



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date May 8, 2023

Application to: Planning & Zoning Commission XX PZC APPL.# 23-05

Zoning Board of Appeals _____ Administrative Staff _____

Property location: Bramble Bush Circle, Old Deerfield Circle, Briarwood Circle, East Street
(See attached)

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: 54.94 Ac. Number of Lots: Existing 67 Proposed

1

Total area in wetlands: 12.45 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

Reggie 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, Old Deerfield Circle, Briarwood Circle, East Street

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, Old Deerfield Circle, Briarwood Circle, East Street.

Narrative:

The application is for a Special Permit/Site Plan for multi-family buildings for rental as individual dwelling units.

The applicant proposes to extinguish the previously-approved Bramble Bush Subdivision (66 lots and open space) and merge the 66 parcels and open space (28.65 acres) with the 26.29-acre parcel known as East Granby Meadows to form a single, 54.94-acre parcel. The previously-approved town road, drainage easements, and dedicated open space areas on the Bramble Bush Subdivision would also be extinguished and the roadway and drainage facilities would become private, to be maintained by the developer/owner. The current electric easements in favor of CL&P (Eversource) on the Bramble Brook Subdivision would also be preserved. This same geometry, which includes the boundaries of the former roadway right-of-way of the Bramble Bush Subdivision 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 and within the East Granby Meadows parcel would also be maintained. These include easements in favor of the MDC for water service infrastructure and easements in favor of the Town of East Granby for sanitary sewer main improvements. The current electric easements in favor of CL&P (Eversource) on the East Granby Meadows parcel would also be preserved.

The 66-single family houses originally approved on the Bramble Bush Subdivision parcel 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. The 47 units depicted on the East Granby Meadows parcel are shown to demonstrate the total unit count for the merged 54.94-acre combined parcel are below the 4.0 unit per acre maximum allowed density of the MFDR Zone (Section IV.B.6. of the Zoning Regulations).

Existing utility infrastructure within the Bramble Bush Subdivision 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 within the Bramble Bush Subdivision 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.



GRAPHIC SCALE



**BRAMBLE
BUSH VILLAGE**

**EAST GRANBY
MEADOWS**

Rainbow Road (Route 20)

East Street

Crystal Drive

Harvest Lane

No.	Date	Description

NEIGHBORHOOD PLAN
 PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
 BRAMBLE BUSH CIRCLE
 EAST GRANBY, CONNECTICUT
 Date: 05-08-2023 Drawn by: KLL Job no: 22082
 Scale: 1" = 100' Checked by: GAH Sheet no: 1 OF 1
 C:\2023\22082 - Krown Point East Granby\Submittal\2023-05-08\MA-1 2023-05-08.dwg, NM-1, May, 08, 2023 - 12:08:11 PM

NM-1



F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com · Planners · Landscape Architects
 Civil & Traffic Engineers · Surveyors

Parcel Addresses

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
EAST STREET #LOT 43	K SFR EAST GRANBY OWNER LLC	102194	12		43					535
OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	589999	12		42	58				18440
1 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590000	12		42	1				18440
2 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590001	12		42	2				18442
2 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000800	12		43-2					18442
4 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000801	12		43-4					18442
6 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000802	12		43-6					18442
8 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000803	12		43-8					18442
9 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000804	12		43-9					18442
10 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000805	12		43-10					18442
11 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000806	12		43-11					18444
12 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000807	12		43-12					18444
14 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000808	12		43-14					18444
15 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000809	12		43-15					18444
16 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000810	12		43-16					18444
17 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000811	12		43-17					18445
18 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000812	12		43-18					18445
19 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000813	12		43-19					18445
20 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000814	12		43-20					18445
22 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000815	12		43-22					18445

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
23 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	800815	12		43-23					18445
24 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000816	12		43-24					18445
25 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	800817	12		43-25					18445
26 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	800818	12		43-26					18445
27 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	800819	12		43-27					18445
28 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	800820	12		43-28					18446
29 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000821	12		43-29					18446
30 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000822	12		43-30					18446
31 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000823	12		43-31					18446
32 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000824	12		43-32					18446
33 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000825	12		43-33					18446
34 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000826	12		43-34					18446
35 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000827	12		43-35					18446
36 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000828	12		43-36					18446
37 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000829	12		43-37					18446
38 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000830	12		43-38					18447
40 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000831	12		43-40					18447
42 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000832	12		43-42					18447
44 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000833	12		43-44					18447
45 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000834	12		43-45					18447

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
46 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000835	12		43-46					18447
47 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000836	12		43-47					18447
48 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000837	12		43-48					18447
50 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000838	12		43-50					18447
52 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000839	12		43-52					18447
53 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000840	12		43-53					18448
54 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000841	12		43-54					18448
55 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000842	12		43-55					18448
56 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000843	12		43-56					18448
57 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000844	12		43-57					18448
58 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000845	12		43-58					18448
59 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000846	12		43-59					18448
60 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000847	12		43-60					18448
61 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000848	12		43-61					18448
62 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000849	12		43-62					18448
63 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000850	12		43-63					18449
64 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000851	12		43-64					18449
65 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000852	12		43-65					18449
66 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000853	12		43-66					18449
67 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000854	12		43-67					18449

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
68 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000855	12		43-68					18449
69 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000856	12		43-69					18449
70 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000857	12		43-70					18449
71 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000858	12		43-71					18449
72 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000859	12		43-72					18449
73 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000860	12		43-73					18450
74 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000861	12		43-74					18450
76 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000862	12		43-76					18450
78 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000863	12		43-78					18450
80 BRAMBLE BUSH CIRCLE	K SFR EAST GRANBY OWNER LLC	8000864	12		43-80					18450
3 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590002	12		42	3				18452
4 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590003	12		42	4				18452
5 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590004	12		42	5				18452
6 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590005	12		42	6				18452
7 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590006	12		42	7				18452
8 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590007	12		42	8				18452
9 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590008	12		42	9				18452
11 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590009	12		42	11				18453
15 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590010	12		42	15				18453
16 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590011	12		42	16				18453

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
17 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590012	12		42	17				18453
18 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590013	12		42	18				18453
19 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590014	12		42	19				18453
20 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590015	12		42	20				18453
21 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590016	12		42	21				18453
23 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590017	12		42	23				18453
24 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590018	12		42	24				18453
25 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590019	12		42	25				18454
27 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590020	12		42	27				18454
28 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590021	12		42	28				18454
29 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590022	12		42	29				18454
31 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590023	12		42	31				18454
32 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590024	12		42	32				18454
33 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590025	12		42	33				18454
34 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590026	12		42	34				18454
35 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590027	12		42	35				18454
36 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590028	12		42	36				18454
37 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590029	12		42	37				18455
39 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590030	12		42	39				18455
40 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590031	12		42	40				18455

Address	Owner	Acct#	Map	Map Cut	Block	Block Cut	Lot	Unit	Unit Cut	PID
41 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590032	12		42	41				18455
43 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590033	12		42	43				18455
45 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590034	12		42	45				18455
46 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590035	12		42	46				18455
47 OLD DEERFIELD CIRCLE	K SFR EAST GRANBY OWNER LLC	590036	12		42	47				18455
4 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590037	12		42	48				18455
5 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590038	12		42	49				18455
6 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590039	12		42	50				18456
7 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590040	12		42	51				18456
8 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590041	12		42	52				18456
9 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590042	12		42	53				18456
10 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590043	12		42	54				18456
11 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590044	12		42	55				18456
12 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590045	12		42	56				18456
15 BRIARWOOD CIRCLE	K SFR EAST GRANBY OWNER LLC	590046	12		42	57				18456