



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date October 24, 2023

Application to: Planning & Zoning Commission _____ PZC APPL.# 23-12
Zoning Board of Appeals _____ Administrative Staff X

Property location: 13 Nicholson Road

Purpose of the application: Amendment to the existing approval

Name, Address & Telephone # of Applicant:

Dakota Partners, Inc., c/o Mark Pilotte
235 Bear Hill Road, Waltham, MA 02451
Phone # 617-759-3027
Email: mpilotte@dakota partners.net

Name, Address & Telephone # of Owner if different:

Nicholson Road, LLC
c/o DeMattia Companies, Inc
3241 Main Street, Suite D T: 203-375-8048
Stratford, CT 06614 F: 203-375-3664
md@demattiacorp.com

Please complete appropriate sections:

Proposed Use (if applicable) Apartments Commercial Park
Is property under PA 490? Yes ___ No ___ Present Zone(s) of affected property: Transitional Zone
Property in acres: 10.524 Number of Lots: Existing n/a Proposed
n/a

Total area in wetlands: 1.8 acres Area of wetlands affected by this proposal: 0
Are there any easements or rights-of-way? Yes X No ___ (if yes, they must be shown)

Names & addresses of others involved in the project:
Alford Associates, Inc., c/o Wilson M. Alford
P.O. Box 484, Windsor, CT 06095
Civil Engineer

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 13 Nicholson Road

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)