



TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date 1-4-24

Application to: Planning & Zoning Commission PZC APPL.# _____

Zoning Board of Appeals _____ Administrative Staff _____

Property location: 33 Seymour Rd

Purpose of the application: Zone Text.

Name, Address & Telephone # of Applicant:


Ronald Hunt
33 Seymour Rd
East Granby
Phone # 727-748-3987
Email: Ronald.Hunt48@gmail.com

Name, Address & Telephone # of Owner if different:

Please complete appropriate sections:

Proposed Use (if applicable) _____
Is property under PA 490? Yes ___ No ___ Present Zone(s) of affected property: _____
Property in acres: _____ Number of Lots: Existing _____ Proposed _____
Total area in wetlands: _____ Area of wetlands affected by this proposal: _____
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:

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 _____

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.

Section 1, 2, 3

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)

To Whom it may Concern,

I Ronald Hunt Home owner
of 33 Seymour Rd East Granby CT
would like to start selling various
colors of stone & mulch. out of
the field of 33 Seymour Rd. will
have top soil to offer also to
sell to local Residences, and
farmers.

HOURS of operation

M-F 8AM + 6PM

S-S 8AM + 1PM

Thank you

Ronald Hunt

727-748-3987



E. AGRICULTURAL ZONE

3. Accessory Uses

- a. Processing, storage, irrigation, and similar uses accessory to the primary agricultural use.
- b. Uses accessory to an established residential use at the property.
- c. Seasonal stands for the sale of Connecticut farm products including but not limited to mulch, stone & topsoil (no bricks or blocks or shrubs or trees) provided that all of the following conditions are met:
 1. the stand and/or storage bins are on the premises of, and accessory to, an active farm,
 2. the stand and/or storage bins are closed from January 1 to March 1,
 3. no sales shall be made before 8:00 A.M. or after 6:00 P.M. on any day,
 4. at least 50 percent of the products sold, based on gross dollar sales, are grown or produced on the premises or elsewhere in Connecticut or 25 mile radius from the Town of East Granby,
 5. no more than 200 square feet of total area shall be used for display and sales of merchandise whether outdoors, within an existing farm structure, or in a separate attractive, rural, barn-like structure for a seasonal stand. Each individual storage bin shall be no more than 200 square feet. There shall be no more than two bins per each acre of total property,
 6. the sales area and storage bins shall be located at least 40 feet back from the street line unless modified by the Commission,
 7. the total signage for the farm stand shall not exceed 16 square feet and shall be approved by the Zoning Enforcement Officer as to location and size,
 8. no exterior lighting shall be provided for the stand or for any signage unless approved by the Zoning Enforcement Officer,
 9. safe and adequate access and egress is provided through one curb cut or driveway,
 10. adequate off-street parking spaces are provided for all employees and at least four (4) customer vehicles,
 11. the stand and/or bins shall be removed if any of the above conditions are no longer met, and
 12. Each property qualified for the use of bins for the sale of mulch, stone and topsoil must be a minimum of a 5 mile radius from any other such qualifying property located within the Town of East Granby.