

TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING
DEPARTMENT

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February 13, 2023

TO: Planning and Zoning Commission
FROM: Robin Newton, AICP, CZEO, Town Planner

Re: Application #23-02 – Copart of Connecticut, Inc., Zone Text Amendment, Section V.C.5.c Automotive-Type Uses in the CP-B Zone.

Plans and Submittals:

1. Land use application form;
2. Explanation and Text of Proposed changes.

Staff Comments:

This proposed text amendment is to remove the language which currently states, " c. Automotive sales, new and used (excluding wholesale or auction sales of automobiles as primary or accessory use). Accessory service and repairs are allowed provided:

- all service is performed indoors,
- any external storage shall be specifically approved by the Commission, and
- the provisions of Section IX.D. are also met.

And replace it with the following:

Virtual(online) auction sales to institutional, commercial, and private owners of used, undamaged or damaged vehicles, and ancillary receiving, shipping, and administrative activities are allowed as a primary use provided:

- all Sales are conducted online, over the internet;
- all vehicles are sold intact with no dismantling, fluid draining, and crushing or part sales are conducted on site;
- external storage shall be subject to PZC Commission approval;
- the provisions of Section IX.D are also met.

All other forms of wholesale or auction sales of automobiles as primary or accessory uses are prohibited.

For reference this is the language in Section IX.D of the regulations:

D. GASOLINE & AUTOMOTIVE SALES AND SERVICE

1. No such use shall be located less than 400 feet from a building used for public assembly, or the nearest entrance to a park, playground, school, hospital, church, theater, or library.
2. No gasoline filling appliance shall be located within 45 feet of any street or property line.
3. All repairs, except for emergency repairs, shall take place within a building.

4. Except as provided in Section VII.B., there shall be no storage of vehicles which are unregistered or are unfit for repair.

Review of PoCD and Staff Recommendation

1. CRCOG comments were as follows:

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

2. Review for consistency with the Plan of Conservation and Development:

Chapter 10 of the PoCD is dedicated to Business and Industry. Unfortunately, this section focuses on specific zones such as the Village Center and Transition Zone and not all the Commercial Zoning District. As such there is no specific visioning or goals related to the uses in Commerce Park B. The land use maps current and proposed are unchanged.

In reviewing the regulations for consistency of uses within the specific zone, it seems arbitrary that the zone allows for all Automotive Type uses, with the exception of the wholesale or auction sales. The current regulations allow for new and used auto sales, auto repair and motor vehicle recycling. The only automotive use removed, after the approval of the existing business, was auto auctions. The use is in line with and similar to the already approvable uses in the District.