

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

Date May 3, 2024

Application to: Planning & Zoning Commission XX PZC APPL.# \_\_\_\_\_

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

Property location: East Street Lot 43 (Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle)

Purpose of the application: Special Permit/ Site Plan approval (former East Granby Meadows)

Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle

Name, Address & Telephone # of Applicant:

K SFR East Granby Owner, LLC  
1140 Post Road  
Fairfield, CT 06824  
Phone # 516-375-0064  
Email: rkronstadt@krownpoint.com

Name, Address & Telephone # of Owner if different:

Same  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete appropriate sections:

Proposed Use (if applicable) \_\_\_\_\_

Is property under PA 490? Yes \_\_\_ No XX Present Zone(s) of affected property: MFDR

Property in acres: 54.94 Ac. Number of Lots: Existing 1 Proposed 1

Total area in wetlands: 12.17 Ac \* Area of wetlands affected by this proposal: 0 Acres

Are there any easements or rights-of-way? Yes XX No \_\_\_ (if yes, they must be shown)

\* 7.73 Ac. on former East Granby Meadows parcel and 4.43 Ac. on former Bramble Bush parcel.

Names & addresses of others involved in the project:

F. A Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT - Surveyors and Engineers

Reggie Kronstadt

Reggie Kronstadt

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** East Street Lot 43 (Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle)

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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.

- |  |   |
|--|---|
| <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 \_\_\_

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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)**

East Street lot 43 (Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle).

Narrative:

The application is for a Special Permit and Site Plan approval for the the former East Granby Meadows (previously approved). The applicant has extinguish the previously-approved Bramble Bush Subdivision and merged the Bramble Bush Village subdivided parcels with the East Granby Meadows parcel into a single 54.94-acre parcel. The previously-approved town road right of way (on the former Bramble Bush Village subdivision) and drainage and sanitary sewer easements on the merged parcel were extinguished. The roadways and drainage facilities are private and are to be maintained by the developer/owner. The boundaries of the former Bramble Bush Village roadway right-of-way will be dedicated as a utility easement (for water service) in favor of the MDC . Additional easements for water service (in favor of the MDC), as well as a 20-foot easement for sewer service (in favor of the Town of East Granby) along East Street are proposed on the former East Granby Meadows parcel. The current, in place electric easements on the merged parcel (in favor of CL&P) will be maintained.

There are 48 total, single-family units proposed on the former East Granby Meadows parcel. These units, together with the previously-approved, 58 duplex units (116 dwelling units-Bramble Bush Village), will result in a total of 164 total dwelling units on the 54.98-acre merged parcel. This equates to 3.86 dwelling units per acre based on the total buildable area of the parcel (42.49 Acres). The 164 dwelling units will share common amenities (i.e., clubhouse, pool and other outdoor amenities). A driveway will provide interconnection of the Bramble Bush Village and East Granby Meadows.

Existing utility infrastructure will be preserved, and utilized for service connections to the proposed buildings, including electric, communications, sanitary sewer, and water service. Some new utility infrastructure improvements are proposed to service electric vehicle charging stations. New natural gas service is also proposed to be extended up East Street and into the development.

Drainage improvements would remain as previously designed and constructed, with a few minor modifications. The volumetric capacity of one of the drainage detention basins is proposed to be increased to facilitate the changes to the development and to account for current meteorological rainfall data.



<b>NM-1</b>	<b>NEIGHBORHOOD MAP</b> <small>prepared for</small> <b>K SFR EAST GRANBY OWNER, LLC</b> BRAMBLE BUSH VILLAGE, OLD DEERFIELD CIRCLE, BRIARWOOD CIRCLE EAST GRANBY, CONNECTICUT Date: 04-04-2024 Drawn by: CAD Job no: 22082 Scale: 1" = 150' Checked by: GAH Sheet no: 1 OF 1 <small>Q:\2023\22082 - Krown Point East Granby\East Granby Meadows\PT2-Submit\2024-05-03\NMA-1 2024-05-03.dwg, NM-1, Apr. 29, 2024 - 11:27:33 AM</small>												
	<b>F. A. Hesketh &amp; Associates, Inc.</b> 8 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 344-8600 <small>www.fahesketh.com • mail@fahesketh.com</small> <b>FAH</b> <small>CM &amp; Traffic Engineers • Surveyors • Planners • Landscape Architects</small>												
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