

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

**TOWN OF EAST GRANBY  
LAND USE APPLICATION FORM**

Date 4/24/24

Application to: Planning & Zoning Commission  PZC APPL.# 24-05

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

Property location: N/A

Purpose of the application: TEXT AMENDMENT  
SECTION V.2

Name, Address & Telephone # of Applicant:

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

Phone # \_\_\_\_\_

Email: \_\_\_\_\_

Name, Address & Telephone # of Owner if different:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Please complete appropriate sections:

Proposed Use (if applicable) N/A

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

N/A  
\_\_\_\_\_

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

*SEE COVER LETTER*

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 IV. 2*

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

F.A. Hesketh & Associates, Inc.  
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East Granby, CT 06026  
860-653-8000

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250 BROAD STREET  
WINDSOR, CT 06096  
51-7023/2111

7277

04/29/2024

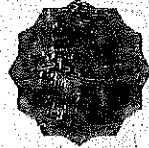
PAY TO THE ORDER OF Town of East Granby

\$\*\*210.00

Two hundred ten and 00/100\*\*\*\*\* DOLLARS

PROTECTED AGAINST FRAUD

Town of East Granby



*[Handwritten Signature]*

MEMO

⑈007277⑈ ⑆211170237⑆ 75381279⑈

F.A. Hesketh & Associates, Inc.

7277

04/29/2024

Town of East Granby

Job #23145

210.00

Windsor Federal 2019

210.00

PZC  
#24-05