

TOWN OF EAST GRANBY
LAND USE APPLICATION FORM

Date April 26, 2023

Application to: Planning & Zoning Commission PZC APPL.# 23-04
Zoning Board of Appeals _____ Administrative Staff _____

Property location: 32-34 Hazelwood Road, East Granby

Purpose of the application: Zone Change to CPB

Name, Address & Telephone # of Applicant:

Dattco, Inc.
583 South Street
New Britain, CT 06051
Phone # 860-356-0252
Email: carl@faheyland.com

Name, Address & Telephone # of Owner if different:

K&L Enterprise LLC
316 Old County Road
Windsor Locks, CT 06096


Please complete appropriate sections:

Proposed Use (if applicable) Industrial
Is property under PA 490? Yes ___ No Present Zone(s) of affected property: CPA
Property in acres: 3.09 Number of Lots: Existing 1 Proposed 1

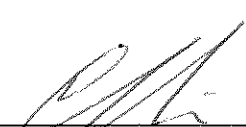
Total area in wetlands: 0 Area of wetlands affected by this proposal: 0
Are there any easements or rights-of-way? Yes ___ No (if yes, they must be shown)

Names & addresses of others involved in the project:

Carl T. Landolina
Fahey & Landolina, Attorneys LLC
487 Spring Street
Windsor Locks, CT 06096



Carl T. Landolina
Signature of applicant
Authorized Agent



Carl T. Landolina
Signature of owner (if not applicant)
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 32-34 Hazelwood Road, East Granby

Present Zone CPA

Proposed Zone CPB

Area in acres 3.09

Affordable Housing - yes ___ no

Explain reason for proposal in a separate letter. See attached.

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)



583 South Street New Britain, CT 06051
P. 860.229.4878 TF. 800.229.4879 F. 860.826.1115

April 19, 2023

Re: 32-34 Hazelwood Road, East Granby, Connecticut

To Whom It May Concern:

DATTCO, Inc. hereby authorizes Carl T. Landolina, Esq., to sign and file a zone change application on its behalf for property located at 32-34 Hazelwood Road, East Granby, Connecticut.

Very truly yours,

A handwritten signature in black ink, appearing to read "KAD" followed by a long horizontal stroke and a small flourish at the end.

Kevin A. DeVivo
General Manager

K&L Enterprise LLC
316 Old County Road
Windsor Locks, Connecticut 06096


March 23, 2023

Re: 32-34 Hazelwood Road, East Granby, Connecticut

To Whom It May Concern:

K&L Enterprise LLC hereby authorizes DATCO, Inc. (or its designee) to file a zone change application for our property located at 32-34 Hazelwood Road, East Granby, Connecticut.

Very truly yours,


June K. LaForge
Member

Authentisign

Kathleen Kobos, Member K&L Enterprise LLC

03/24/23

Kathleen Kobos
Member

32 Hazelwood Road/Letter re Authorization to Apply for Zone Change

Zone Change Narrative

The property at 32-34 Hazelwood Road is a 3.09 acre parcel having the Windsor Town Line as its southerly boundary.

In 1995 then owner Stephen Bednaz (Bednaz Excavating) received site plan approval to remove an accessory garage serving a non-conforming residential structure on adjacent property and construct a metal industrial building. That new building is approximately 5600 square feet in size. The property is served by a private well and on-site sewage disposal. In 1995 the property was located in the Industrial zone. In September 2007 the Industrial zone was renamed the Commerce Park Zone.

In April 2010 the regulations were amended to divide the Commerce Park Zone into two distinct districts; Commerce Park A (CPA) and Commerce Park B (CPB). Most of the industrial land (including 32-34 Hazelwood Road) in the eastern part of town was rezoned CPA while the industrial land in the southwesterly side of the town was rezoned CPB. The uses in both zones are set forth in Attachment A. As a result of the rezoning the property at 32-34 Hazelwood Road (which had an approved site plan for use as "contractor's yard") became a non-conforming use.

The Applicant wishes to use the property in a manner consistent with its current use. The use would include working on company owned vehicles inside the existing building, storing buses on the site with a smaller material storage area to the rear. These uses are no longer permitted in the CPA zone.

The CPA zone currently permits offices, warehousing laboratories, light manufacturing and warehousing. Certain other uses are permitted by special permit but none of the uses include the uses proposed by the Applicant. The CPA zone also states

that "all development proposals are required to be serviced by water and sewer...". This site has neither.

The CPB Zone permits most of the uses permitted in the CPA zone and adds storage, automotive, landscape nursery, contractor storage yards and "other suitable uses". Uses in the CPB zone are not required to be serviced by public water and sewer.

The current use of the property and the use intended by the applicant, together with the lack of public water and sewer, make this property a perfect candidate for a zone change to the Commerce Park B Zone.