

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org			
FROM: <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)		Municipality: East Granby	
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street, Hartford, CT 06106		Date of Referral: 5/6/24	
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>			
NATURE OF PROPOSED CHANGE:			
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.	
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input checked="" type="checkbox"/> Petition			
DATE PUBLIC HEARING IS SCHEDULED FOR: 6/11/24			
MATERIAL SUBMITTED HEREWITH:			
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input checked="" type="checkbox"/> Supporting Statements	<input type="checkbox"/> Public Notice
<input type="checkbox"/> Other (Specify):			
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:			
(FOR USE BY CRCOG)		Name:	
Date Received:		Title:	
Sent certified/e-mail?		Address:	
File Number		Phone: Email:	

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
 NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

April 26, 2024

Planning and Zoning Commission
Town Hall
9 Center Street
East Granby, CT 06026

Re: Proposed Text Amendment-Commerce Park Transitional Zone
Our File: 23145.00

Dear Chairman Derlinga and Members of the Commission:

Please find attached an application for a text amendment to Section V.D.2 of the Zoning Regulations. The applicant, Sweat Equity LLC, has interest in developing a mixed use development on vacant land at the corner of Russell Road and East Street that would include an indoor recreational sports training facility and possibly an indoor self-storage facility both of which are currently not listed as permitted uses in the Commerce Park Transitional Zone.

Below is the proposed language to add these uses as permitted in this zone:

ADD to Section V.D:

2k: Indoor Recreational Sports Training Facility
2l: Indoor Self-Storage Facility

We would greatly appreciate it if this matter were scheduled for the next TPZ Commission meeting for acceptance and setting of the required Public Hearing date.

If you have any questions, please feel free to contact me.

Sincerely,

F.A. Hesketh & Associates, Inc.



David S. Ziaks, P.E.
President

T:/project/23145/tpzletter04-26-24.doc

V. BUSINESS & INDUSTRIAL ZONES

D. COMMERCE PARK TRANSITIONAL ZONE

1. Purpose - A mixed-use zone that provides for a variety of uses that promote an ideal transition between the Commerce Park areas and the residential zones and Village Center. Uses should be less intensive in nature and scale to better protect the quality of life of the surrounding residential zones and Village Center.

2. Permitted Uses - All uses in this section are permitted subject to Site Plan approval:

- a. Business and professional offices
- b. Medical offices
- c. Research and development laboratories
- d. Light manufacturing, fabrication, processing or assembly of goods (buildings up to 400 thousand square feet)
- e. Warehouses and Distribution Centers (buildings up to 400 thousand square feet)
- f. Retail and Personal Service establishments
- g. Restaurants
- h. Existing agricultural uses
- i. Existing cemeteries
- j. Passive and active recreational amenities and parking, for the benefit of proposed adjoining permitted uses and/or for the benefit of the Town of East Granby. May include a Town-owned and operated park.

k. Indoor Recreational Sports Training Facility

l. Indoor Self-Storage Facility