No  Present Zone(s) of affected property: Commerce Park A  
Property in acres: 5.01 Number of Lots: Existing 1 Proposed 1  
Total area in wetlands: N/A Area of wetlands affected by this proposal: N/A  
Are there any easements or rights-of-way? Yes \_\_\_ No  (if yes, they must be shown)

Names & addresses of others involved in the project:

  
\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Signature of owner (if not applicant)

**PLEASE SUBMIT THIRTEEN (13) COMPLETE SETS OF ALL FORMS, MAPS  
OR DOCUMENTATION INCLUDED WITH YOUR APPLICATION.**

**TOWN OF EAST GRANBY  
PLANNING & ZONING APPLICATION FORM**

**SELECT & COMPLETE ONLY ONE (1) SECTION:**

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**Section #1**

- REVISED SITE PLAN** - \$110 Fee minimum **CHANGE OF USE** - Yes \_\_\_ No \_\_\_  
 **SPECIAL REVIEW - SIGNS** - \$110 Fee  
 **SITE PLAN** - \$160 plus \$100/acre or portion thereof (up to 20 acres) plus \$10/acre in excess of 20 with a maximum of \$3,000.

**Property Location** \_\_\_\_\_

Please check appropriate response.

- W.P.C.A. - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 F.V.H.D. - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 Inland/Wetlands - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 Town Engineer - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_
- 

**Section #2**

- SPECIAL PERMIT** - \$160 plus \$100/acre or portion thereof (up to 20 acres) plus \$10/acre in excess of 20 with a maximum of \$3,000.

This includes the site plan review.  
Explain proposed use in a separate letter.

Please check appropriate response.

- Inland/Wetlands - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 W.P.C.A. - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 F.V.H.D. - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_  
 Town Engineer - Approval included \_\_\_ Application submitted \_\_\_ N/A \_\_\_

Affordable Housing proposed - yes \_\_\_ no \_\_\_

**Property Location** \_\_\_\_\_

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**Section #3**

- REGULATION CHANGE** - \$210 Fee

Explain proposed change and reason for the proposal in a separate letter. Be sure to include the exact Section numbers affected by this proposal.

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**PLANNING & ZONING APPLICATION FORM**

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**Section #4**

**ZONE CHANGE** - \$210 fee (Include map showing area of zone change and key map showing location of property.) Property Location 1 Gateway Boulevard

Present Zone Commerce Park A

Proposed Zone Commerce Park Transitional

Area in acres 5.01

Affordable Housing - yes \_\_\_ no X

Explain reason for proposal in a separate letter.

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**Section #5**

**SUBDIVISION** - \$25/Lot (\$50 minimum) Fee; \$60 State fee

Property Location \_\_\_\_\_

Please check appropriate response.

- |  |   |         |
|--|---|---------|
| <input type="checkbox"/> Parks & Rec Open Space Review | - Approval included ___ Application submitted ___ | N/A ___ |
| <input type="checkbox"/> Inland/Wetlands               | - Approval included ___ Application submitted ___ | N/A ___ |
| <input type="checkbox"/> D.E.P.                        | - Approval included ___ Application submitted ___ | N/A ___ |
| <input type="checkbox"/> State Archeologist            | - Approval included ___ Application submitted ___ | N/A ___ |
| <input type="checkbox"/> F.V.H.D.                      | - Approval included ___ Application submitted ___ | N/A ___ |
| <input type="checkbox"/> Town Engineer                 | - Approval included ___ Application submitted ___ | N/A ___ |

Open Space provided - yes \_\_\_ no \_\_\_

Affordable Housing proposed - yes \_\_\_ no \_\_\_

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**All correspondence will be sent to the applicant unless specifically requested otherwise in writing. All applications must be submitted to the Building Department during regular office hours. Checks should be made payable to the "Town of East Granby". (ALL FEES INCLUDE STATE FEE UNLESS OTHERWISE NOTED)**

**MEADOW STREET PARTNERS, LLP**  
**200 SILVER ST, SUITE 201**  
**AGAWAM, MA 01001**

August 30, 2022

Re: 1 Gateway Boulevard Zone Change

To the Town of Granby:

Please consider this letter part of our application for a change of zone for the subject property, 1 Gateway Boulevard, from Commerce Park A to Commerce Park Transitional.

The property is approximately 5 acres of open land with no improvements at this time. It has very high visibility on the well-travelled Route 20 Rainbow Road. Two retail-oriented convenience stores have been built recently which indicates the site is desirable for retail, restaurants, and other high visibility uses. These uses are not permitted under Commerce Park A and we believe these would be appropriate and beneficial to the town in this location as a transition from large heavy industrial to the Village Center

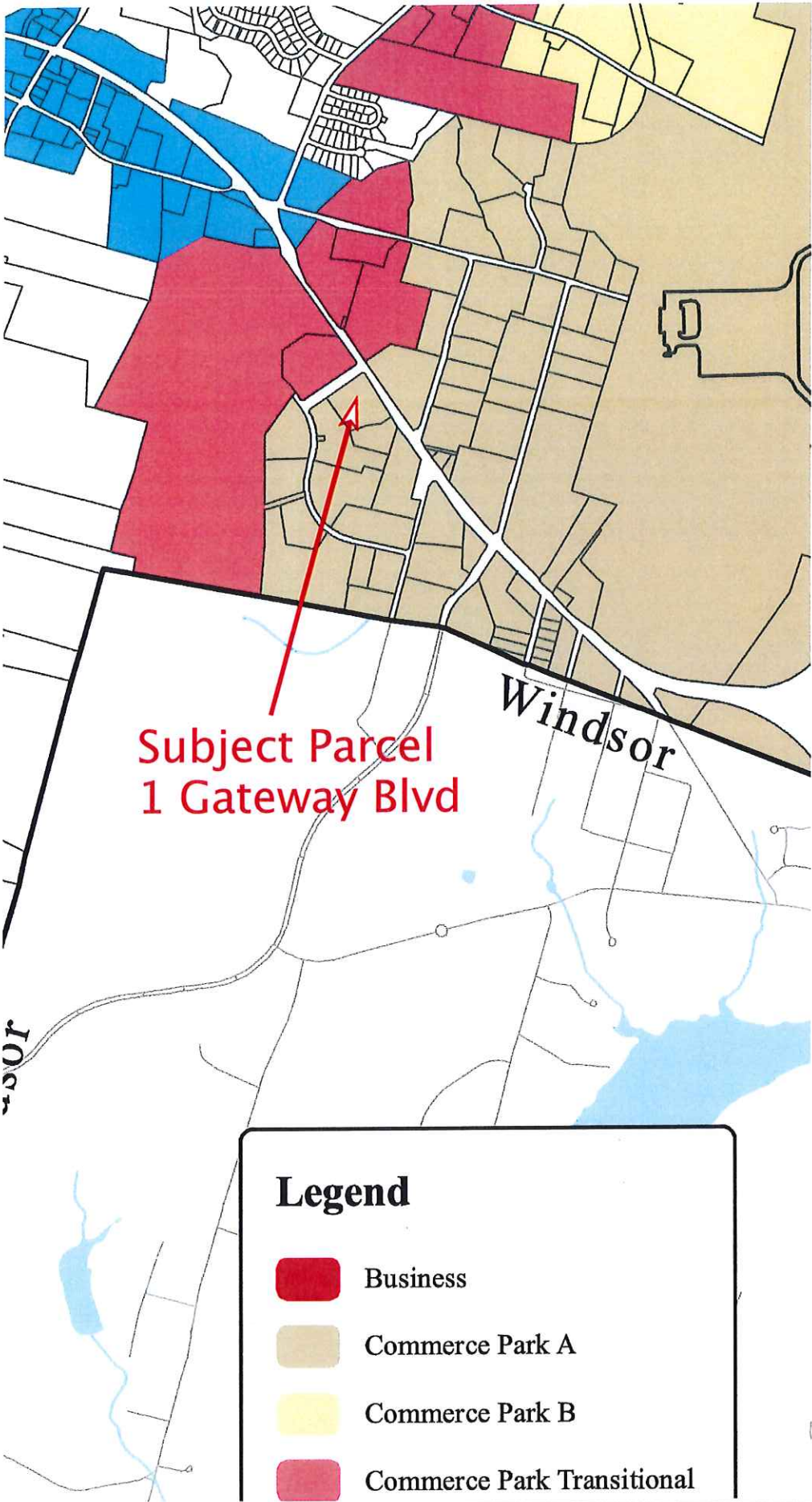
The property is adjacent to 1 Gateway Blvd ,which is zoned Commerce Park Transitional, so it is an ideal candidate for this modification.

I look forward to working with the town to develop a high-quality project on this piece of land and the other important sites we have in the Town.





Respectfully submitted,



Ken Vincunas  
Managing Partner



### Legend

-  Business
-  Commerce Park A
-  Commerce Park B
-  Commerce Park Transitional

