

# TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING  
DEPARTMENT

PO BOX 1858  
9 CENTER ST  
EAST GRANBY, CONNECTICUT 06026  
PHONE 1-860-413-3331 FAX 1-860-653-4017



June 6, 2024

TO: Planning and Zoning Commission  
FROM: Robin Newton, AICP, CZEO, Town Planner  
RE: Application PZC# 24-06, K FSR East Granby, Applicant/Owner for a 48 Unit Single Family Development on property known as East Street Lot 43.

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Staff has prepared this review for the application listed above. Application Submittals included the following:

1. An application form.
  2. Plans Entitled, "East Granby Meadows, A Multi-Family Development, Old Deerfield Circle/Briarwood Circle, East Granby, CT, Inland Wetland, Site Plan and Special Permit, March 22, 2024, Site Plan & Special Permit Application, May 3, 2024, Prepared by F.A. Hesketh & Associates, Inc." List of Drawings:
    - Title Sheet
    - MA-1, Master Plan
    - LA-1 & LA-2 Layout Plan
    - LS-1 thru LS-4 Landscape Plan
    - GR-1 & GR-2 Grading and Drainage Plan
    - PP-1 thru PP-3 Plan & Profile
    - EC-1 & EC-2 Soil Erosion and Sediment Control Plan
    - UT-1 & UT-2 Utility Plan
    - SD-1 thru SD-5 Details
    - NT-1 Notes
    - ELV-1, A-1, A-2 Floor Plans and Elevation Colonial
    - ELV-2, A-3, A-4 Floor Plans and Elevation Cape
    - PSTS-1 thru PSTS-5 Property and Topographical Survey
  3. Drainage Report
  4. Town Engineer's Review and Comments
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## **General Comments:**

This application is for a Special Permit for property known as East Granby Meadows for the development of a 48 Single Family Residential Units. This parcel had previously obtained a Special Permit for the development of 58 duplex units and associated amenities as Phase 1 of this total development.

As with Phase 1 of the development, work had been completed under the previously approved Special Permit which includes public improvements such as the water quality basins, installation of drainage, existing utility infrastructure and construction of the road. Below is an overview of the layout of both phases of the project with Phase 1 Bramble Bush Village currently under construction.



This proposal received a wetlands approval at the IWWA's May 1, 2024, meeting.

### **Current Proposed Plan Comments**

1. The properties known as Bramble Bush Village and East Granby Meadows were combined into one parcel in 2023 as part of this two phased development. The first phase of the development is the construction of 116 units (58 two-family attached structures) which has begun. This phase will also include amenities such as Community Building, Pool, Dog Park, and Pickle Ball Courts.
2. The overall combined acreage for the two Phases will be approximately 54.94 acres. This proposed phase consists of 48 single family residential homes. Density is 3.86 units per acre where 4 is allowed (based on the buildable acreage of 42.49 acres).
3. All the bulk and area/dimensional requirements of the MFRD Zone have been met. See the Zoning Chart below.

## OVERALL DEVELOPMENT DATA

### PHASE 1

Bramble Bush Village

Lot Area 28.85 Acres  
Buildable Area 24.22 Acres  
Total Units 116 Units

### PHASE 2

East Granby Meadows

Lot Area 28.29 Acres  
Buildable Area 18.27 Acres  
Total Units 48 Units

### OVERALL COMBINED DEVELOPMENT

Lot Area 54.94 Acres  
Buildable Area 42.49 Acres  
Total Units 164 Units  
Proposed Density 3.86 Units per Acre

## DEVELOPMENT DATA

Zone: MFRD

Section IV.8

<u>Requirement</u>	<u>Required</u>	<u>Proposed</u>
Minimum Parcel Area	10 Acres	54.94 Acres
Minimum Buildable Land		42.49 Acres
Minimum Parcel Frontage	200 Feet	591.41 Feet *
Minimum Front Yard Setback	75 Feet	75.7 Feet
Minimum Side Yard Setback	50 Feet	52 ± Feet
Minimum Rear Yard Setback	50 Feet	121 ± Feet
Minimum Landscaped Front Yard	25 Feet	25.0 Feet
Minimum Landscaped Buffer	25 Feet	25 Feet
Maximum Building Coverage	20 Percent	13.0 Percent
Maximum Lot Coverage	40 Percent	30.1 Percent
Minimum Building Separation	25 Feet	25 Feet
Maximum Building Height	35 Feet	24 ± Feet
Maximum Stories	2.5 Stories	2 Stories
Minimum Open Space	80 Percent	80 ± Percent
Minimum Parking Spaces	410 Spaces	468 Spaces

(2.5 Spaces per Unit)

\* Longest Frontage along East Street

4. The 48 single family units consist of 3-bedroom units and possible 4-bedroom units (shown as a loft with an option for the 4<sup>th</sup> bedroom). A review of the MFRD zone does not contain any prohibition language as to maximum bedroom counts. (Other section of the regulations refer to prohibitions on bedroom counts greater than a certain number. The MFRD Zone does not) Staff reviewed these sections of the regulations and the language in the MFRD Zone with the Town Attorney to ensure that the 4-bedroom units being proposed were consistent with the MFRD zone standards.

5. Parking spaces required under the regulations is 408 spaces. There are 468 spaces proposed which include 164 garage spaces, 164 driveway spaces, 28 electric vehicle charging stations which are required under recently passed legislation, 107 on-street parking spaces and 5 handicapped parking spaces.

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## **PARKING TABULATION**

### **Required** (Section VII.B.2)

Multiple-family dwelling: 2.5 spaces per dwelling unit

164 Units x 2.5 required spaces per unit = 410 Required Spaces

### **Proposed**

A. Garage Spaces	164 Spaces
B. Driveway Spaces	164 Spaces *
C. Dedicated Reserved (HC Accessible)	5 Spaces **
D. Standard On-Street Spaces	107 Spaces
E. Electric Vehicle Charging Spaces	<u>28 Spaces</u> ***
Total Proposed Spaces	468 Spaces

\* One Driveway Space (9'x18') per Unit

\*\* Additional accessible spaces may be delineated in drives of East Granby Meadow Units, to address tenant needs.

\*\*\* 28 On-Street Outdoor Electric Vehicle Charging spaces are proposed. Additional E.V. Charging Spaces are also proposed in garages.

6. A Mail kiosk is proposed to serve the development.

7. Land clearing for this development has been previously performed under the prior owner. There will be some select areas with some minor additional grading.

8. The proposed landscaping plan is compliant with the regulations. A 25' front yard landscaped area for the parcel has been proposed.

9. The previously constructed public improvements which were to be deeded to the Town have been extinguished and will be held privately by the developer and maintained by them.

10. The Town Engineer has requested some additional drainage information from the applicant which at the time of the Staff Memo no updates had been received.

### **Special Permit Considerations**

1. **SUITABLE LOCATION FOR USE OR ACTIVITY-** This property is already zoned as MFRD and has had previously approvals for elderly housing and single-family detached housing. This property is located adjacent to other residentially zoned areas. The nature and intensity of the development is within the allowances of the regulations.

2. **SUITABLE STRUCTURES FOR USE OR ACTIVITY-** This property is in the Multi-Family Residential Development District. There is a mixture of building types. Again, all dimensional standards for setbacks, separating distances, and density requirements have been met.

3. **NEIGHBORHOOD COMPATIBILITY-** The property is located across the street from a residential development with a similar density. Again, this is a residential development in a zone designated for multifamily development. It is a directly related use as it is the same use. There is no incompatibility. Adequate provisions have been made to serve this development.

4. **SUITABLE ACCESS AND PARKING-** The access, roads, drainage, and utilities were already previously approved by the Commission and are mostly constructed on the site. Parking has been upgraded to include the new requirement for electric vehicle charging stations.

5. **SUITABLE STREETS FOR USE OR ACTIVITY-** The road had previously been graded and was being prepared for pavement by the previous owner. These roads will be updated to comply with Town standards and paved accordingly.

6. **ADEQUATE EMERGENCY ACCESS-** Roads and access were designed to Town standards and were previously approved by the Commission.

7. **ADEQUATE PUBLIC UTILITIES-** All public utilities were previously built to the standards approved by the Commission and in accordance with the Town's requirements. There may be some updates to these utilities as part of this proposal.

8. **ENVIRONMENTAL PROTECTION & CONSERVATION-** This site has 80% retain as "Open Space" areas. Again, the clearing associated with development was previously completed under the prior developer. The areas of the buildings (housing units) are in the general areas of the previous development. Drainage basins had previously been built.

9. **CONSISTENT WITH PURPOSES AND THE PLAN OF CONSERVATION AND DEVELOPMENT-** The development of housing diversity is listed in the East Granby Plan of Conservation and Development. Additionally multifamily housing options in East Granby are limited with none readily available, as none have been built in many years.

If the Commission wishes to approve this application Staff has prepared a Motion (motions are always prepared in the affirmative):

**Motion to approve Application PZC# 24-06, K FSR East Granby, Applicant/Owner for a 48 Unit Single Family Development on property known as East Street Lot 43with the following conditions:**

1. A pre-construction meeting is required with Town Staff prior to the start of any construction activities.
2. Final Plans to be submitted to the Town for review prior to the filing of Mylars to ensure and changes are properly reflected.
3. Final mylars must be filed in the Town Clerk's Office and a paper set is to be filed with the Land Use Office.
4. The applicant must post an Erosion and Sedimentation Control Bond in an amount to be approved by the Town Engineer. The applicants engineer shall submit an estimate with all the E&S quantities for review and approval. Bond shall be in place before the start of any construction activities.
5. Any conditions of approval from the Town Engineer.

