



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

Date April 10, 2023

Application to: Planning & Zoning Commission XX PZC APPL.# 23-03
Zoning Board of Appeals _____ Administrative Staff _____

Property location: Bramble Bush Circle

Purpose of the application: Modification to a previously-approved Special Permit

Name, Address & Telephone # of Applicant:

K SFR East Granby Owner, LLC
1140 Post Road
Fairfield, CT 06824
Phone # 516-375-0064
Email: rkronstadt@krownpoint.com

Name, Address & Telephone # of Owner if different:

Same

Please complete appropriate sections:

Proposed Use (if applicable) _____
Is property under PA 490? Yes ___ No XX Present Zone(s) of affected property: MFDR
Property in acres: 28.65 Ac. Number of Lots: Existing 66 Proposed 1

Total area in wetlands: 4.43 Ac. Area of wetlands affected by this proposal: 0 Acres
Are there any easements or rights-of-way? Yes XX No ___ (if yes, they must be shown)

Names & addresses of others involved in the project:

F. A Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT - Surveyors and Engineers

Ronald Kronstadt
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:

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 Bramble Bush Circle

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.

- Parks & Rec Open Space Review - Approval included ___ Application submitted ___ N/A ___
- Inland/Wetlands - Approval included ___ Application submitted ___ N/A ___
- D.E.P. - Approval included ___ Application submitted ___ N/A ___
- State Archeologist - Approval included ___ Application submitted ___ N/A ___
- F.V.H.D. - Approval included ___ Application submitted ___ N/A ___
- 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)

The Bramble Bush Village – Bramble Bush Circle.

Narrative:

The application is for modification of a previously-approved Special Permit for the single family subdivision development approved on 9/13/2011.

The applicant proposes to extinguish the previously-approved subdivision (66 lots and open space) and merge the parcels and open space into a single 28.65 acre lot. The previously-approved town road and drainage easements would also be extinguished and the roadway and drainage facilities would become private, to be maintained by the developer/owner. The boundaries of the former roadway right-of-way would be dedicated as a utility easement in favor of the MDC (for water service) and the East Granby WPCA (for sewer service). Previously-approved utility easements interconnecting Bramble Bush with East Granby Meadows would also be maintained. The current electric easement to CL&P would also be maintained.

The 66-single family houses originally approved would be replaced by 58 duplex, town home units (116 total dwelling units). In addition, a clubhouse, pool and outdoor amenities are proposed, as is a central mail kiosk and maintenance building.

Existing utility infrastructure will be preserved, and utilized for service connections to the proposed buildings, including electric, communications, sanitary sewer, and water service. Some new utility infrastructure improvements are proposed to service electric vehicle charging stations. New natural gas service is also proposed to be extended up East Street and into the development.

Drainage improvements would remain as previously designed and constructed, with a few minor modifications. Capacities of the drainage detention basins are proposed to be increased to facilitate the changes to the development and to account for current meteorological rainfall data.



**BRAMBLE
BUSH VILLAGE**

500'



NM-1	NEIGHBORHOOD PLAN PREPARED FOR K SFR EAST GRANBY OWNER, LLC BRAMBLE BUSH CIRCLE EAST GRANBY, CONNECTICUT		F. A. Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT 06026 Phone: (860) 653-8000 Fax: (860) 844-8600 www.fah.com www.fahinc.com	
	Date: _____ Drawn by: _____ Checked by: _____ Scale: _____		No. _____ Date _____ Revisions: _____ Description _____	

© 2023 F. A. Hesketh & Associates, Inc. - Krown Point East Granby Submittal (2023-03-24) - NM-1, Apr. 10, 2023 - 11:31:11 AM