



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date 10/28/22

Application to: Planning & Zoning Commission PZC APPL.# 22-10
Zoning Board of Appeals _____ Administrative Staff _____

Property location: _____

Purpose of the application: PROPOSED TEXT AMENDMENT
SECTION V F.4.b

Name, Address & Telephone # of Applicant:

F.A. HESKETH & ASSOCIATES, INC
3 CREAMERY BLDG
EAST GRANBY, CT 06026

Phone # _____
Email: dziob@fahesketh.com

Name, Address & Telephone # of Owner if different:

Please complete appropriate sections:

Proposed Use (if applicable) TEXT AMENDMENT
Is property under PA 490? Yes ___ No ___ Present Zone(s) of affected property: _____
Property in acres: _____ Number of Lots: Existing _____ Proposed _____

Total area in wetlands: _____ Area of wetlands affected by this proposal: _____
Are there any easements or rights-of-way? Yes ___ No ___ (if yes, they must be shown)

Names & addresses of others involved in the project:

Dziob _____
Signature of applicant DAVID S. ZIACKS 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:

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 _____

Section #3

- REGULATION CHANGE** - \$210 Fee

TEXT AMENDMENT

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

PLANNING & ZONING APPLICATION FORM

October 28, 2022

Planning and Zoning Commission
Town of East Granby
9 Center Street
East Granby, CT 06026

Re: Proposed Text Amendment
Village Center Zone Section V F.4.h

Dear Mr. Chairman and Commission Members:

Please find attached an application for a change in the regulations - Section V F.4.h. This proposed text amendment pertains to the restriction on the location and number of dwelling units permitted on the first floor of a building located in the Village Center Zone (VC). Specifically, we are proposing deleting the second and third bullets from Subsection 4.h that relate the number of dwelling units on the first floor relative to front yard setbacks and roadway classifications. No other changes to the regulations are proposed.

Given the limited amount of undeveloped land in the zone and the current configuration of existing buildings along roadways that could possibly be repurposed to dwelling units, the limitations posed by these two bullets present very difficult economic challenges for any future new and/or re-development of existing uses.

We believe that under the requirements specific to the Special Permit process, the Commission has full discretion to review each application on its merits and determine whether the proposed use is appropriate for the individual site and the overall Village Zone without the need for the restrictions imposed by these two strict standards..

We would be happy to further discuss the merits of this application with the Commission at the required Public Hearing.

Very truly yours,

F. A. Hesketh & Associates, Inc.



David S. Ziaks, PE
President

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c. Signs.

F. VILLAGE CENTER (VC)

- d. Up to 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) in restaurants and other establishments serving alcoholic beverages, recreational establishments or retail stores in compliance with all state and local ordinances and regulations.
- e. Home occupations associated with a permitted residential use.

4. Special Permit Uses

All uses in this section are only permitted subject to granting of a Special Permit and site plan approval by the Commission:

- a. Bed and Breakfast.
- b. Child Day Care/Preschool Center.
- c. Churches and other places of religious worship.
- d. Any use permitted with site plan approval in the Residence Zones.
- e. Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.
- f. Theaters, bowling alleys and similar recreation not including arcades.
- g. Drive Thru Establishment, Type B.
- h. Multi-family dwelling units subject to the following:
 - Living Area and Room Requirements:
 - Minimum Living Area
 - Efficiency 600 sq. ft.
 - 1 bedroom 700 sq. ft.
 - 2 bedroom 850 sq. ft.
 - Dwelling Units of greater than 2 bedrooms are not permitted
 - Maximum number of 2 Bedroom Units shall not exceed 75% of the total Dwelling Units within the building.
 - ~~No dwelling units shall be proposed on the ground floor unless proposed 50ft from the front yard setback.~~
 - ~~Properties with frontage on state highway shall have no more than 50% of the ground floor area to be used for Multi Family use on one property. Properties with frontage on local road shall have no more than 75% of the ground floor area to be used for Multi Family use on a property.~~
 - Buildings containing dwelling units shall be connected to and served by public MDC water and East Granby WPCA sewers.
 - Parking spaces, in addition to those required by VII.B.2 for Business Uses, shall be provided per VII.B.2 except that the minimum number of spaces provided shall be 1.5 per dwelling unit.