



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date 10-24-2022

Application to: Planning & Zoning Commission PZC APPL.# 22-11

Zoning Board of Appeals _____ Administrative Staff _____

Property location: 13 Turkey Hills Road

Purpose of the application: Zone Change to Village Center Zone

Name, Address & Telephone # of Applicant:

Timothy Brignole
Brignole Farms LLC
73 Wadsworth Str Hartford Ct 06106
Phone # 860 202 0540
Email: tbrignole@brignole.com

Name, Address & Telephone # of Owner if different:

Please complete appropriate sections:

Proposed Use (if applicable) Commercial Residential Mixed
Is property under PA 490? Yes _____ No Present Zone(s) of affected property: Agriculture PRD
Property in acres: 13.26 Number of Lots: Existing 1 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:

Timothy Brignole
Signature of applicant

Timothy Brignole Manager
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

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

Section #4

ZONE CHANGE - \$210 fee (Include map showing area of zone change and key map showing location of property.) Property Location 13 Turkey Hills Rd East Granby

Present Zone ~~Agriculture~~ PRD Proposed Zone Village Center

Area in acres 13.26 Ac Affordable Housing - yes ___ no ___

Explain reason for proposal in a separate letter.

Section #5

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

Property Location _____

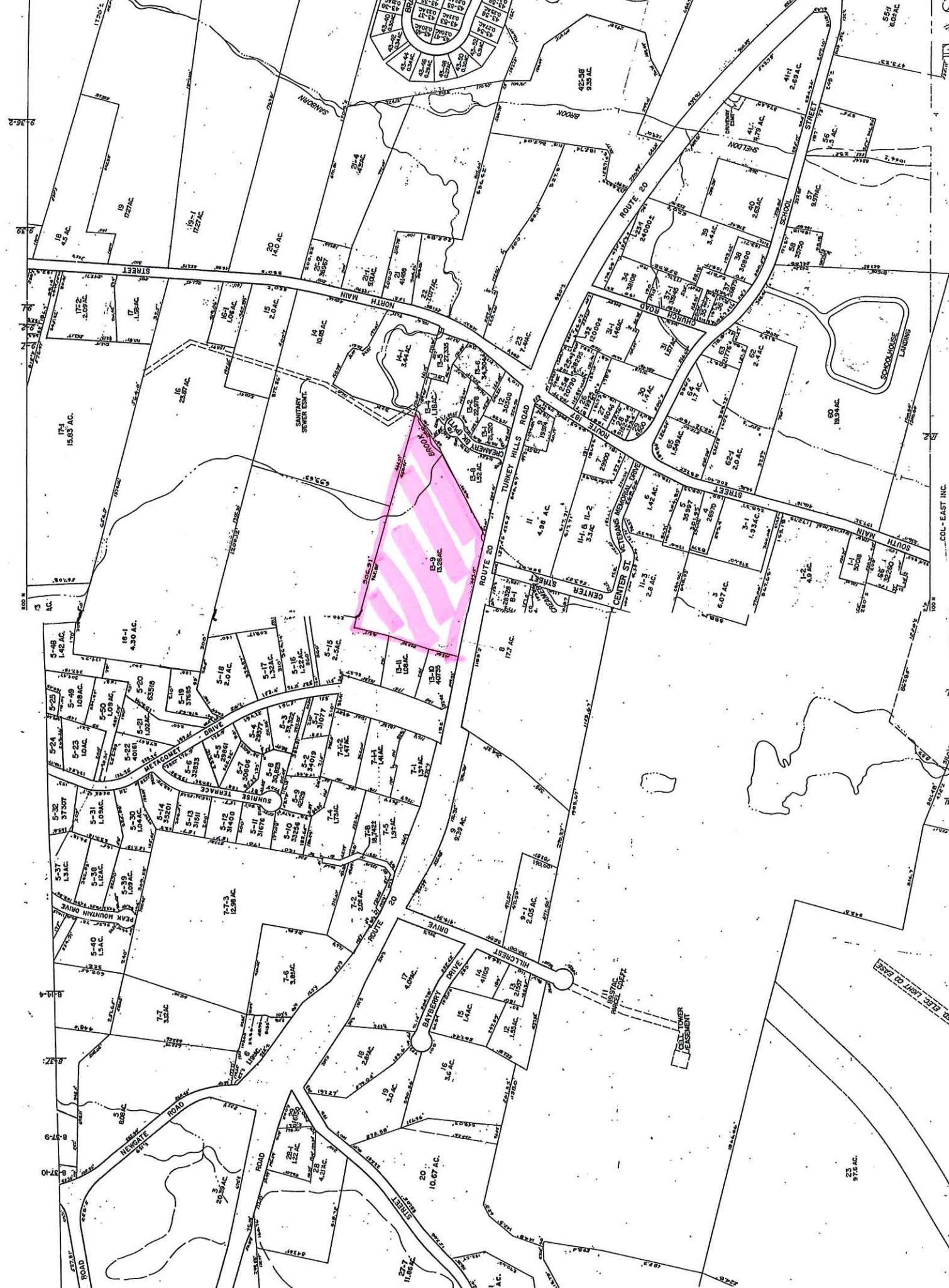
Please check appropriate response.

- | | |
|--|---|
| <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 ___

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)



EAST

COL - EAST INC.
BOSTON & PITTSFIELD

7	8	9
10	11	12
13	14	15
16	17	

SCALE 1 INCH = 200 FEET

ST GRANBY

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
BRIGNOLE FARMS LLC		3 Low	5 Well 6 Septic			Description	Assessed
73 WADSWORTH STREET						Res Land	76,359
HARTFORD CT 06106						ResExcess	33,800
						Dwelling	-16
							6040
							EAST GRANBY, CT
							VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC
BRIGNOLE FARMS LLC		0155 0021	01-11-2005	Q	1	87,500	W
SHILLER MARVIN M		0108 0832		U		0	
GIS ID							
Assoc Pid#							
Total						110,143	77,100

EXEMPTIONS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total				77,100	2017	100	70,100	2013	100	70,100

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
Total						0.00	

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
Total		0001		

9/28/2005-STATE OF CONNECTICUT EASEMENT
 RT 20 VOL 159/12
 10/25/2017 VACANT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) -16
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 110,159
 Special Land Value 0
 Total Appraised Parcel Value 110,143
 Valuation Method 0

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value						110,143				

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		05-21-2018	WG			50	Field Review
		10-25-2017	RH			00	Measured+Listed
		09-04-2008	JQ			50	Field Review
		08-02-2008	DI			00	Measured+Listed
		09-20-1999	DA			50	Field Review
		09-20-1999	DA			50	Field Review
		12-22-1998	MB				

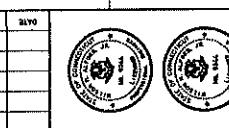
LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	1-1V	MDL-PRD	Residentia MDL-PRD	PRD	87,120 SF	1.03	1.00000	4	1.00	100	1.000		VAC	0.8509	76,359
	1-2	Res. Exces MDL-PRD	Res. Exces MDL-PRD	PRD	11,260 AC	5,000.00	1.00000	4	0.60	100	1.000	TOPO		3,000	33,800
Total Card Land Units					13 SF										110,159
Total Land Value															110,159

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Element	Description						
99 00	Vacant Land Vacant								
CONDO DATA Parcel Id: _____ C: _____ B: _____ S: _____ Ownr: 0.0 Adjust Type Code Description Factor% Condo Flr _____ Condo Unit _____									
COST / MARKET VALUATION Building Value New 0 Year Built _____ Effective Year Built _____ Depreciation Code _____ Remodel Rating _____ Year Remodeled _____ Depreciation % _____ Functional Obsol _____ External Obsol _____ Trend Factor 1 Condition 0 Percent Good 0 RCNLD 0 Dep % Ovr _____ Dep Ovr Comment _____ Misc Imp Ovr _____ Misc Imp Ovr Comment _____ Cost to Cure Ovr _____ Cost to Cure Ovr Comment _____									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area		0	0	0		0			

No Sketch

DATE	REVISION



TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF CONNECTICUT. I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

LS. NO. 8244

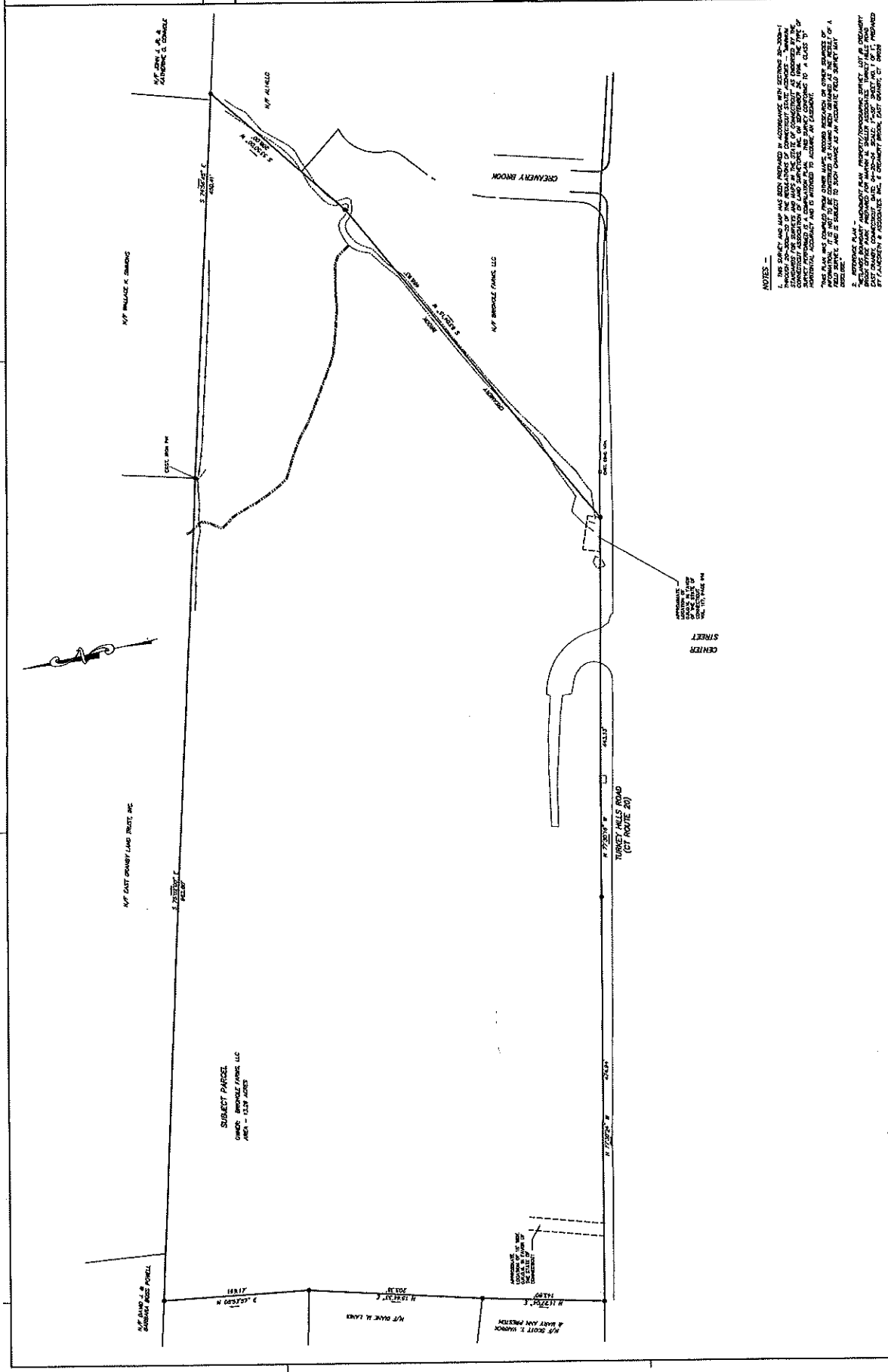
Alford ASSOCIATES, INC.
 CIVIL ENGINEERS
 1000 WEST MAIN STREET
 WESTPORT, CONNECTICUT 06880

DATE: OCTOBER 27, 2022
 SCALE: 1" = 30' FT.

BOUNDARY PLAN
 PREPARED FOR
BRIGNOLE FARMS, LLC
 EAST GRAMBY, CONNECTICUT

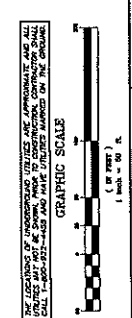
NORTH SIDE - TURKEY HILLS ROAD
 (CT ROUTE 20)

Sheet
1 OF 1



NOTES -

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-20a-1 THROUGH 20-20a-10 OF THE CONSTITUTION OF THE STATE OF CONNECTICUT, AS AMENDED BY THE STATE OF CONNECTICUT, AND THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE TECHNICAL ACCURACY AND IS INTENDED TO ACCURE AN EASEMENT.
2. THIS SURVEY IS BASED UPON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE TECHNICAL ACCURACY AND IS INTENDED TO ACCURE AN EASEMENT.



FOR MORE INFORMATION, CONTACT THE SURVEYOR AT THE ADDRESS LISTED ABOVE OR BY PHONE AT 203-426-1111. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE TECHNICAL ACCURACY AND IS INTENDED TO ACCURE AN EASEMENT.

