



TOWN OF EAST GRANBY  
LAND USE APPLICATION FORM

Date October 6, 2023

Application to: Planning & Zoning Commission  PZC APPL.# 23-11

Zoning Board of Appeals \_\_\_\_\_ Administrative Staff \_\_\_\_\_

Property location: 49 Russell Road (Map 13, Lot 4), Russell Road (Map 12, Lot 47-1),  
East Street (Map 13, Lot 6)

Purpose of the application: Special Permit for approval of on-line automotive sales, ancillary receiving and shipping,  
and administrative activities, and siting of external vehicle storage areas.

Name, Address & Telephone # of Applicant:

Copart of Connecticut, Inc.  
14185 Dallas Parkway, Suite 300 Dallas Texas 75254

Phone # 412 953 5608

Email: thomas.smith3@valfair.com

Name, Address & Telephone # of Owner if different:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete appropriate sections:

Proposed Use (if applicable) On-line automotive sales, ancillary receiving and shipping and administrative activities, and siting of external  
vehicle storage areas

Is property under PA 490? Yes \_\_\_ No  Present Zone(s) of affected property: CP-B

Property in acres: 105.91 Ac. Number of Lots: Existing 3 Proposed 3

Total area in wetlands: 49.6 Ac. Area of wetlands affected by this proposal: Yes

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.**

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

**SELECT & COMPLETE ONLY ONE (1) SECTION:**

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**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 49 Russell Road (Map 13, Lot 4), Russell Road (Map 12, Lot 47-1),  
East Street (Map 13, Lot 6)

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**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.

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PLANNING & ZONING APPLICATION FORM

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**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.

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**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 \_\_\_

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**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)**

Copart of Connecticut, Inc.

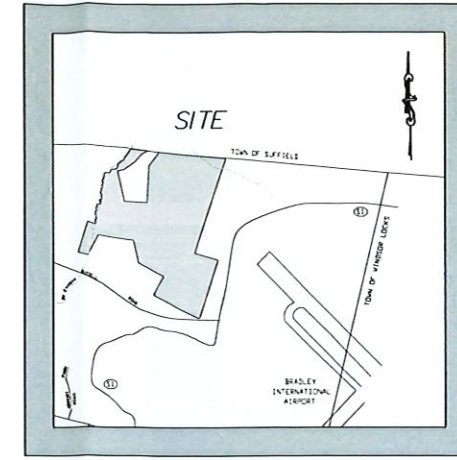
Narrative for PZC Application for Special Permit

10-08-2023

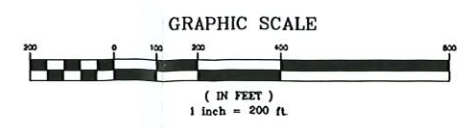
The Applicant, seeks a Special Permit under Section V.C.5.c – Automotive Uses in the CB-B Zone to allow on-line auto sales, ancillary receiving and shipping, and administrative activities and the siting of external vehicle storage areas at its 49 Russell Road facility.

The Applicant received approval for a text amendment at a February 14, 2023 meeting of the East Granby Planning & Zoning Commission to allow internet auctions by Special Permit and approval of external storage areas by Special Permit. Prior to the text amendment, the facility operated as a non-conforming use.

The current application requests a Special Permit to expand the current operation and site two, additional external vehicle storage areas to supplement the existing facility operations.



VICINITY MAP  
(NOT TO SCALE)



AR-1	AREA PLAN PROPOSED EXTERNAL STORAGE AREAS PREPARED FOR <b>COPART OF CONNECTICUT, INC.</b> EAST ST. RUSSEL ROAD & 49 RUSSEL ROAD EAST GRANBY, CONNECTICUT		No. _____ Date _____ Revisions: Description _____
	Date: _____ Scale: _____	Drawn by: _____ Checked by: _____	Job no: _____ Sheet no: _____
<b>F.A.H.</b> <b>F. A. Hesketh &amp; Associates, Inc.</b> 3 Creamery Brook, East Granby, CT 06026 Phone: (860) 653-8000 Fax: (860) 842-8600 www.fahinc.com		Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects www.fahinc.com mail@fahinc.com	