

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

Date 09.05.2024

Application to: Planning & Zoning Commission PZC APPL.# 24-12
Zoning Board of Appeals _____ Administrative Staff _____

Property location: _____

Purpose of the application: Text amendment to remove noise regulation section

Name, Address & Telephone # of Applicant:

Robin Newton
Town Planner
Phone # (860) 653-3444
Email: Robinn@egtownhall.com

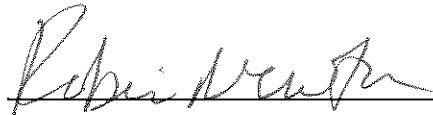
Name, Address & Telephone # of Owner if different:

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:



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.**

Rev. 12/31/13

**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)

VI. PERFORMANCE REGULATIONS

A. Performance Criteria

Unless specifically approved by the Commission, no activity or processing shall be permitted in a Business, Professional, or Industrial zone unless that operation shall:

- a. Be conducted in such manner and with such precautions against fire and explosion hazards as to produce no serious exposure hazard to adjacent property;
- b. Store bulk flammable or explosive liquids, solids, or gases in underground tanks or vaults, or in a manner approved by the Planning and Zoning Commission;
- c. Emit no offensive odors perceptible from any property line of the lot on which the operation is located;
- d. Emit no noxious, toxic, or corrosive fumes or gases;
- e. Emit no dust created by any industrial operation in excess of one cubic centimeter of settled matter per cubic meter of air;
- f. Produce no heat, glare or vibration perceptible from any property line of the lot on which the operation is located for a period exceeding 3 minutes in one hour;
- g. Use industrial and exterior lighting in a manner that it produces no glare on public highways or neighboring property, nor conflicts with any traffic signals;
- h. Produce no noise, as measured at the emitter's property line, greater than that level permitted by these Regulations.

B. ~~Noise Regulations~~

1. ~~Applienability~~

~~For all uses in all zones, no noise shall be emitted beyond the boundaries of a lot or parcel (as measured approximately one foot within the receptor's lot or parcel) in excess of the noise levels established below:~~

Receptor Zone	Emitter's Zone		
	Industrial	Business	Residential/ Agricultural
Residential/Agricultural—Night-time	51 dBA	45 dBA	45 dBA
Residential/Agricultural—Day-time	61 dBA	55 dBA	55 dBA
Business	66 dBA	62 dBA	55 dBA
Industrial	70 dBA	62 dBA	62 dBA

2. ~~Exemptions~~

~~The following uses or activities are exempted from these requirements:~~

- ~~• exemptions in accordance with Regulations of the Connecticut Department of Environmental Protection; and~~
- ~~• aircraft operations in accordance with federal guidelines.~~