



TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING DEPARTMENT
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Date: May 25, 2023

To: Planning & Zoning Commission

From: Robin Newton, AICP, CZEO, Director of Planning and Economic Development

Re: Application #23-04, Dattco, Inc., Applicant, K&L Enterprise, LLC, owner for a Zone Change on property located at 32-34 Hazelwood Road, East Granby, CT from Commerce Park A to Commerce Park B

(rec'd 05/09/23) (h/d 06/13/23)

Plans and Submittals:

1. Land Use Application
2. Zone Change Narrative
3. Previously prepared plot plan of the subject parcel

Staff Comments:

1. The parcel subject to this Zone Change request is located on the westerly side of Hazelwood Road known as 32-34 Hazelwood Road. This parcel consists of approximately 3.09 acres of land.
2. The applicant is requesting a Zone Change from the current Commerce Park A Zoning designation to the Commerce Park B Zoning designation. The proposed future use of the property is consistent with uses that previously were allowed in Commerce Park A but are now allowed in Commerce Park B.

Staff is supportive of this request. The request for a Zone change is consistent with the current regulations and specifically with Section V.C.7 which says that a parcel which is adjacent to a Commerce Park A or Commerce Park B zone may be changed to the alternate zoning district.

The use on the property is inconsistent with the Commerce Park A zone as is the proposed future use indicated by the applicant. Additionally, the Commerce Park A zone is indicated in the regulations to be in areas served by public water and sewer. This parcel currently is not.