



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date November 04, 2022

Application to: Planning & Zoning Commission _____ PZC APPL.# 22-12
Zoning Board of Appeals _____ Administrative Staff _____

Property location: 17 Kripes Road, East Granby, CT 06032

Purpose of the application: Text change for a CT Craft Cafe License for Breweries and an accessory cafe

Name, Address & Telephone # of Applicant:

Charels R Glanovsky
45 Forest Hills Drive
Farmington, CT 06032
Phone # 860-729-7429
Email: chip@almostfamousbrewing.com

Name, Address & Telephone # of Owner if different:

99 Rainbow / 7, 11, & 17 Kripes Road LLC
P.O. Box 504
S. Glastonbury, CT 06073

Please complete appropriate sections:

Proposed Use (if applicable) _____
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:



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.**

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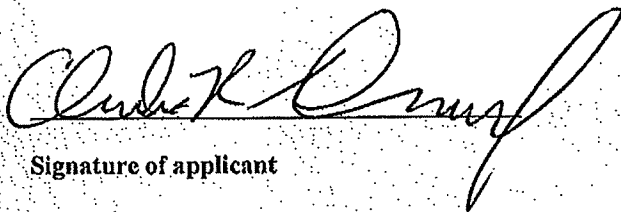
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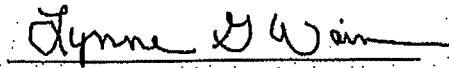
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**TOWN OF EAST GRANBY
PLANNING & ZONING APPLICATION FORM**

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 _____

Present Zone _____

Proposed Zone _____

Area in acres _____

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)

Section IX.K.2

- e. Any brewery having a special permit issued by the Commission under this section and holding a brewery liquor permit issued by the State of Connecticut, shall be permitted to obtain a Craft Café License as provided in the Connecticut General Statutes. The Craft Café License holder shall comply with all application rules and regulations of the State of Connecticut. Any brewery that obtains a Craft Café Liquor Permit shall be permitted to sell, for on-site consumption, craft wine, craft hard cider, craft hard seltzers, and hard pre-canned mixed drinks as permitted by law. No holder of a Craft Café Permit shall be permitted to sell any spirits or alcoholic liquor from bottles of spirits requiring a drink to be mixed on site. Any brewery requesting a Craft Café permit under this subsection shall not be required to amend its existing special permit in order to obtain the Craft Café Permit. Nothing herein shall prohibit a proposed brewery from seeking both the brewery liquor permit and the Craft Café Permit simultaneously.

- f. Accessory Café: A small-scale restaurant, subordinate to the brewery operation and tasting rooms, where simple meals or snacks are sold. A brewery café is not to be construed as a full-service sit-down restaurant.