

TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date 12-06-24

Application to: Planning & Zoning Commission PZC APPL.# 24-16
Zoning Board of Appeals _____ Administrative Staff _____

Property location: LOT 44 SEYMOUR ROAD

Purpose of the application: ZONE CHANGE

R-30 TO CPT
Name, Address & Telephone # of Applicant:

RIVERBEND DEVELOPMENT CT, LLC
410 INDIAN REALTY TRUSTING
204 WEST NEWBERRY ROAD, BLAINFIELD, CT 06002
Phone # 860-286-7660
Email: elag@ellecte.com

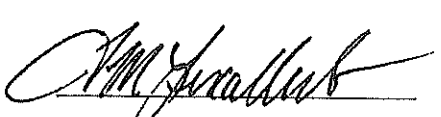
Name, Address & Telephone # of Owner if different:
SAME

Please complete appropriate sections:
Proposed Use (if applicable) _____
Is property under PA 490? Yes ___ No Present Zone(s) of affected property: R-30
Property in acres: 36.77 Number of Lots: Existing 1 Proposed _____

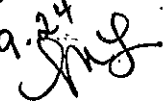
Total area in wetlands: 0 Area of wetlands affected by this proposal: _____
Are there any easements or rights-of-way? Yes ___ No (if yes, they must be shown)

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.

Paid
210
ck # 7502
12.9.24


Section #4

ZONE CHANGE - \$210 fee (Include map showing area of zone change and key map showing location of property.) Property Location 44 SEYMOUR ROAD

Present Zone R-30

Proposed Zone CPT

Area in acres 36.77

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.

- | | |
|--|---|
| <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 ___

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)

TPZ ZONE CHANGE APPLICATION NARRATIVE
LOT 44 SEYMOUR ROAD
12/06/2024

APPLICANT/OWNER:

RIVERBEND DEVELOPMENT CT, LLC
C/O INDUS REALTY TRUST INC.
204 WEST NEWBERRY ROAD
BLOOMFIELD, CT 06002

ATTN: TIM LESCALLEET, EXEC, VP

GENERAL:

This application is for a Zone Change from R-30 to CPT on a 36.77 Acre undeveloped parcel known as Lot 44 Seymour Road. The parcel has been cleared and used for agriculture for many decades. The easterly property line is the town line with Windsor. The subject parcel abuts a large undeveloped parcel to the east in Windsor zoned Industrial. To the west are existing multi-family developments zoned MFDR. To the north across Seymour Road are several parcels zoned A and to the south are residential lots along Pond Lane zoned R-30. The parcel to the east in Windsor is currently undeveloped but there is a recently approved proposed industrial/warehouse project that includes a 248,000 s.f. building and outside parking for approximately 180 trucks that could be built at any time.

The reasoning for this application includes the following:

1. Public water and sanitary sewer are not readily available to this parcel. They are currently located some 2,000 l.f. to the east on International Drive in Windsor. The cost of this extension makes a straight forward residential development under current zoning not economically feasible.
2. The development criteria listed for CPT zoning matches this property in that the CPT zone designation was created to act as a transition or buffer between industrial-commercial development and residential development. All the parcels both in East Granby and Windsor along International Drive to the east up to Route 20 are industrial developments, including the undeveloped parcel in Windsor abutting this parcel to the east. All the properties to the south, west and north are residential uses.