

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

Date 5/8/24

Application to: Planning & Zoning Commission PZC APPL.# 24-07
Zoning Board of Appeals _____ Administrative Staff _____

Property location: All property within Commerce Park Transitional Zone

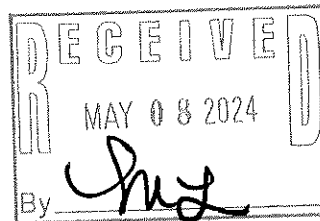
Purpose of the application: Text Amendment

Rainbow Development, LLC, succesor-in-interest to Meadow Street Partners, LLP
Name, Address & Telephone # of Applicant:

c/o Kenneth Vincunas
P.O. Box 528
Agawam, MA 01001
Phone # 413-789-3720
Email: kvincunas@devassociates.com

Name, Address & Telephone # of Owner if different:

N/A



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 _____

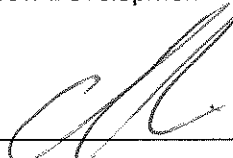
Total area in wetlands: _____ Area of wetlands affected by this proposal: _____

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

Names & addresses of others involved in the project:

Rainbow Development LLC

Carl T. Landolina
Fahey & Landolina, Attorneys LLC
487 Spring Street
Windsor Locks, CT 06096
860-627-8300
carl@faheyland.com



Signature of owner (if not applicant)

Signature of applicant
Carl T. Landolina, Authorized Agent

**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.

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.

Parks & Rec Open Space Review - Approval included ___ Application submitted ___ N/A ___

Inland/Wetlands - Approval included ___ Application submitted ___ N/A ___

D.E.P. - Approval included ___ Application submitted ___ N/A ___

State Archeologist - Approval included ___ Application submitted ___ N/A ___

F.V.H.D. - Approval included ___ Application submitted ___ N/A ___

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)

Proposed Amendments:

Modify Section V.D.2.f, Permitted Uses in the Commerce Park Transitional Zone, to read as follows:

- f. *Retail and Personal Service establishments* (including Drive-thru establishments, Type B on parcels with frontage on a State Highway)

Add the following Section V.D.5.f to the Special Permit Uses in the Commerce Park Transitional Zone:

- f. Drive Thru Establishment, Type A, subject to the following:
- Such establishments shall only be allowed on lots with frontage on a State Highway and having a minimum acreage of five (5) acres.
 - No more than one such Drive-Thru establishment per 5 acres of land shall be allowed on any lot.
 - Such establishments shall not occupy more than twenty-five (25%) percent of the total ground floor area of all buildings on the property upon completion of development on the site. If a stand-alone Type A establishment is the first building occupied no other Type A establishments shall be located on the site until this 25% provision is met.
 - The serving window where food is provided to the customer shall not be located closer, measured horizontally, than 600 feet from the serving window where food is provided to the customer of another Type A Drive Thru Establishment.
 - No said use will be permitted within 250 feet of a residence in a residential zone measured horizontally from the Type A serving window to the nearest point of the residential building.
 - The serving window shall be located at the rear or side of the building.
 - There shall be only one (1) window serving food which shall be served by one (1) vehicular service lane. Unless otherwise required by the Commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks and pedestrian access to the building.
 - No outside audio system is permitted except for a central service ordering menu board.
 - Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

CERTIFICATE OF MERGER

The undersigned parties to a Plan of Merger of even date hereby adopt a Certificate of Merger pursuant to Ct. Gen. Stat Section 34-615 as follows:

(1) Meadow Street Partners, LLP, a Massachusetts limited liability partnership which does business in Connecticut under the name Maple Birch LLP, is the merging entity not the surviving entity;

(2) Rainbow Development LLC, a Connecticut limited liability company is the surviving entity;


(3) The Certificate of Merger is to be effective at midnight on December 31, 2023; and

(4) The merger was approved by Rainbow Development LLC in accordance with Chapter 616 of Title 34 of the Connecticut General Statutes, and by Meadow Street Partners, LLP, in accordance with the law of the Commonwealth of Massachusetts.

Executed by all of the parties to the merger on this 19th day of December, 2023.

Meadow Street Partners LLP

By: O'Leary Limited Partnership

By: 
Susan O'Leary Mulhern, General Partner

Rainbow Development LLC

By: 
Kenneth P. Vincunas, Manager

RAINBOW DEVELOPMENT LLC
200 SILVER ST, SUITE 201
AGAWAM, MA 01001

February 7, 2024

Attorney Carl Landolina
Fahey and Landolina
487 Spring St # 2
Windsor Locks, CT 06096

Dear Attorney Landolina;

This letter is to authorize you to represent, and submit applications on behalf of, Rainbow Development LLC with respect to our properties located in the Town of East Granby CT, specifically, 1 Gateway Boulevard and 81 Rainbow Road.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Vincunas", written in a cursive style.

Kenneth Vincunas
LLC Manager, Rainbow Development LLC