



# TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING DEPARTMENT  
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February 13, 2023

TO: Planning and Zoning Commission  
FROM: Robin Newton, AICP, CZEO, Town Planner  
RE: Application 23-01, Sweat Equity, LLC, Special Permit Request and Site Plan  
Approval for the Construction of Self-Storage Rental Facility and Site  
Improvements, 10 Connecticut South Drive.

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Staff has prepared this review for the application listed above.

## **General Comments:**

Staff reviewed the following:

Plans entitled, "Proposed Self Storage Facility, 10 Connecticut South Drive, East Granby, CT, Inland Wetlands & Site Plan Application, October 21, 2022, Revised through December 23, 2022", Prepared by F.A. Hesketh & Associates. Sheets Entitled:

LA-1	Layout Plan
LS-1	Landscape Plan
GR-1	Grading Plan
EC-1	Soil Erosion & Sedimentation Control Plan
UT-1	Utility and Drainage Plan
PP-1	Plan and Profile
SD-1 thru SD-5	Site Details
NT-1	Notes
AR-1	Architectural Layout Topographic Survey

Planning and Zoning Application Form.

## **Comments:**

This proposal seeks to construct 9 stand-alone self-storage facility buildings with an associated office located in Building #9 on the plans. The buildings range in size from the smallest at 1,800 square feet to the largest at 5,600 square feet. These buildings are single story buildings.

A landscaping plan consisting of deciduous shade trees, ornamental trees, deciduous shrubs and evergreen shrubs has been provided. There is landscaping proposed adjacent to Connecticut South Drive which includes a stone mulch bed, Pin Oaks, White Fir, and White Spruce. There are also ornamental trees proposed in the adjacent area.

There is an architectural plan which simply shows similar units profiles. There is no architectural design to specifically comment on. These are standard metal storage buildings.

Comments have been provided by the Town Engineer regarding E&S review, drainage review and plan details.

The applicant is seeking a Special Permit consideration for “Other similar uses” under Commerce Park A as the Self-Storage Use is not specifically permitted in this zone. The applicant did appear at the commission’s December meeting and received positive feedback that it was similar to the “warehouse use” listed for the zoning district.

If the Commission feels that all this application meets their regulations, Staff has prepared a draft motion for the Commission’s consideration (motions are always prepared in the affirmative):

**Motion to approve application 23-01, Sweat Equity, LLC, Special Permit Request and Site Plan Approval for the Construction of Self-Storage Rental Facility and Site Improvements, 10 Connecticut South Drive with the following conditions:**

1. A pre-construction meeting is required with Town Staff prior to the start of any construction activities.
2. Final Plans to be submitted to the Town for review prior to any work being commenced.
3. A final mylar must be filed in the Town Clerk’s Office and a paper set is to be filed with the Land Use Office.
4. The applicant must post an Erosion and Sedimentation Control Bond in an amount to be approved by the Town Engineer. The applicants engineer shall submit an estimate with all the E&S quantities for review and approval. Bond shall be in place before the start of any construction activities.
5. The Special Permit form must be filed on the land records prior to the issuance of any permits.
6. No work shall commence until all permit conditions are met.