

Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, January 9, 2024
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

In-Person: Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT	
Online: Click link below: https://us06web.zoom.us/j/83921116459	OR Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 839 2111 6459
Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 839 2111 6459 You can bypass attendee number by pressing #	

Call to Order:

Roll Call:

Staff Present:

Seating of Alternates:

Election of Officers:

Public Commentary:

Additions to Agenda: None.

Approval of Minutes: Regular Meeting Minutes December 12, 2023

Public Hearings:

- SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.
- IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

Old Business:

1. **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.
2. **IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.
3. **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading.

New Business:

1. **DR 23-004 Chris and Pam Cadro, owners, Dubois Forestry, applicant; 232 Canterbury Road; Map 23 Lot 21; RA Zone;** Timber harvest: Improve forest health by removing trees with defect, deformity, die-back and disease. This is a silvicultural thinning treatment for salvage and regeneration.

Other Business:**Communications:**

1. Wetlands Agent Monthly Report.
2. Budget Update.

Public Commentary:

Adjourn:

Richard Oliverson, Chairman

Brooklyn Inland Wetlands and Watercourses Commission

Regular Meeting Minutes

Tuesday, December 12, 2023

Zoom and In-Person Meeting

Clifford B. Green Memorial Center

69 South Main Street

6:00 p.m.

Call to Order: 6:00 pm

Roll Call: Richard Oliverson; Adam Brindamour; Jason Burgess; James Paquin; Demian Sorrentino; Janet Booth; Adam Tucker.

Staff Present: First Selectman Austin Tanner, via Zoom; WEO, Margaret Washburn; Recording Secretary, Terry Mahanna

Attendance: Attending in person: Daniel Blanchette, J&D Civil Engineers; Paul Archer, Archer Surveying; Brooklyn residents: Jackie Igliozi, Betsey Mongirdis, Matt Allen; 1 additional attendee in audience.

Attending via Zoom: First Selectman, Austin Tanner; Brooklyn resident, Sharon Loughlin; Austin George; Lisa Blanchette; Applicant, Greg Fisher; 3 additional guests.

Seating of Alternates: None.

Public Commentary: None.

Approval of Minutes:

IWWC Regular Meeting minutes from November 14, 2023 accepted as written.

Site Walk minutes from November 25, 2023 visit to 459 Wolf Den Road (Greg & Nicole Fisher application IWWC 23-011) accepted as written.

Public Hearings:

IWWC 23-011 Nicole Wineland-Thomson Fisher, applicant; 459 & 481 Wolf Den Road, Map 18, Lots 18A & 18B, RA Zone; Proposal to construct driveway & parking lot for events venue; majority of parking lot in the upland review area; 310 sf of wetlands to be permanently filled; grading for tent area, and excavation of 1400 sf of wetlands to create pond.

Daniel Blanchette, P.E. was present and represented this project. He directed his initial presentation towards the audience in attendance in the room. He showed the plans and gave an overview of the project, explaining that a wetlands permit was not needed for the previous project. The application for which they are currently seeking approval is not for a change of use or ownership. They are proposing to relocate the parking lot further back off the road behind the barn and to construct a longer driveway, resulting in less noise and light pollution. A small pocket of wetlands will be permanently filled to construct the parking lot. A separate wetland will be altered to

create a permanent pond. The blue-dashed line on the plans represents the upland review area. A PZC public hearing is scheduled for next Tuesday, 12/19.

Mr. Blanchette answered the following questions:

1. From Brooklyn resident, Betsey Mongirdis – Where is the brook? The brook is on the western property boundary.
2. From Brooklyn resident, Jackie Igliozi – Where will the pond be? 800' from the brook.

Mr. Blanchette provided a recap of changes made to the plans since the last meeting. Additionally, he reviewed his answers to Regional Engineer Syl Pauley's questions received the day prior, and answered additional questions from the Commission and public:

- He estimates ground water to be 2-3 feet down in spring; this will cause no significant impact to the performance of the drainage basins. Mr. Blanchette does not want to raise the basins. To raise them would require a longer slope, resulting in a greater impacts to wetlands. Demian Sorrentino asked if it would be necessary to raise the basins or just the berm. Mr. Blanchette replied that raising the berm would also require more grading towards the wetlands.
- Stagnation in pond: an aerator pump could be installed, if necessary, although he does not expect weeds or algae.
- A dewatering bag will only be used during construction – he will add a note to clarify this.
- A curtain drain will be placed above the tent area, about 2 feet down. Perforations are on all sides – he can clarify this in a note on the plan, if needed.
- Drainage report/water quality volume: Mr. Pauley indicated the basins supply 86%. Mr. Blanchette referenced the guidelines which require capturing the first inch in a storm event. This applies to impervious surfaces. The project has been modelled as if the whole area is paved. Demian Sorrentino asked if the water quality volume is smaller because of 1-2" of groundwater in the basins in the spring. Mr. Blanchette indicated the parking lot is not paved and his calculations are efficient. He also does not see any value in removing underdrains, as he believed Mr. Pauley wanted.
- Signature block: Mr. Blanchette will add this.
- Janet Booth mentioned that the owners will want a healthy pond and asked if a riparian area around the pond can be created. Native vegetation will produce a healthy environment. Mr. Blanchette mentioned he can add this and is open to recommendations from the Commission. Ms. Booth mentioned that solar aerators exist, while Ms. Washburn added that barley balls help to prevent algae.
- Adam Brindamour asked if any alternative locations for the pond had been considered, outside of wetlands. Mr. Blanchette replied no alternatives were considered.
- Ms. Booth asked about the grade for the tent: 2-3 feet per Mr. Blanchette.
- Mr. Blanchette stated the CT stormwater guidelines are general and the formulas do not always apply. He feels his design is going to work well. Also, zoning regulations refer to the guidelines.
- James Paquin asked why the parking lot was designed as if it were impervious. Mr. Blanchette replied that he wanted to be conservative. Margaret Washburn asked if basins are designed as if the whole parking lot were impervious. Mr. Blanchette responded 'yes' and added that the parking lot surface will be pea-stone for aesthetics.
- Public members in the audience also asked about:

- A stockpile area and will topsoil be saturated. Mr. Blanchette indicated much of the material will be used for grading around the tent, although topsoil may be stockpiled.
- A reserve parking lot area for future needs. Mr. Blanchette was not familiar with this regulation but provided his contact information in which to email him if desired. Richard Oliverson added that reserve areas are typically for septic systems and not parking lots.
- Studies on aquatic life: none done.
- The 2 addresses, 459 vs. 481: the house is 459 (on Lot 18A) and the barn is 481 (on Lot 18B).
- Tent: the tent is for weekend use for events as needed, with no permanent platform.

A **motion** was made at 6:31 pm by James Paquin to close the Public Hearing, seconded by Jason Burgess. Motion passed unanimously by vote 7-0-0.

Old Business:

IWWC 23-011 Nicole Wineland-Thomson Fisher, applicant; 459 & 481 Wolf Den Road, Map 18, Lots 18A & 18B, RA Zone; Proposal to construct driveway & parking lot for events venue; majority of parking lot in the upland review area; 310 sf of wetlands to be permanently filled; grading for tent area, and excavation of 1400 sf of wetlands to create pond.

James Paquin indicated he could accept the calculations done. Gravel absorbs water, pavement does not. Richard Oliverson asked if they should wait for PZC before approving. Margaret Washburn mentioned that PZC is waiting for IWWC to approve. Demian Sorrentino added that these comments also go to the PZC.

A **motion** was made by James Paquin to approve the application with standard conditions and the following special conditions: (1) notifying the wetlands agent 48 hours prior to excavating the pond and (2) by adding a signature block to the plans for the Commission. Motion was seconded by Adam Tucker. Motion passed unanimously by vote 7-0-0.

New Business:

1. **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.

Margaret Washburn indicated that per her site visit she saw no direct impacts to wetlands.

A **motion** was made by Demian Sorrentino to receive the application and to schedule a public hearing for the next IWWC meeting on January 9, 2024, because it is in the public interest. Motion was seconded by Adam Brindamour. James Paquin opposed the need for a public hearing. Motion passed by majority vote 6-1-0.

2. **IWWC 23-013 Robert & Teresa Ross, owners/applicants; Map 10 Lot 7; Hartford Road, RA Zone;** Proposal to construct single-family home, garage, pole barn, koi pond, and to repair and stabilize a box culvert over Stony Brook.

Margaret Washburn indicated this application received Duly Authorized Agent Approval with IWWC Chairman's approval. As a secondary note, she noticed an error in her monthly Agent report that she will correct.

3. **IWWC 23-014 Richard Oliverson, applicant; Map 26 Lot 15; 98 Barrett Hill Road, RA Zone;** Proposed 12' x 16' pergola on stone pad and landscape fabric; total regulated area in upland review area equals 320 sf.

Duly Authorized Agent Approval with Vice Chairman's Approval.

4. **IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

Paul Archer was present to represent this project. He indicated this property is West of the NAPA building. The state of CT used this as a staging area when Rt. 6 was built. The state created these wetlands by compacting the soil. They put in an 18" culvert where the driveway is going. More will be presented at the public hearing.

Margaret Washburn recommended the completion and submittal of a prudent alternatives analysis.

Demian Sorrentino asked that George Logan (soil scientist) be present at the public hearing. Mr. Archer acknowledged that Mr. Logan will be present. Mr. Sorrentino also recognizes how the wetlands were created. He added that it is common that a feasibility analysis is not provided on applications and is only required where there is direct impact.

Janet Booth agrees that a feasible alternative analysis should be included.

Ms. Washburn added that the statutes are the same whether the wetlands are man-made or not. There is no difference as to required sediment controls. This application was submitted without any sediment or erosion controls. She also added that other commissions require that alternatives and/or mitigation steps be listed on all applications.

Adam Brindamour stated that the application is incomplete due to missing items and questioned as to whether it should be denied.

A **motion** was made by Mr. Sorrentino to receive the application and schedule a public hearing for January 9, 2024 due to significant impact. The motion was seconded by Ms. Booth. Mr. Brindamour opposed moving the application forward with the scheduling of a public hearing. Motion passed by majority vote 6-1-0.

5. **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading.

Paul Archer was present representing this project. He indicated this project has not yet received NDDH approval. He provided a high-level overview: 7-lot conservation subdivision, has talked to the PZC, ~450-foot private road, everything is in the upland review area, no impact to wetlands.

Mr. Archer provided the following in response to questions from the Commission:

- A conservation subdivision equates to ~40% in open space. 30,000 sf reduced lot size to trade for open space.
- The last lot, Lot 7, will own the deed restriction for the permanently protected open space and private road. The PZC will put limitations on use of the open space.
- The town determines if they need an easement.
- Frontage/setbacks are determined by the entrance route. There is a small pocket of wetlands in the front of the property and a stream way down in the back.
- All 7 properties will have shared responsibility for the private road.
- Upland Review Area is shown on sheet 3A.

Per Margaret Washburn, Syl Pauley indicated that the drainage calculations need to be re-worked.

The application was received with no public hearing scheduled.

Other Business:

1. 36 Paradise Drive Enforcement Order discussion with First Selectman re: Town Attorney taking it to Superior Court to be upheld.

First Selectman Austin Tanner called the attorney on 12/12/23 in reference to this violation. Margaret Washburn asked that he put an update in email form so she can share it with the Commission.

2. 2024 IWWC meeting dates

Adam Tucker recommended that meetings be hybrid to reduce the notice to 24 hours vs 48 hours.

A **motion** was made by Adam Brindamour to accept the 2024 meeting schedule. Motion seconded by Jason Burgess. Motion passed unanimously by vote 7-0-0.

Communications:

1. Wetlands Agent Monthly Report: Margaret Washburn mentioned she would correct the mistakes she found.
2. Budget Update: Was provided to Commission, with no further discussion needed.

Public Commentary: None

Additional discussion: Adam Brindamour wanted to further discuss the Commission's acceptance of applications that were not completed. He believes that if an application is incomplete, it should be rejected in consideration of the time constraints placed on the Commission.

James Paquin indicated he did not disagree and mentioned that staff should deny applications that are incomplete. Margaret Washburn clarified that staff can not reject applications, only the IWWC.

Adjourn: **Motion** to adjourn was made at 7:13 p.m. by James Paquin and seconded by Adam Brindamour. Motion carried unanimously by vote 7-0-0.

Submitted By:
Terry Mahanna
Recording Secretary

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT KA&G Investments LLC MAILING ADDRESS 90 Brown Road, Voluntown, CT 06384
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860-234-3183 EMAIL kaandginvestments@gmail.com

PROPERTY OWNER IF DIFFERENT _____ PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) David Held, PE, LS Provost & Rovero, Inc.

ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS Wauregan Road & Gorman Road
MAP # 32 LOT # 15-1 ZONE R30 TOTAL ACRES 18.168 ACRES OF WETLANDS ON PROPERTY 2.20 acres

PURPOSE AND DESCRIPTION OF THE ACTIVITY _____
14 lot resubdivision for development of single family homes

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED No CUBIC YDS 0 SQ FT 0
EXCAVATION PROPOSED No CUBIC YDS 0 SQ FT 0
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT _____ ACRES 2.5+/-

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): _____
Various development alternatives were considered which would have resulted in more impact to regulated areas and/or direct wetland impact. No direct impact to wetlands is proposed with the chosen design.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY N/A SQFT N/A ACRES N/A

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) N/A
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? No

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: David Held DATE 11-22-2023

OWNER: [Signature] DATE 11/22/23



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn
Does this project cross municipal boundaries (check one)? Yes _____ No x
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
6. LOCATION (see directions for website information): USGS Quad Map Name: Danielson or Quad Number: 43
Subregional Drainage Basin Number: 3711
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): KAG Investments LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Waverigan Road & Gorman Road
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent x
Description: 14 lot residential subdivision
9. ACTIVITY PURPOSE CODE (enter one code letter): B
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 9, 12, 14, _____
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 2.516 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

PROPOSED 14 LOT RESUBDIVISION

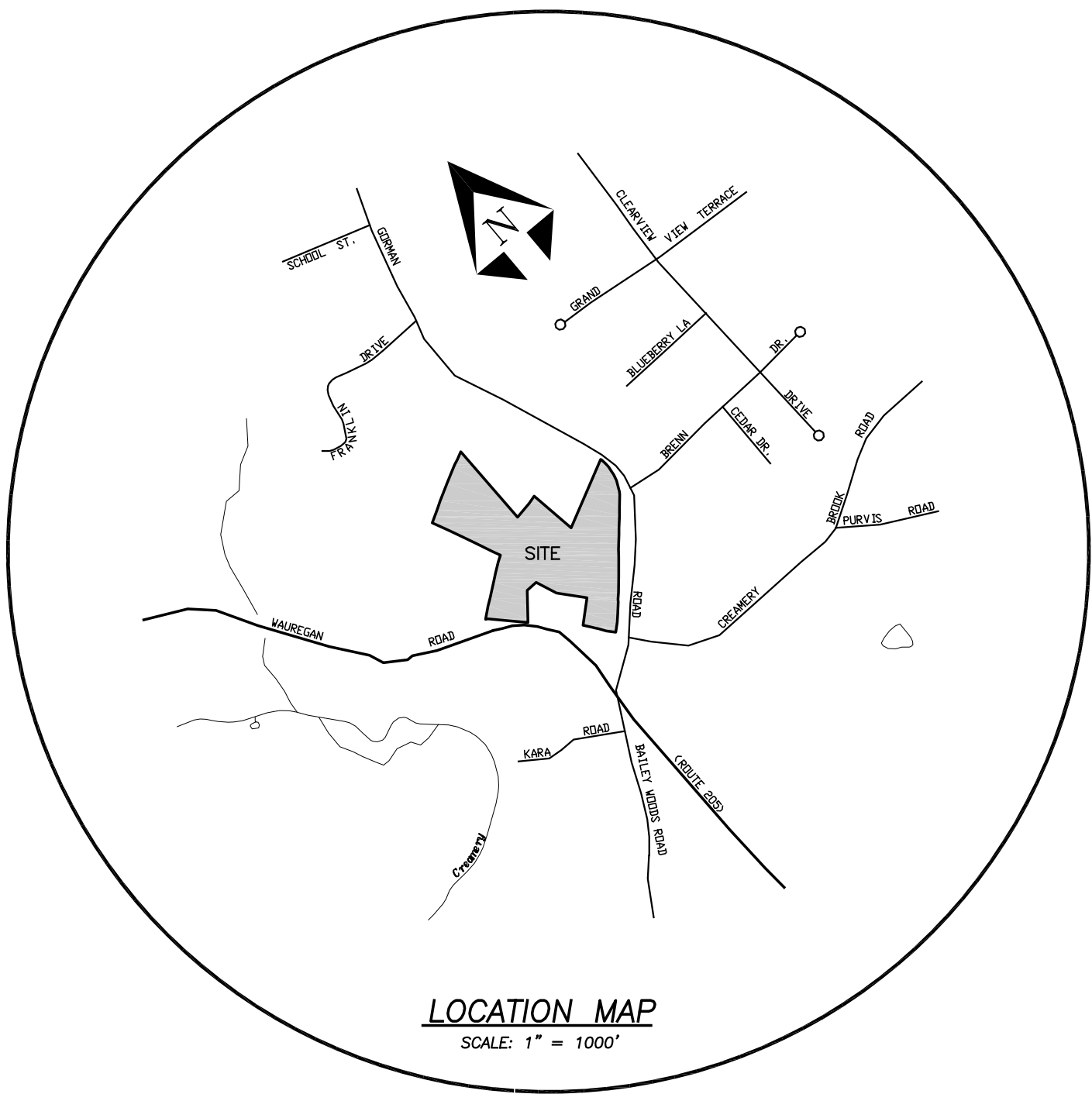
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

PROPERTY OWNER & APPLICANT:

KA&G INVESTMENTS LLC
90 BROWN ROAD
VOLUNTOWN, CT 06384

LEGEND

○	IRON PIN OR PIPE FOUND
●	DRILL HOLE SET
●	IRON PIN TO BE SET
#	INLAND WETLAND FLAG
⊠	PERCOLATION TEST
⊠	TEST PIT
⊕	EXISTING WELL
⊕	EXISTING MAILBOX
⊕	EXISTING UTILITY POLE
⊕	EXISTING STONE WALL
⊕	EXISTING TREE LINE
⊕	EXISTING GUIDE RAIL
⊕	EXISTING RETAINING WALL
⊕	EXISTING INDEX CONTOUR
⊕	EXISTING CONTOUR
⊕	PROPOSED U.G. UTILITIES
⊕	PROPOSED CONTOUR
⊕	BUILDING SETBACK
⊕	PROPOSED SILT FENCE
⊕	PROPOSED GUIDE RAIL
⊕	PROPOSED CLEARING LIMITS



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 8
RESUBDIVISION MAP	2 OF 8
SITE PLAN No. 1	3 OF 8
SITE PLAN No. 2	4 OF 8
DETAIL SHEET No. 1	5 OF 8
DETAIL SHEET No. 2	6 OF 8
SIGHTLINE DEMONSTRATION PLAN No. 1	7 OF 8
SIGHTLINE DEMONSTRATION PLAN No. 2	8 OF 8

CT DOT STANDARD DRAWINGS

TITLE	SHEET No.
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 1	HW-918_01a
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 2	HW-918_01b
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 3	HW-918_01c

PREPARED BY:

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

OCTOBER 30, 2023

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Per Sec. 8.26 of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE BROOKLYN INLAND WETLANDS COMMISSION.

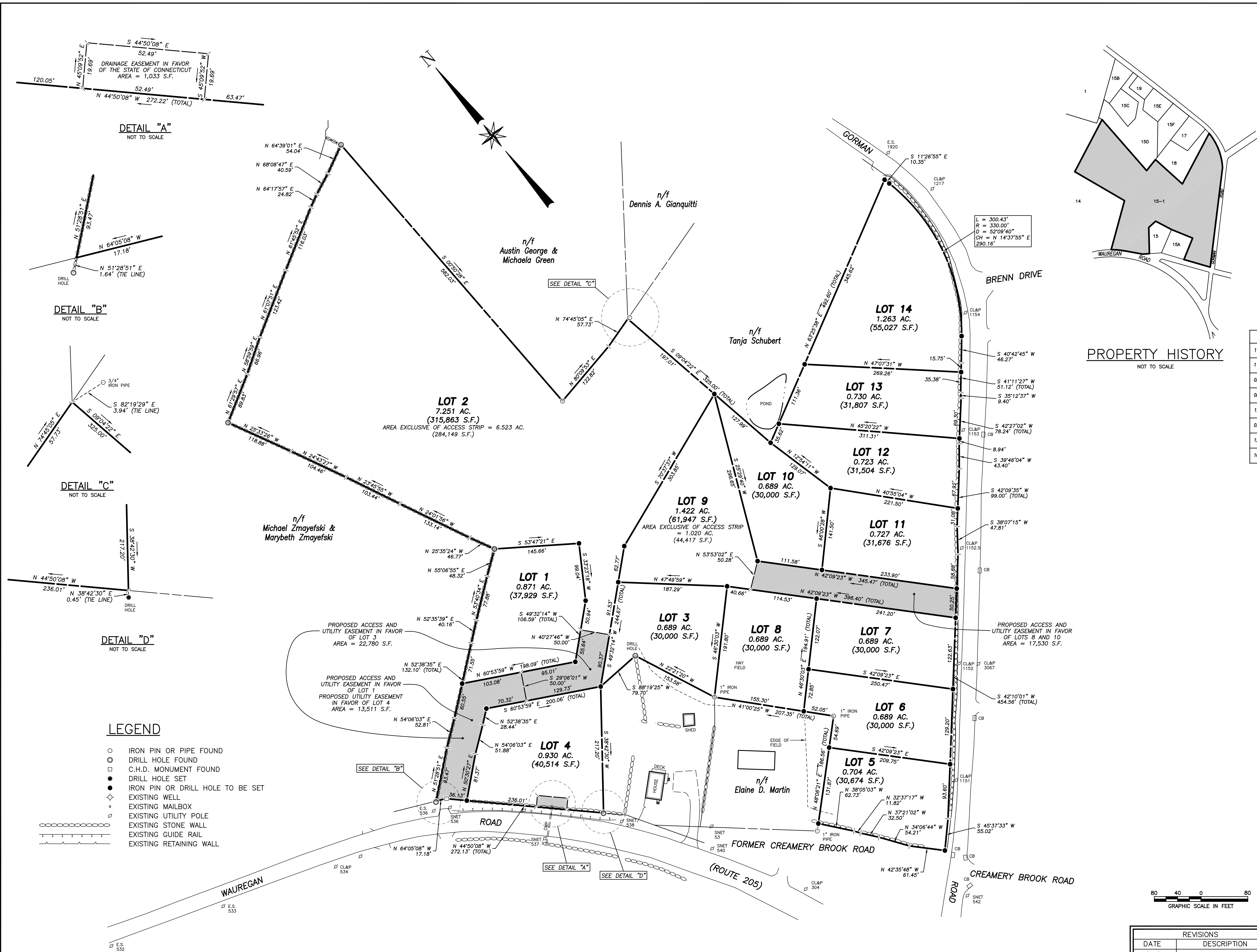
THE APPLICANT WILL CONTACT THE BROOKLYN INLAND WETLANDS COMMISSION OR ITS AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN DATE

ENGINEER DATE

SHEET 1 OF 8
JOB NO: 233023
DWS NO: Client File



PROPERTY HISTORY

DATE	LOT	GRANTOR	TO	GRANTEE
11/24/1971	15A	Alex & Charles Pakulis	TO	John Karalis & Amelia Karalis
11/27/1978	18	Alex & Charles Pakulis	TO	Lucien A. Brodeur & Linda K. Brodeur
05/25/1984	15B	Alex & Charles Pakulis	TO	Christoper R. Kounekis & Helene R. Kounekis
08/08/2002	15C	Alex & Clarisse Pakulis	TO	Johnny Gomez & Sherry A. Gomez
12/21/2001	15E	Alex & Clarisse Pakulis	TO	Linda V. Buisson & Scott A. Buisson
03/04/2002	15F	Alex & Clarisse Pakulis	TO	Alice M. Hill & Allen S. Hill
12/09/2009	15D	Est. of Alex Pakulis	TO	Lucien A. Brodeur
10/05/2023	15-1	Norman O. Young, Jr.	TO	KA&G Investments LLC

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Boundary Determination Category: Resurvey and First Survey (along existing boundary lines) and Original Survey (along proposed lot lines).
 - Survey Type: Resubdivision Map.
 - The subject property is shown as Lot 15-1 on Assessor Map 32.
 - Zone: R-30.
 - Bearings shown hereon are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
 - The intent of this survey is to show a proposed resubdivision of the subject property.
- MAP REFERENCES:**
- "Property Survey - Showing Parcel Division - Prepared for - The Lucien A. Brodeur Irrevocable Grantor Trust - 198 Wauregan Road - Brooklyn, Connecticut - Scale: 1" = 80' - Dated: 9/29/2023 - Provost & Rovero, Inc."
 - "Property Survey - Boundary Line Modification - Prepared for - Lucien Brodeur - Gorman Road - Brooklyn, Connecticut - Scale: 1" = 30' - Dated: March 1, 2022 - Archer Surveying LLC - KWP Associates"
 - "Subdivision Plan - Prepared for - Alex Pakulis & Clarisse Pakulis - Gorman Road - Brooklyn, Connecticut - Scale: 1" = 40' - Dated: 7/25/2001 - Sheet 1 of 3 - KWP Associates"
 - "Town of Brooklyn - Map Showing Land Acquired From - Alex Pakulis Et Al - by - The State of Connecticut - Department of Transportation - Intersection and Drainage Improvements on Route 205 - Scale: 1:500 - Dated: March 1996, Revised: 1-13-97"
 - "Map Showing Property of - John & Amelia Karalis - Creamery Brook Road - Brooklyn, Connecticut - Scale: 1" = 20' - Dated: November 1971 - Donald L. Ayrton, Reg. L.S. 6623"
 - "Connecticut State Highway Department - Right of Way Map - Town of Brooklyn - Brooklyn-Wauregan Road - From the Harris Property - Southerly About 6,100 Feet - Route No. 144 - Scale: 1" = 40' - Dated: June 30, 1930, Revised: March 1962"

RESUBDIVISION MAP

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provincinc.com
www.provincinc.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON,

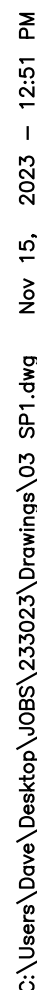
DAVID J. HELD, L.S. LIC. NO. 24267 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: DJH
SHEET: 2 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

80 40 0 80
GRAPHIC SCALE IN FEET





SURVEY NOTES

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, amended October 26, 2018;

This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.

- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.

2. Zone: R-30

3. Owner of record: KA&G Investments LLC
90 Brown Road
Voluntown, CT 06384

4. The intent of this survey is to show the conceptual residential development of proposed building lots.

6. North orientation is referenced to CT state plane coordinates, NAD83(2011) Epoch 2010.0000.

7. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

8. Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.

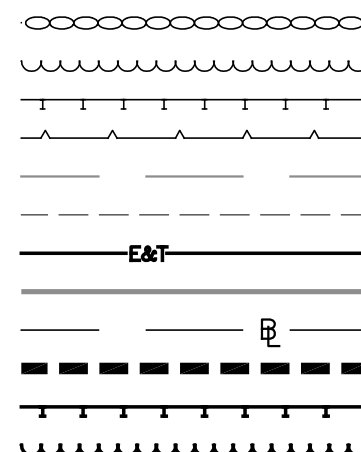
9. The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 09015C0239FF - Effective Date: 9/7/2023.

10. There are no apparent wells within 75' of proposed septic systems shown hereon. There are no apparent septic systems within 75' of proposed wells shown hereon.

- 11.NDDH File #24000089.

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- # INLAND WETLAND FLAG
- ⊗ PERCOLATION TEST
- ⊗ TEST PIT
- ⊕ EXISTING WELL
- ⊕ EXISTING MAILBOX
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS



MATCHLINE — SEE SITE PLAN No. 1

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON,

DAVID J. HELD, L.S. LIC. NO. 24267 DATE _____

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

GENERAL LOCATION SURVEY
SITE PLAN No. 2
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).

2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.

2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.

3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.

4. Inspect and repair barrier after heavy rainfall.

5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.

6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.

7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

- the fence has been overtopped, undercut or bypassed by runoff water,
- the fence has been moved out of position (knocked over), or
- the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.

2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.

3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.

4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.

5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:

- the barrier has been overtopped, undercut or bypassed by runoff water,
- the barrier has been moved out of position, or
- the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

2-2

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a uniform depth approximating existing conditions on imported silt or suitable on-site materials.

2. Apply agricultural ground limestone. Apply fertilizer. Quantities shall be determined based on laboratory soil tests. Work lime and fertilizer into the soil to a depth of 4".

3. Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.

4. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.

5. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address

the potential overlap of actions in a sequence which may be in conflict with each other.

Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.

Route traffic patterns within the site to avoid existing or newly planted vegetation.

Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.

Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.

Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.

Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

Segregate construction waters from clean water.

Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.

Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.

Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.

Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.

Grade and landscape around buildings and septic systems to divert water away from them.

TEST PIT OBSERVATIONS

Northeast District Department of Health

November 6, 2023

TEST PIT DEPTH SOIL PROFILE

5-1

0-9" topsoil/roots

9"-35" fine sandy loam mixed w/ rotten rock

35"-51" very fine loamy sand mixed w/ some rocks

48"-103" boney med. coarse sand w/ large rocks

Mottling N/A

Ledge N/A

GW N/A

Restrictive 35"

5-2

0-22" topsoil/roots

22"-35" fine sandy loam

35"-51" very fine mottled loamy sand, silty w/ rotten rock

51"-100" grey med. coarse sand w/ large rocks

Mottling 35"

Ledge N/A (rotten rock @ 48")

GW N/A

Restrictive 35"

6-1

0-10" topsoil/roots

10"-21" fine sandy loam

21"-34" very fine loamy sand, silty

34"-88" grey mixed med. coarse sand w/ large rocks

Mottling N/A

Ledge N/A

GW N/A

Restrictive 34"

6-2

0-20" topsoil/roots

20"-52" fine sandy loam

52"-68" loamy fine sandy, silty

68"-100" med. coarse sand w/ large rocks

Mottling N/A

Ledge N/A (rotten rock @ 58")

GW N/A

Restrictive 68"

7-1

0-7" topsoil/roots

7"-20" fine sandy loam, small rocks

20"-91" rotten rock mixed in w/ med. coarse sand & large rocks

Mottling N/A

Ledge N/A (rotten rock @ 20")

GW N/A

Restrictive N/A

7-2

0-8" topsoil/roots

8"-18" fine sandy loam w/ large rocks

18"-32" very fine loamy sand, silty

32"-98" grey mixed loamy med. coarse sand and rocks

Mottling N/A

Ledge N/A (rotten rock @ 20")

GW N/A

Restrictive 32"

8-1

0-9" topsoil

9"-15" sandy loam, some large rocks

15"-27" yellow/brown loamy fine sand

27"-33" white/grey silty loamy fine sand

33"-82" rotten rock, large rocks w/ silty sand & some gravel

Mottling N/A

Ledge N/A (rotten rock @ 33")

GW N/A

Restrictive 27"

8-2

0-10" topsoil

10"-16" sandy loam, some large rocks

16"-30" yellow/brown loamy fine sand

30"-54" white/grey silty loamy fine sand

54"-104" very silty sand & gravel and rotten rock

Mottling N/A

Ledge N/A (rotten rock @ 54")

GW N/A

Restrictive 30"

9-1

0-10" topsoil/roots

10"-18" loamy mixed med. sand w/ some rocks

18"-36" boney coarse sand

36"-97" washed sands w/ large rocks

Mottling N/A

Ledge N/A (rotten rock @ 32")

GW N/A

Restrictive 36"

9-2

0-6" topsoil/roots

6"-16" loamy mixed med. sand w/ rocks

16"-36" boney coarse sand

36"-90" washed sands w/ large rocks

90"-93" groundwater

Mottling N/A

Ledge N/A

GW N/A

Restrictive 36"

10-1

0-10" topsoil

10"-30" brown/yellow loamy fine sand, large rocks

30"-46" white/grey loamy very fine sand

46"-80" large rocks, rotten rock w/ silty sandy gravel

Mottling N/A

Ledge N/A (rotten rock @ 30", boulder @ 41")

GW N/A

Restrictive 30"

10-2

0-12" topsoil

12"-24" yellow/brown sandy loam, large rocks

24"-30" brown/yellow loamy fine sand, large rocks

30"-57" large rocks, rotten rock w/ white/grey loamy very fine sand

57"-84" large rocks, rotten rock w/ silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 30")

GW N/A

Restrictive 30"

10-3

0-20" topsoil

20"-28" brown/yellow sandy loam, some rotten rock

28"-35" brown/yellow loamy fine sand

35"-59" white/grey very loamy very fine sand, high iron content

59"-87" large rock/rotten rock w/ silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 28")

GW N/A

Restrictive 27"

11-1

0-10" topsoil

10"-19" brown/yellow loamy fine sand

19"-24" loamy very fine sand, some very large rocks

24"-98" large rocks w/ silty sand & gravel

Mottling N/A

Ledge N/A

GW N/A

Restrictive 24"

11-2

0-9" topsoil

9"-15" sandy loam, rocks

15"-30" brown/yellow loamy fine sand

30"-32" white/grey silty loamy fine sand

32"-94" rotten rock, large rock w/ silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 32")

GW N/A

Restrictive 30"

TEST PIT OBSERVATIONS

Northeast District Department of Health

November 6, 2023

TEST PIT DEPTH SOIL PROFILE

12-1

0-7" topsoil/roots

7"-18" fine sandy loam

18"-33" loamy med. coarse sand w/ large rocks

33"-98" boney compact silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 18")

GW N/A

Restrictive 33"

12-2

0-6" topsoil/roots

6"-22" fine sandy loam w/ small rocks

22"-34" med. coarse sand mixed w/ loam & large rocks

34"-72" boney compact silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 14")

GW N/A

Restrictive 34"

13-1

0-10" topsoil

10"-27" brown/yellow loamy fine sand

27"-33" loamy very fine sand

33"-77" large rocks, rotten rock w/ silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 33")

GW 97"

Restrictive 33"

13-2

0-9" topsoil

9"-16" brown/yellow loamy fine sand

16"-28" loamy very fine sand, large rocks

28"-86" large rocks, rotten rock w/ silty sand & gravel

Mottling N/A

Ledge N/A (rotten rock @ 28")

GW N/A

Restrictive 28"

14-1

0-7" topsoil/roots

7"-28" fine sandy loam

28"-38" loamy very fine sand

38"-90" grey, mod. compact med. coarse sand w/ large rocks, wet

Mottling N/A

Ledge N/A (rotten rock @ 18")

GW 90"

Restrictive 38"

14-2

0-6" topsoil/roots

6"-48" fine sandy loam

48"-79" grey loamy fine sand, silty

Mottling mod. compact med. coarse sand w/ large rocks

Ledge N/A

GW N/A

Restrictive 30"

PERCOLATION TESTS

Northeast District Department of Health & David Held, P.E., L.S.

November 6, 2023

Perc 1

Depth: 20"

TIME READING

12:43 10"

12:48 12"

12:50 13.25"

12:58 14.25"

1:03 15"

1:08 16"

Perc Rate: 5.0 min/inch

Perc 2

Depth: 25"

TIME READING

12:40 8.25"

12:45 13"

12:50 15.5"

12:55 17.5"

1:00 19.25"

1:05 20.5"

1:10 21.5"

Perc Rate: 6.0 min/inch

Perc 3

Depth: 18"

TIME READING

12:32 6.75"

12:39 8.5"

12:45 9.5"

12:52 10.5"

1:00 11.25"

1:08 12"

1:16 12.75"

Perc Rate: 10.6 min/inch

Perc 4

Depth: 23"

TIME READING

12:45 8.75"

12:50 13"

12:55 16"

1:00 18.25"

1:05 20"

Perc Rate: 2.9 min/inch

Perc 5

Depth: 13" (inside of 22" deep hole, 35" total depth from surface)

TIME READING

9:15 6.5"

9:22 11"

9:27 12.5"

9:32 13.5" (nearly dry)

Perc Rate: 3.3 min/inch

Perc 6

Depth: 16" (inside of 16" deep hole, 32" total depth from surface)

TIME READING

9:18 10"

9:25 11"

9:30 11.5"

9:40 12.5"

9:50 13.5"

10:00 14.5"

Perc Rate: 10.0 min/inch

PERCOLATION TESTS

Northeast District Department of Health & David Held, P.E., L.S.

November 6, 2023

Perc 7

Depth: 12" (inside of 21" deep hole, 33" total depth from surface)

TIME READING

9:20 7.25"

9:26 9"

9:31 10.5"

9:36 11.5"

9:41 12.5"

Perc Rate: 5.0 min/inch

Perc 8

Depth: 17" (inside of 18" deep hole, 35" total depth from surface)

TIME READING

10:11 9.25"

10:15 12.5"

10:19 14.25"

10:23 15.5"

10:27 16.75"

Perc Rate: 3.2 min/inch

Perc 9

Depth: 24"

TIME READING

12:00 5"

12:03 6"

12:06 7"

12:09 8"

12:13 9.5"

12:16 10.5"

12:23 11.5"

12:28 12.5"

Perc Rate: 5.0 min/inch

Perc 10

Depth: 29"

TIME READING

11:58 15"

12:03 19.25"

12:08 22.25"

12:13 24.5"

12:18 26"

12:23 27.25"

Perc Rate: 4.0 min/inch

Perc 11

Depth: 39" total, 22" hole

TIME READING

9:45 6.5"

9:49 9.25"

9:54 12"

9:59 14.25"

10:04 16"

10:10 17.75"

10:15 19"

Perc Rate: 4.0 min/inch

Perc 12

Depth: 34"

TIME READING

10:14 4"

10:18 5.5"

10:22 6.5"

10:26 7.5"

10:30 8.5"

10:34 9.5"

10:38 10.5"

Perc Rate: 4.0 min/inch

Perc 13

Depth: 36" total, 20" hole

TIME READING

10:30 10.25"

10:35 14"

10:40 16.5"

10:45 18.25"

10:50 20"

11:00 22.25"

Perc Rate: 4.4 min/inch

Perc 14

Depth: 35"

TIME READING

10:46 4.5"

10:50 5.75"

10:54 7"

11:02 8.75"

11:08 9.5"

11:16 10.5"

11:24 11.5"

Perc Rate: 8.0 min/inch

DETAIL SHEET No. 1

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD

BROOKLYN, CONNECTICUT

REVISIONS

DATE DESCRIPTION

11/15/2023 SOIL TEST DATA

DATE: 10/30/2023 DRAWN: DJH

SCALE: AS SHOWN DESIGN: DJH

SHEET: 5 OF 8 CHK BY: ---

DWG. No: Client File JOB No: 233023

Civil Engineering • Surveying • Site Planning

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C:\Users\Dave\Desktop\063023\Drawings\05 DET.dwg Nov 15, 2023 1:25:54 PM

LOT 1
 TP 1-1 & 1-2
 Depth to restrictive layer = 55 in. avg.
 Slope % = 2.5 %
 Number of Bedrooms = 3
 Percolation = 5.0 min/in
 Max. depth into exist. grade = 2 in.
 System Size = 495 a.f.

 Hydraulic Factor = 24
 Flow Factor = 1.50
 Perc Factor = 1.00

 $24 \times 1.50 \times 1.00 = 36.0'$

 MLSS = 36.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 2
 TP 2-1 & 2-2
 Depth to restrictive layer = 28 in. avg.
 Slope % = 7.7 %
 Number of Bedrooms = 3
 Percolation rate = 5.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.

 Hydraulic Factor = 28
 Flow Factor = 1.50
 Perc Factor = 1.00

 28 x 1.50 x 1.00 = 42.0'
 MLSS = 42.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 3
 TP 3-1 & 3-2
 Depth to restrictive layer = 27 in. avg.
 Slope % = 5.6 %
 Number of Bedrooms = 3
 Percolation rate = 10.6 min/in
 Max. depth to exist. grade = 9 in.
 System Size = 675 s.f.

 Hydraulic Factor = 30
 Flow Factor = 1.50
 Perc Factor = 1.25

 $30 \times 1.50 \times 1.25 = 56.3'$

 M/SS = 56.3'
 Proposed Leaching System
 56.3 l.f. GST 6218

LOT 4
 TP 4-1 & 4-2
 Depth to restrictive layer = 33 in. avg.
 Slope % = 3.2 %
 Number of Bedrooms = 3
 Percolation rate = 2.9 min/in
 Max. depth into exist. grade = 8 in.
 System Size = 495 s.f.

 Hydraulic Factor = 30
 Flow Factor = 1.50
 Perc Factor = 1.00

 $30 \times 1.50 \times 1.00 = 45.0'$

 MLSS = 45.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 5
 TP 5-1 & 5-2
 Depth to restrictive layer = 35 in. avg.
 Slope % = 2.9 %
 Number of Bedrooms = 3
 Percolation rate = 3.3 min/in
 Max. depth into exist. grade = 11 in.
 System Size = 495 s.f.
 Hydraulic Factor = 34
 Flow Factor = 1.50
 Perc Factor = 1.00
 $34 \times 1.50 \times 1.00 = 51.0'$
 MLSS = 51.0'
 Proposed Leaching System
 55 l.f., Mantis 536-8

LOT 6
 TP 6-1 & 6-2
 Depth to restrictive layer = 51 in. avg.
 Slope % = 6.2 %
 Number of Bedrooms = 3
 Percolation rate = 10.0 min/in
 Max. depth into exist. grade = 16 in.
 System Size = 495 s.f.

 Hydraulic Factor = 18
 Flow Factor = 1.50
 Perc Factor = 1.00

 $18 \times 1.50 \times 1.00 = 27.0'$

 $MLSS = 27.0'$
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 7
 TP 7-1 & 7-2
 Depth to restrictive layer = 32 in. avg.
 Slope % = 8.3 %
 Number of Bedrooms = 3
 Percolation rate = 5.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.
 Hydraulic Factor = 24
 Flow Factor = 1.50
 Perc Factor = 1.00
 24 x 1.50 x 1.00 = 36.0'
 MLSS = 36.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 8
 TP 8-1 & 8-2
 Depth to restrictive layer = 29 in. avg.
 Slope % = 5.4 %
 Number of Bedrooms = 3
 Percolator rate = 3.2 min/in
 Max. depth into existing grade = 3 in.
 System Size = 495 s.f.
 Hydraulic Factor = 30
 Flow Factor = 1.50
 Perc Factor = 1.00
 $30 \times 1.50 \times 1.00 = 45.0'$
 MLSS = 45.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 9
 TP 9-1 & 9-2
 Depth to restrictive layer = 36 in. avg.
 Slope % = 6.2 %
 Number of Bedrooms = 3
 Percolation rate = 5.0 min/in
 Max. depth into exist. grade = 8 in.
 System Size = 495 s.f.

 Hydraulic Factor = 26
 Flow Factor = 1.50
 Perc Factor = 1.00

 $26 \times 1.50 \times 1.00 = 39.0'$

 MLSS = 39.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 10
 TP 10-2 & 10-3
 Depth to restrictive layer = 29 in. avg.
 Slope % = 3.6 %
 Number of Bedrooms = 3
 Percolation rate = 4.0 min/in
 Max. depth to exist. grade = 4 in.
 System Size = 495 s.f.
 Hydraulic Factor = 34
 Flow Factor = 1.50
 Perc Factor = 1.00
 $34 \times 1.50 \times 1.00 = 51.0'$

MLSS = 51.0'
 Proposed Leaching System
 55 l.f. Mantis 536-8

LOT 11
 TP 11-1 & 11-2
 Depth to restrictive layer = 27 in. avg.
 Slope % = 4.4 %
 Number of Bedrooms = 3
 Percolation rate = 4.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.
 Hydraulic Factor = 30
 Flow Factor = 1.50
 Perc Factor = 1.00
 $30 \times 1.50 \times 1.00 = 45.0'$

 MLSS = 45.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 12
 TP 12-1 & 12-2
 Depth to restrictive layer = 34 in. avg.
 Slope % = 8.9 %
 Number of Bedrooms = 3
 Percolation rate = 4.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.

 Hydraulic Factor = 24
 Flow Factor = 1.50
 Perc Factor = 1.00

 $24 \times 1.50 \times 1.00 = 36.0'$

 MLSS = 36.0'
 Proposed Leaching System
 45 l.f., Montis 536-B

LOT 13
 TP 13-1 & 13-2
 Depth to restrictive layer = 31 in. avg.
 Slope % = 6.9 %
 Number of Bedrooms = 3
 Percolation rate = 4.4 min/in
 Max. depth into exist. grade = 4 in.
 System Size = 495 s.f.

 Hydraulic Factor = 26
 Flow Factor = 1.50
 Perc Factor = 1.00

 $26 \times 1.50 \times 1.00 = 39.0'$

 MLSS = 39.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8

LOT 14
 TP 14-1 & 14-2
 Depth to restrictive layer = 34 in. avg.
 Slope % = 12.9 %
 Number of Bedrooms = 3
 Percolation rate = 8.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.

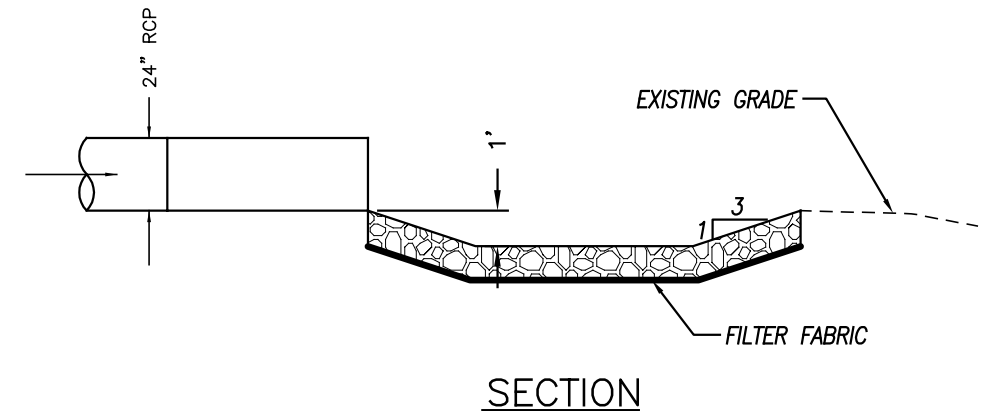
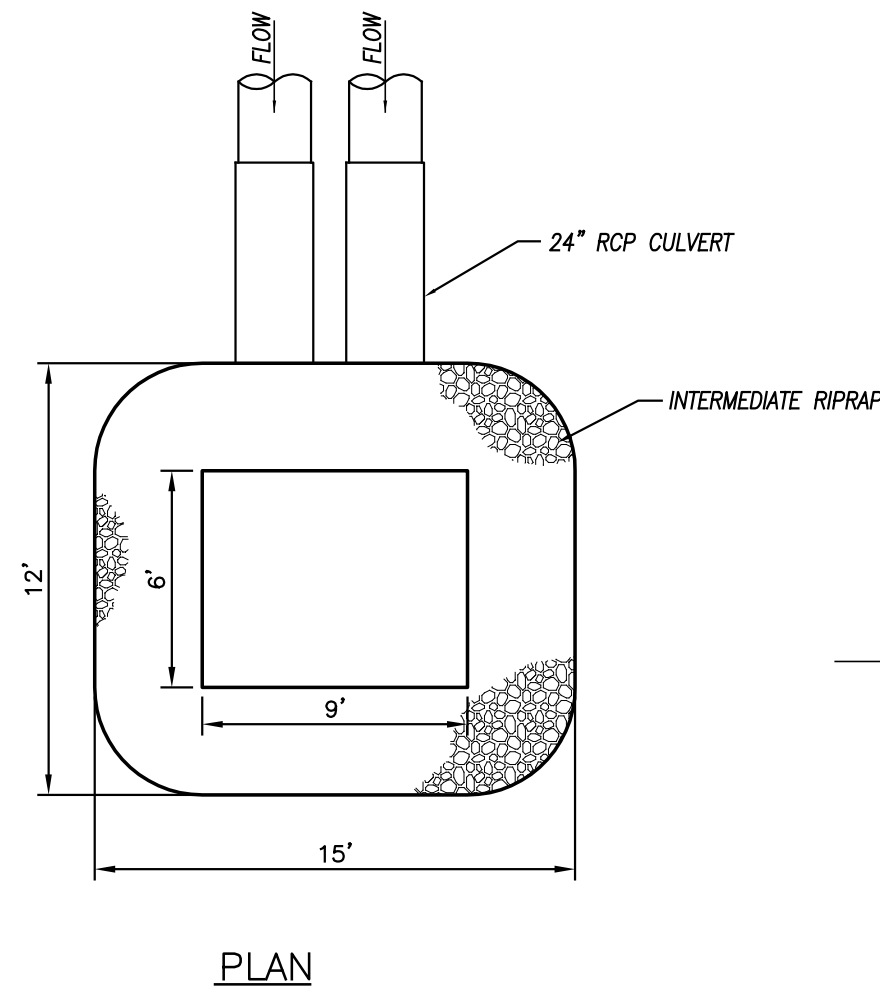
 Hydraulic Factor = 20
 Flow Factor = 1.50
 Perc Factor = 1.00

 $20 \times 1.50 \times 1.00 = 30.0'$

 MLSS = 30.0'
 Proposed Leaching System
 45 l.f. Mantis 536-8



SCALE: 1" = 20'

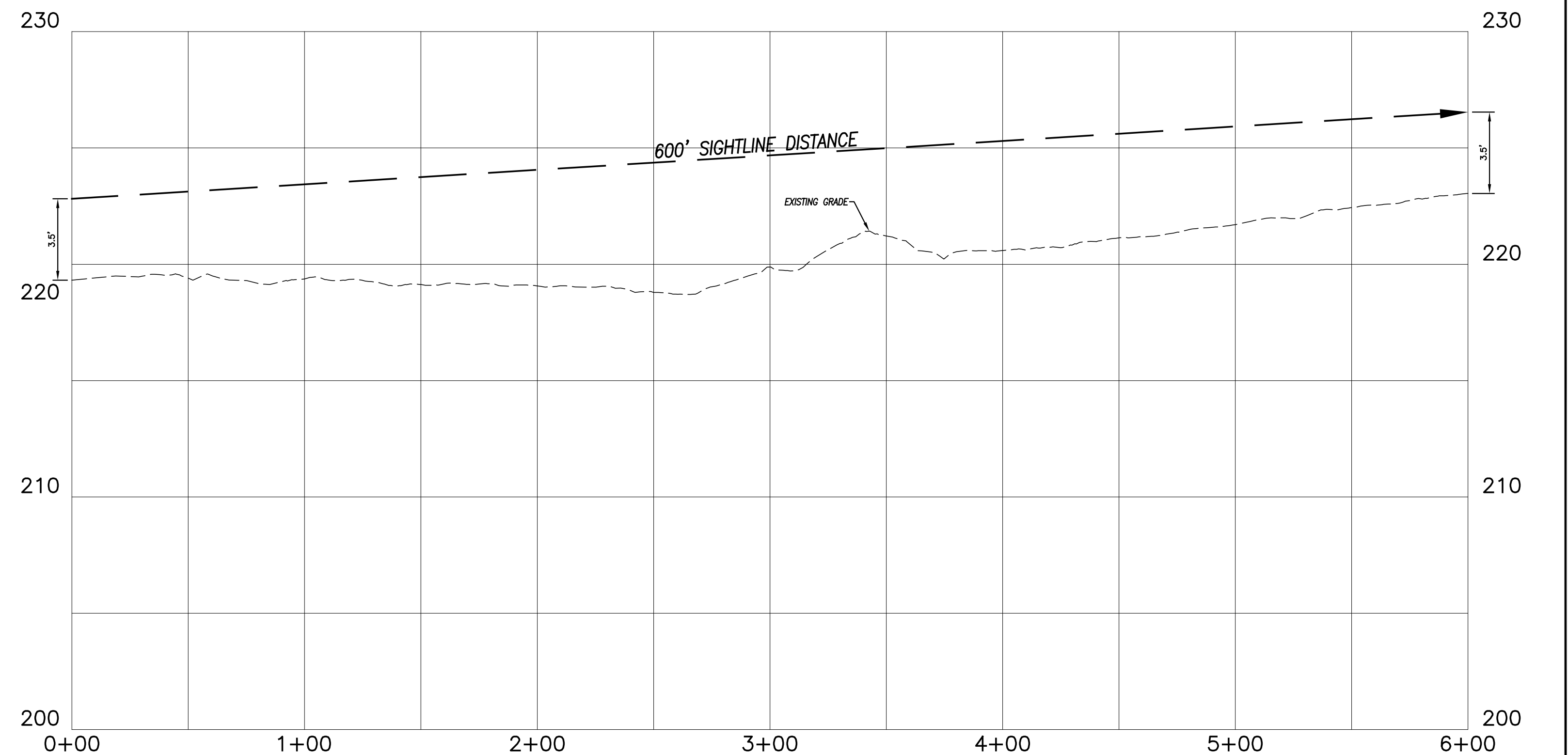
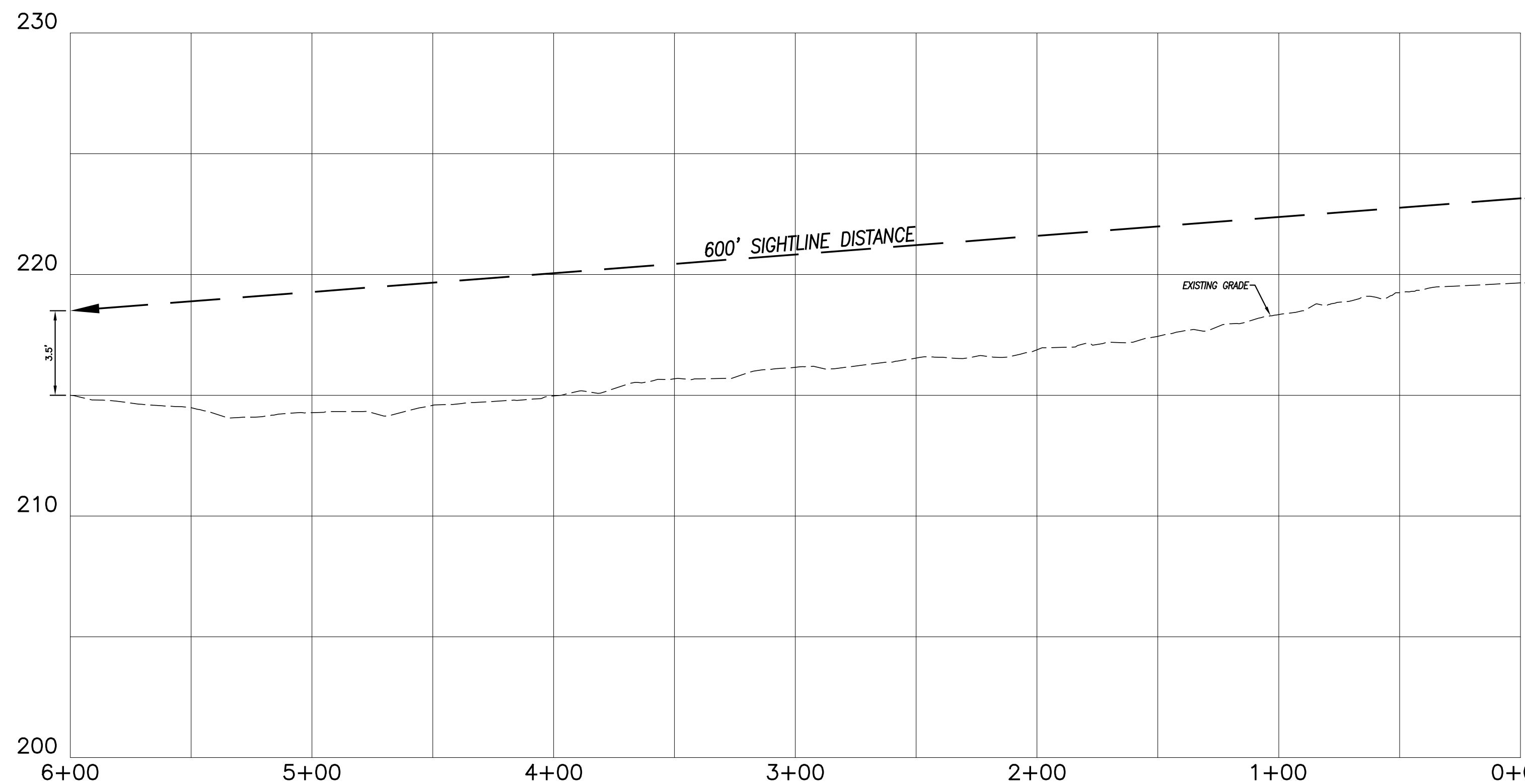
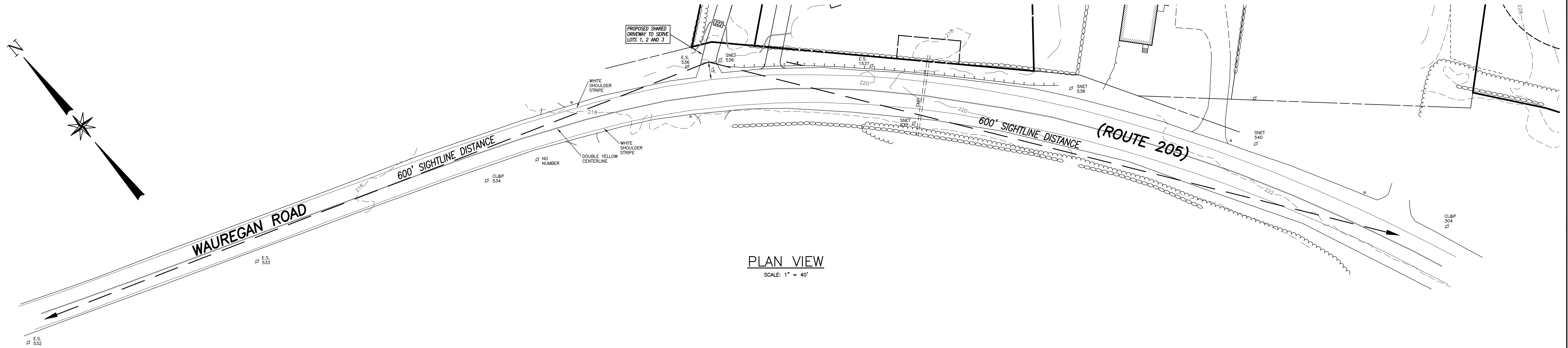


NOT TO SCALE

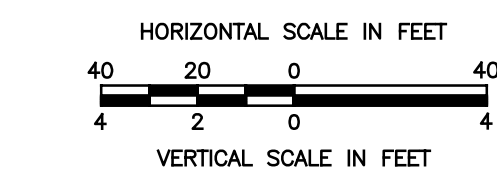
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 6 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

www.prorovinc.com



HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

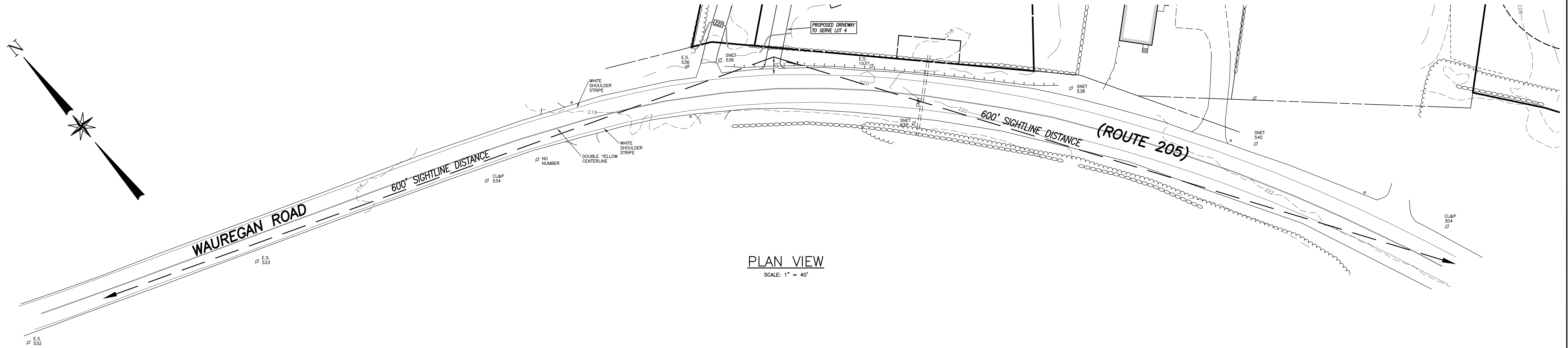


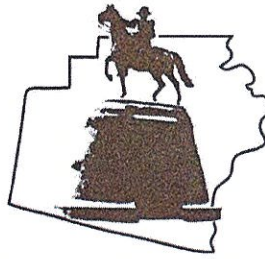
ENGINEER	DATE
----------	------

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA
DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 7 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

SIGHTLINE DEMONSTRATION PLAN No. 1
LOTS 1, 2 & 3
PREPARED FOR
KA&G INVESTMENTS LLC
PROPOSED 14 LOT RESUBDIVISION
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com





Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒ Zoning Enforcement _____ Blight Enforcement _____

SITE INSPECTION NUMBER

1 2 3 4 5

Map 32 Lot 15

Wauregan Rd. + Gorman Rd.

12/4/23

Address

Date

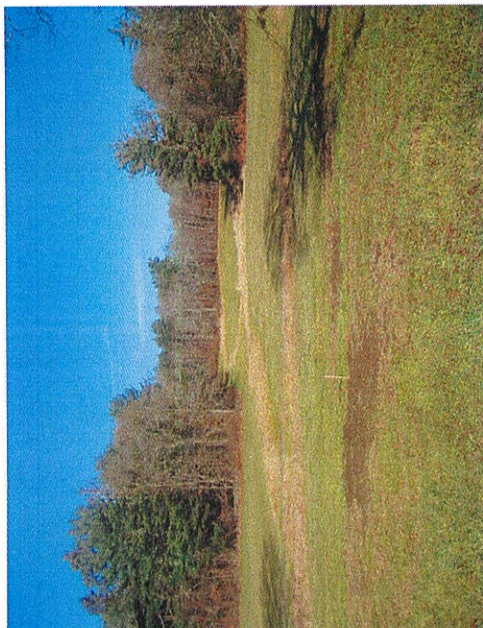
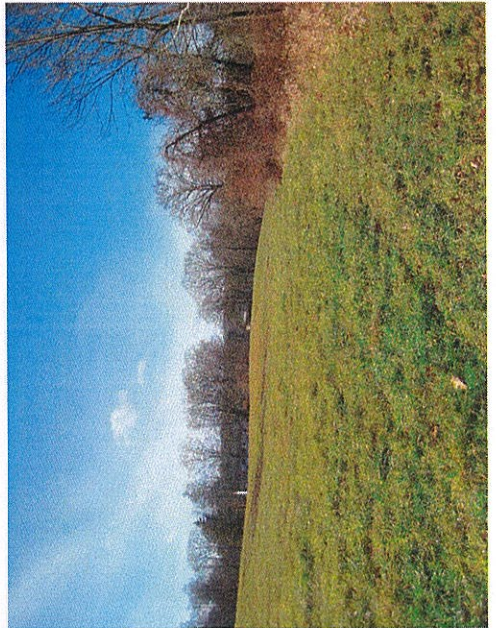
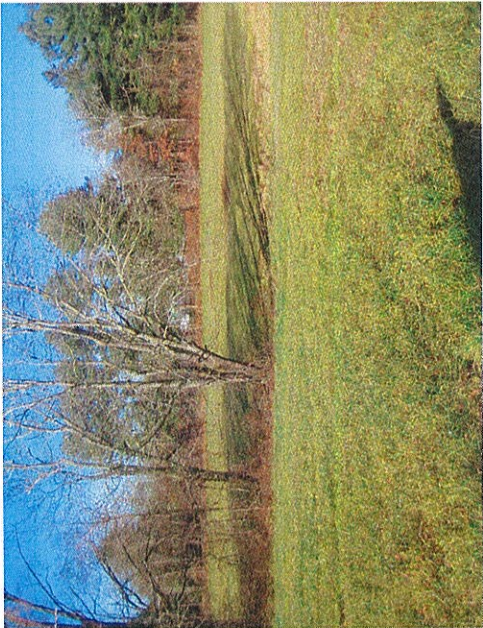
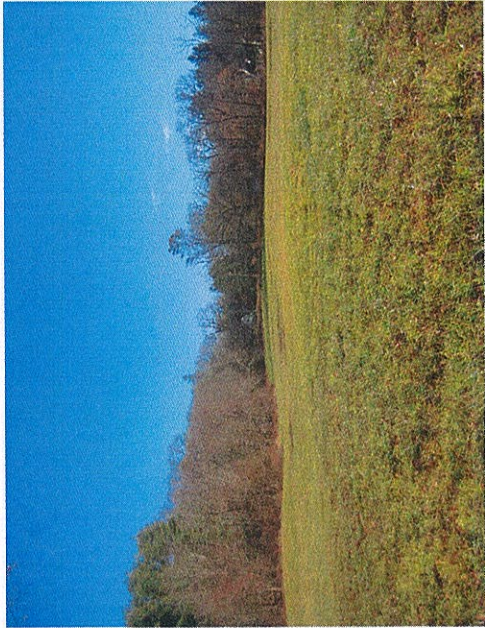
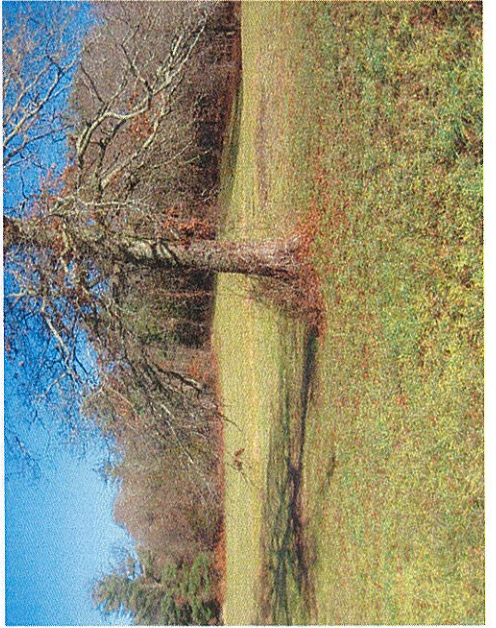
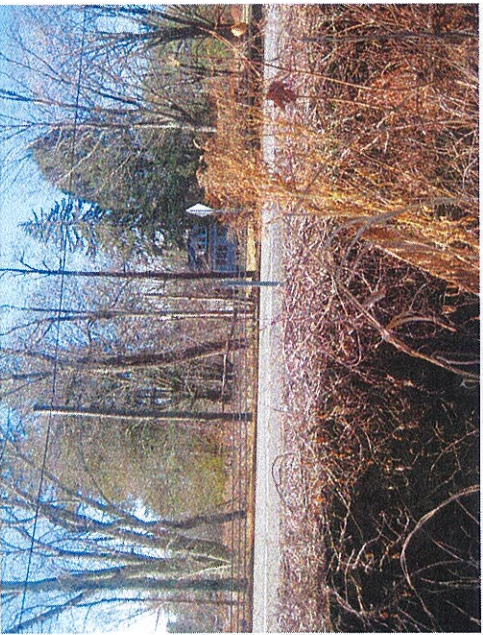
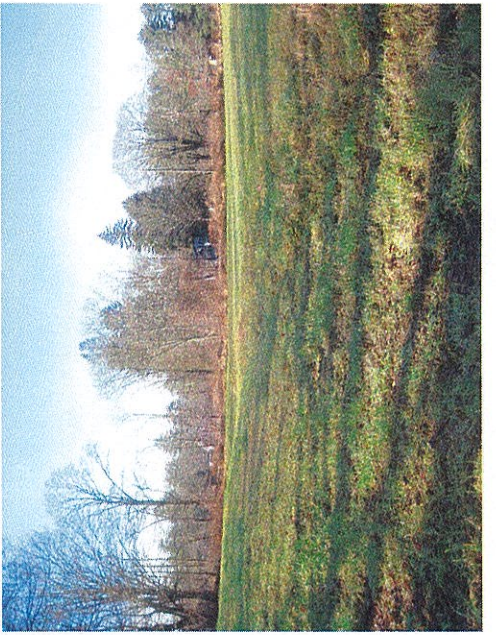
I inspected and took photos with
David Held.

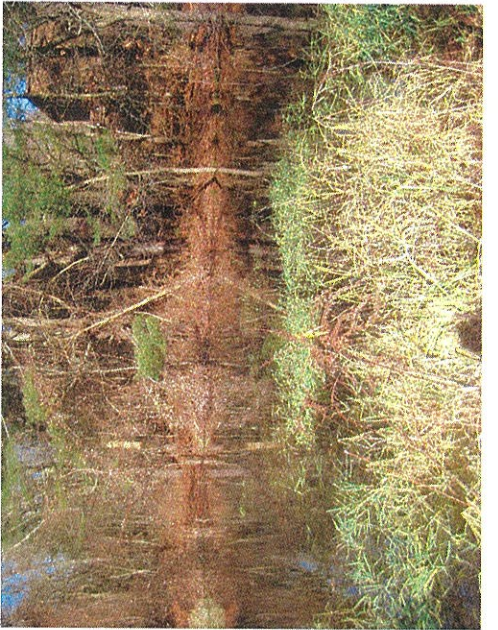
There are no FWWC issues.

Commission Representative

M. Washburn

Owner or Authorized Signature





You are receiving this letter because your property abuts or is across the street from property shown as Lot 15-1 on Brooklyn Assessor Map 32 located on Wauregan Road (Route 205) and Gorman Road. The subject property is owned by KA&G Investments LLC.

A public hearing will be held by the Brooklyn Inland Wetlands and Watercourses Commission on Tuesday, January 9, 2024 at 6:00 PM at the Clifford B. Green Community Meeting Room, Suite 24, 69 South Main Street, Brooklyn, CT dealing with an application for a 14 lot resubdivision of the subject property. This hearing is also accessible via Zoom. Inquiries should be directed to the Brooklyn Land Use Department, 69 South Main Street, Brooklyn, CT.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:



December 13, 2023

Mr. David J. Held, P.E., L.S.
Provost & Rovero, Inc.
P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Dear Mr. Held:

Subject: KA&G Investments
Wauregan Road / Route 205
Town of Brooklyn

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received November 13, 2023, entitled, "KA&G Investments" dated October 30, 2023. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.
2. Revise plans to show a minimum 18' wide drive for a minimum of 25' for the shared drive.
3. Revise the plans to show that the entire portion of the proposed drives located within the State right of way will be paved with hot mix bituminous asphalt.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments.

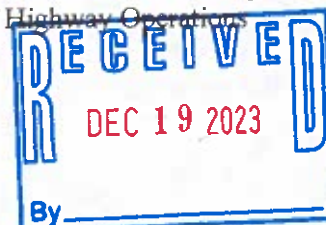
Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way.

If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at Gary.Brigham@ct.gov.

Sincerely,

George C. Santos
Special Services Section Manager
Bureau of Highway Operations

cc: Brooklyn Planning and Zoning





NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

December 28, 2023

KA&G Investments, LLC.
90 Brown Road
Voluntown, CT 06384

SUBJECT: FILE #24000089 -- WAUREGAN ROAD #, MAP #32, LOT #15-1, BROOKLYN, CT

Dear KA&G Investments LLC.:

Upon review of the subdivision plan PROVOST & ROVERO, INC., JOB# 233023, KA&G, DRAWN 10/30/2023, REVISED 11/15/2023 submitted to this office on 11/15/2023 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots#: 1,2,3,4,5,6,7,8,9,10,11,12,13, and 14 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. All lots will require a letter from the Building Official stating footing drains are not required.
4. If the proposed septic area is moved, additional testing may be required.
5. Lot 7 maximum depth is 4 inches above grade due to rotten rock at 20 inches.
6. Lot 12 maximum depth is 10 inches above grade due to rotten rock at 14 inches.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian-NDDH

cc: Town of Brooklyn; Provost & Rovero, Inc.



Certificate of Mailing — Firm

Name and Address of Sender KA&G Investments LLC 90 Brown Road Voluntown, CT 06384		TOTAL NO. of Pieces Listed by Sender 7	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt. DEC 22 2013
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		
1.		Robert & Lillian Donfrancisco 265 Gorman Road Brooklyn, CT 06234		
2.		Barbara Spence 215 Gorman Road Brooklyn, CT 06234		
3.		Daniel & Melissa Cote 253 Gorman Road Brooklyn, CT 06234		
4.		Elaine D. Martin 202 Wauregan Road Brooklyn, CT 06234		
5.		Tanja Schubert 2231 63rd Street Brooklyn, NY 11204		
6.		Jody & Jodi Ann Cameron 31 Blueberry Lane Brooklyn, CT 06234		

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1.		Robert Vardaro 278 Gorman Road Brooklyn, CT 06234		
2.		Dennis A. Gianquitti 247 Gorman Road Brooklyn, CT 06234		
3.		Louise E. Billings 272 Gorman Road Brooklyn, CT 06234		
4.		Benjamin & Nicole Zern 288 Gorman Road Brooklyn, CT 06234		
5.		Michael & Marybeth Zmayefski 176 Wauregan Road Brooklyn, CT 06234		
6.		Deborah Jackson 46 Morrison Road Whitefish, MT 59937		

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USPS® Tracking Number Firm-specific Identifier		Address		
1.	Nannette Gendreau 30 Creamery Brook Road Brooklyn, CT 06234	U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		
2.	Christine Guari 296 Gorman Road Brooklyn, CT 06234	U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		
3.	Austin George 198 Wauregan Road Brooklyn, CT 06234	U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		
4.	Lucien A. Brodeur Irrevocable Trust 63 Creamery Brook Road Brooklyn, CT 06234	U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		
5.	Erwin Sanchez P.O. Box 226 Brooklyn, CT 06234	U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		
6.		U.S. POSTAGE PAID VOLUNTOWN, CT 06384 DEC 22 23 AMOUNT \$1.95 R2305K135274-02		



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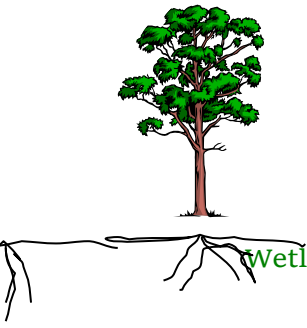


Received from Syl Pauley 11/29/23

“Hi Margaret,

I have reviewed David Held's 14 lot subdivision and drainage calculations with respect to any wetlands impact and have no questions or comments about this submission.

Syl”



Joseph R. Theroux

~ Certified Forester/ Soil Scientist ~

Phone 860-428-7992~ Fax 860-376-6842

P.O. Box 32, Voluntown, CT. 06384

Forestry Services ~ Environmental Impact Assessments

Wetland Delineations and Permitting ~ E&S/Site Monitoring

Wetland function and value assessments

10/13/2023

Provost & Rovero, Inc.
57 East Main St.
P.O. Box 191
Plainfield, CT. 06374

Attn: Mr. David Held

Re: Wetland delineation, 198 Wauregan Road, Brooklyn, CT.

Dear Mr. Held,

At your request I have delineated the inland wetlands and watercourse on the above referenced property.

Fluorescent pink flags with a corresponding location number delineate the boundary between the upland soils and inland wetlands and watercourse.

These wetland soils have been delineated in accordance with the standards of the National Cooperative Soil Survey and the definitions of wetlands as found in the Connecticut Statutes, Chapter 440, Section 22A-38.

Flag numbers WF-1 through WF-66 delineate a palustrine forested/emergent wetland located in the northern portion of the property. An intermittent watercourse flows to the south within the confines of this wetland
Into the field area where it eventually infiltrates into the well-drained upland soils.

Flag numbers WF-1A through WF-23A delineate and emergent wetland in the northern field that extends onto the property from the northern property boundary.

Flag numbers WF-1B through WF-64B delineate a palustrine forested/emergent wetland complex in the eastern portion of the property. An intermittent watercourse flows onto the parcel from a culvert pipe under Gorman Road, into a small pond located along the property boundary, and into the central hayfield where it infiltrates into the well-drained upland soils.

Flag numbers WF-1C through WF-10C delineate a similar emergent wetland that has formed in a depressed area in the western portion of the hayfield adjacent to Wauregan Road.

It should be noted that the section of the hayfield where the three wetlands almost intersect was extensively examined for any evidence of watercourses or hydric soils and no evidence was found.

These wetlands and watercourses have formed from the persistent wetness from the high seasonal water tables trapped by compact till horizons, groundwater breakout and surface runoff.

The typical hydric soils found in these wetlands are characterized by thick organic topsoil horizons, shallow redoximorphic features and low chroma colors within 20 inches of the soil surface.

If you have any questions concerning the delineation or this report, please feel free to contact me.

Thank you,

Joseph R. Theroux

Joseph R. Theroux
Certified Soil Scientist
Member SSSSNE, NSCSS, SSSA.

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TOWN OF BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION PUBLIC HEARING NOTICE

The Brooklyn Inland Wetlands and Watercourses Commission will hold a public hearing, both in-person and via Zoom, on Tuesday, January 9, 2024, at 6:00 p.m. at their regularly scheduled meeting at the Clifford B. Green Community Meeting Room, Suite 24, 69 South Main Street on the following:

1. SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone; 14-lot subdivision for development of single-family homes.
2. IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone; Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

A copy of each application is available for review. All interested parties may attend the meeting, be heard and written correspondence received.

Richard Oliverson, Chairman

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Richard Oliverson, Chairman

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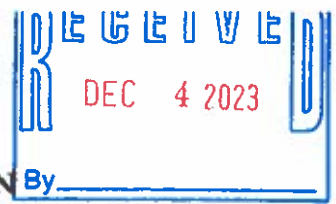
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18

The Turnpike Buyer - December 27, 2023 - www.shopperturnpike.com



INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT LAC PROPERTIES MAILING ADDRESS 4 GREENE LANE, THOMPSON
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 450 6956 EMAIL _____

PROPERTY OWNER IF DIFFERENT _____ PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) ARCHER SURVEYING LLC
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS PROVIDENCE ROAD
MAP # 41 LOT # 1 ZONE PL TOTAL ACRES 2.34 ACRES OF WETLANDS ON PROPERTY 8,900 ± SQ FT

PURPOSE AND DESCRIPTION OF THE ACTIVITY FILLING WETLANDS TO LEVEL SITE
FOR DEVELOPMENT OF A COMMERCIAL BUILDING, DRIVEWAYS, SEWER
SYSTEM

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED 8,900 CUBIC YDS _____ SQ FT ✓
EXCAVATION PROPOSED _____ CUBIC YDS _____ SQ FT _____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 164,000 ACRES 1.5

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): _____

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQFT _____ ACRES _____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? No

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE
SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION
DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: [Signature] DATE _____

OWNER: [Signature] DATE _____

REQUIREMENTS

_____ APPLICATION FEE \$ _____ STATE FEE (\$60.00) _____

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019
DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
196 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or Incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Brooklyn
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Durham or number: _____
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): LAC Properties
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Providence RI
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: _____
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 14
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.21 acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 55,000 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.



REPORT DATE: December 2, 2023

PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC

43 Blue Ridge Drive, Vernon, CT 06066

860.649.REMA (7362) / 860.883.8690

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:

LOT 1, +/- 2.34 (Study Area)

Providence Road (North)

Brooklyn, CT

REMA Job No.: 23-2658-BKY3

Field Investigation Date(s): 7/17 & 10/4/2023

Field Investigation Method(s):

☒ Spade and Auger

☐ Backhoe Test Pits

☐ Other: _____

REPORT PREPARED FOR:

Archer Surveying, LLC

18 Providence Road

Brooklyn, CT 06234

Field Conditions:

Weather: Sunny, 60s to 80s

Soil Moisture: moderate-high

Snow Depth: none

Frost Depth: none

Purpose of Investigation:



Wetland Delineation/Flagging in Field



Wetland Mapping on Sketch Plan or Topographic Plan



High Intensity Soil Mapping by Soil Scientist



Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)



Other: _____

Base Map Source: CT Soil Survey web; USDA-NRCS, Figure A, B, and C (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-25 (closed line)

General Site Description/Comments: The "site" consists of a +/- 2.34-acre, commercially zoned parcel, to the north of Providence Road, and to the south/southeast of Brickyard Road, in Brooklyn, CT. In its present state the site is vacant and characterized by moist to dry mowed meadow, scrub-shrub and vine tangles, and ruderal woods along Brickyard Road. Based on archival as well as recent aerial photography, the site has seen a variety of past land disturbance, more recently as a construction yard for the widening and realignment of upon Providence Road (i.e., Route 6). An old, isolated pond in the southeastern section of the site was filled by the late 1980s. The disturbance associated with the construction yard created a low area on disturbed soils that has become a wet meadow wetland. The underlying parent materials are glaciofluvial (i.e., stratified sand and gravel) deposits, as well as shallow sandy fill. The wetland-type soils observed are the poorly drained Aquents (308w) (i.e., disturbed). The undisturbed upland-type soils are the moderately well drained Sudbury sandy loam (23) and the excessively drained Hinckley loamy sand (38) soil series. The disturbed upland-type soils are mapped as udorthents (308). The delineated regulated wetland at the site is an isolated wet meadow, with seasonally saturated, and temporarily flooded hydrologic regimes. Dominant or common vegetation observed include sedges (e.g., broom, fox), soft rush, asters, goldenrods, including roughstem and tall, reed canary grass, mugwort, grasses, Canada thistle, deer tongue, Virginia creeper, daisy fleabane, common vetch, clovers, and others.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 2.34 acres (Study Area)
Providence Road, Brooklyn, CT

SOIL MAP UNITS**Upland Soils**

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Sudbury fine sandy loam (23). The Sudbury series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level to strongly sloping soils on glaciofluvial landforms, typically in slight depressions and broad drainage ways. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid crystalline rocks. Typically, these soils have a dark brown sandy loam surface layer 10 inches thick. The subsoil from 10 to 28 inches is yellowish brown sandy loam with mottles below 16 inches. The substratum from 28 to 60 inches is mottled, light brownish gray and dark gray, stratified sands and gravels.

Hinckley gravelly sandy loam (38). This series consists of very deep, excessively drained soils formed in a shallow, loamy sand mantle underlain by gravelly sand, water deposited glacial outwash materials. They are level to very steep soils on outwash plains, terraces, deltas, kames and eskers. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from crystalline rocks. Typically, these soils have a very dark grayish brown loamy sand surface layer 7 inches thick. The subsoil layers from 7 to 15 inches are strong brown and yellowish brown gravelly loamy sand. From 15 to 18 inches the subsoil is yellowish brown gravelly sand. The substratum from 18 to 60 inches is light olive brown stratified sand, gravel and cobblestones.

Wetland Soils

Aquents (306w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The Aquents are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. Aquents are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

FIGURE B:

Brickyard Road/Route 6 Parcel, Brooklyn, CT
After recent reconstruction/expansion of Route 6
(as seen on a 2006 aerial photograph)

SUBJECT SITE

Google Earth

Image © 2023 Maxar Technologies

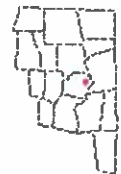
300 ft

N





FIGURE C: 2004 Aerial Photo of Subject Site
Providence Road, Brooklyn, CT



Legend

- ☐ Town
- ☒ Buildings 2012
- ☒ Parcels

Notes

Enter Map Description

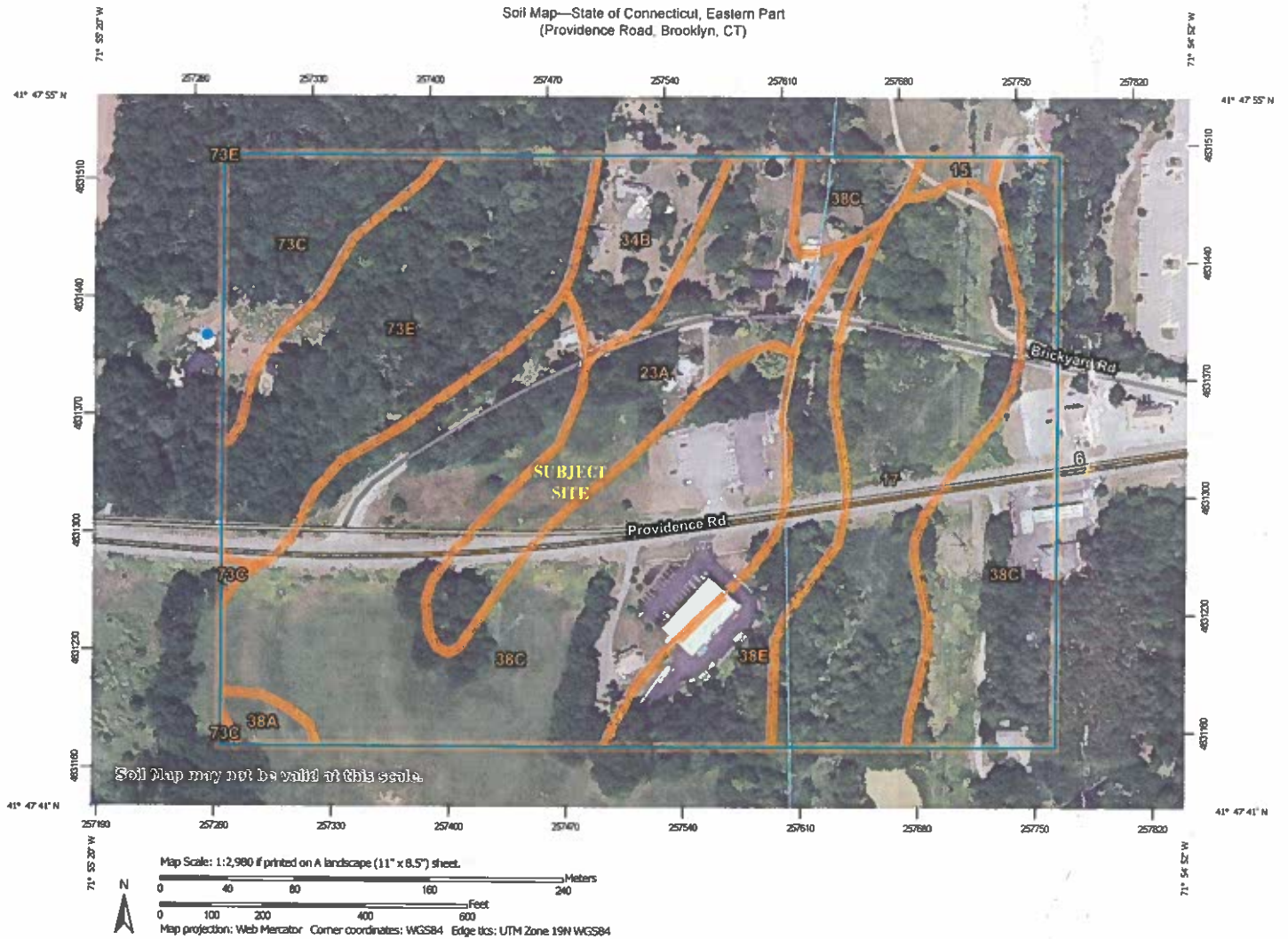
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Soil Map—State of Connecticut, Eastern Part
(Providence Road, Brooklyn, CT)












































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/2/2023
Page 1 of 3

Soil Map—State of Connecticut, Eastern Part
(Providence Road, Brooklyn, CT)

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Scarboro muck, 0 to 3 percent slopes	0.2	0.5%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	6.7	15.3%
23A	Sudbury sandy loam, 0 to 5 percent slopes	4.4	10.0%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.7	4.0%
38A	Hinckley loamy sand, 0 to 3 percent slopes	0.3	0.8%
38C	Hinckley loamy sand, 3 to 15 percent slopes	18.1	41.7%
38E	Hinckley loamy sand, 15 to 45 percent slopes	3.2	7.4%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.5	5.8%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	6.3	14.5%
Totals for Area of Interest		43.5	100.0%

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 2.34 acres (Study Area)
Providence Road, Brooklyn, CT

SOIL MAP UNITS

See previous page

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

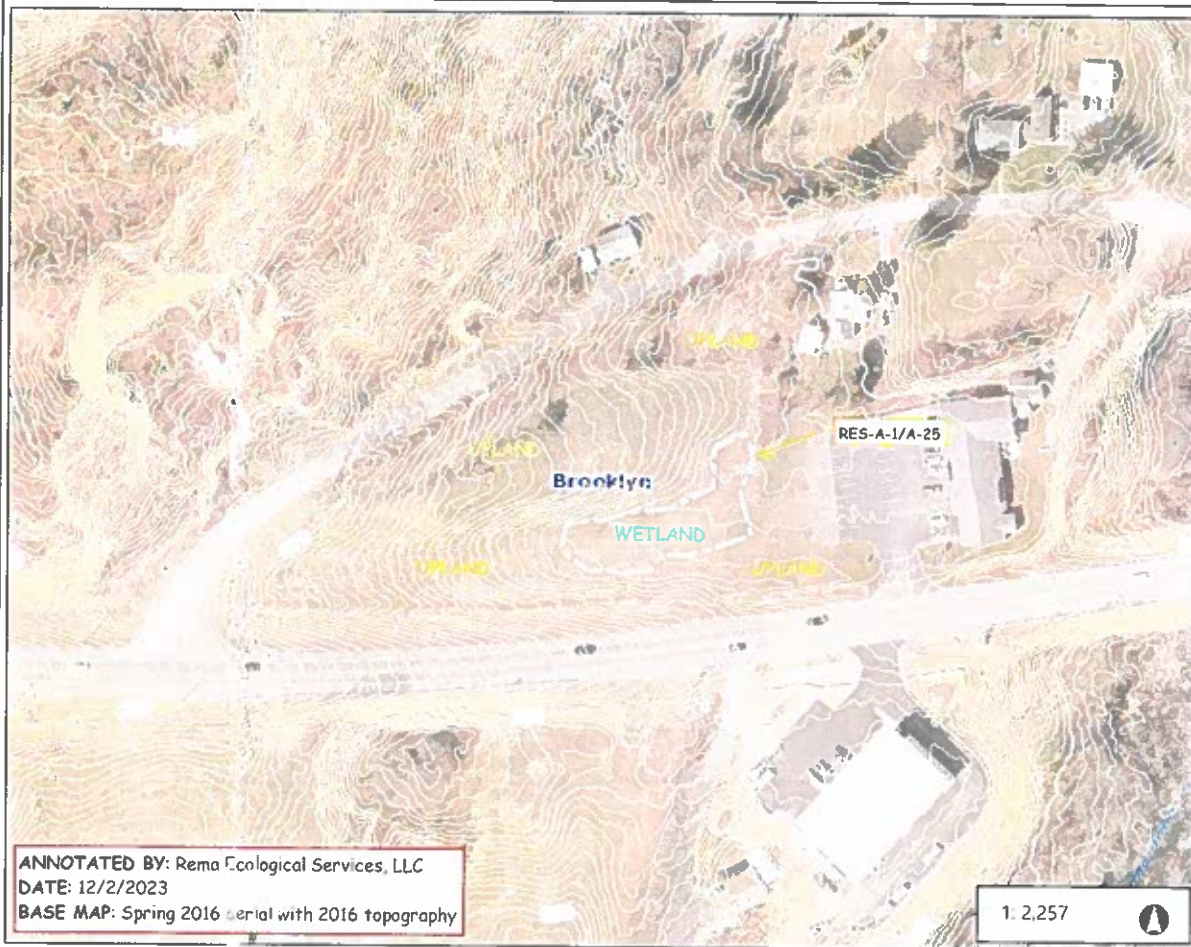


George T. Logan, MS, PWS, CSE
Registered Professional Soil Scientist
Field Investigator/Senior Reviewer



CT Environmental
Conditions Online

FIGURE A: WETLAND DELINEATIONS SKETCH MAP
Providence Road, Brooklyn, CT



ANNOTATED BY: Rema Ecological Services, LLC
DATE: 12/2/2023
BASE MAP: Spring 2016 aerial with 2016 topography

0.1 0 0.04 0.1 Miles

© Connecticut Environmental Conditions Online

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

Legend

Town Boundary

— State Boundary

— Town Boundary

Coastline

Named Waterbody Line 6

Water

— Dam

— Pond Connector

— Marsh Connector

— Pipeline Connector

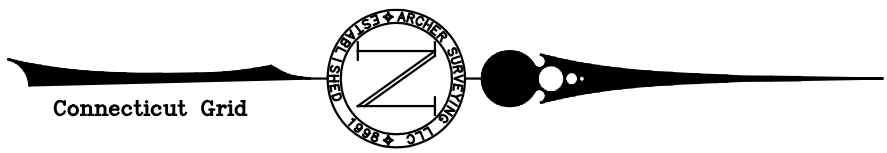
— Other Connector

Named Waterbody Poly 6

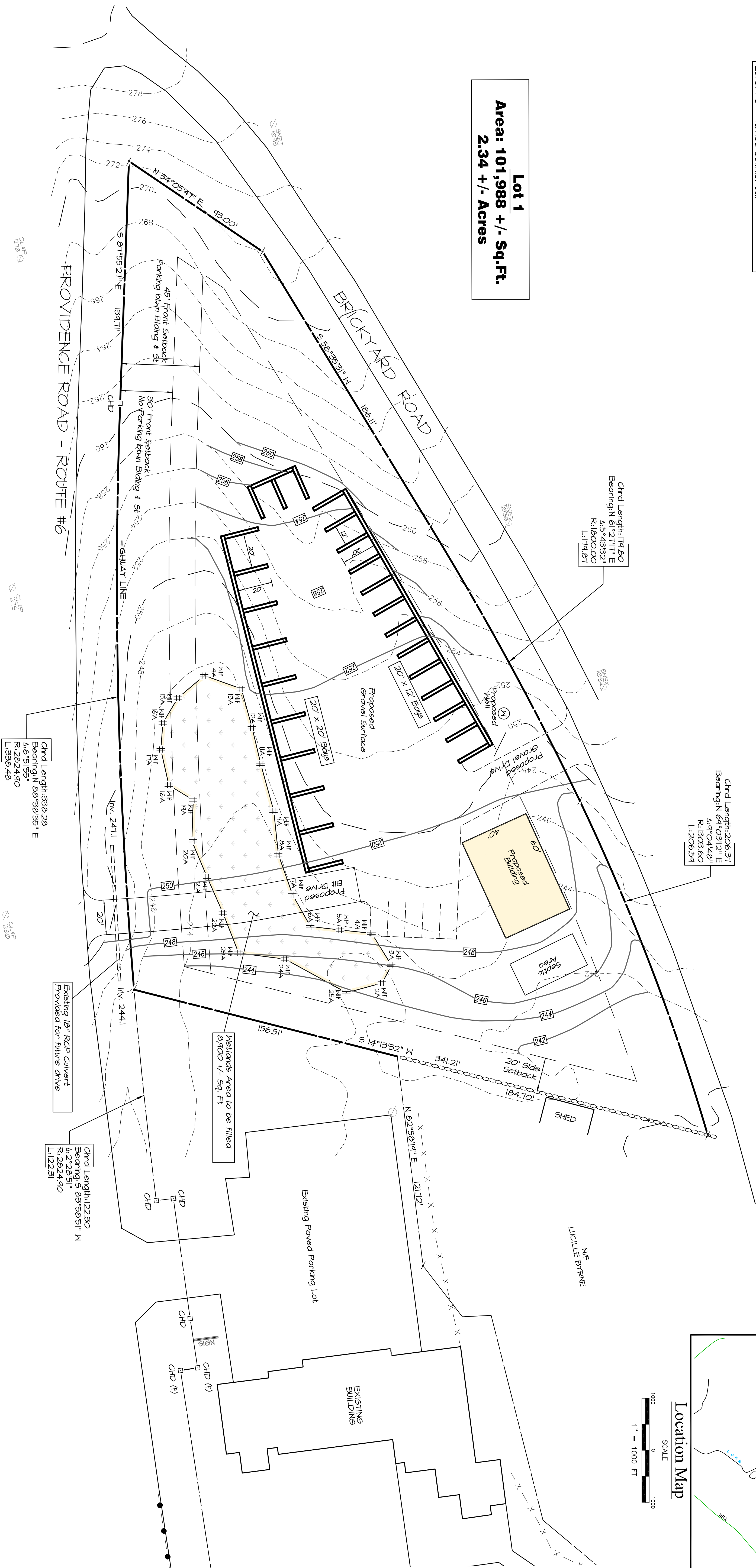
Light Gray Canvas Base

Notes

Subject Parcel Information
Owner: LAC Properties LLC
Parcel Address: Providence Road, Brooklyn, CT
Mailing Address: LAC Properties LLC
4 Greerie Lane, Thompson CT
Parcel ID: M30-41 Lot 1
Deed Vol: 480 / P. 521
Zone: FC "Planned Commercial"



Lot 1
Area: 101,988 +/- Sq.Ft.
2.34 +/- Acres



LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	EXISTING CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN
	DRILL HOLE
	MONUMENT
	PROPERTY POINT
	UTILITY POLE

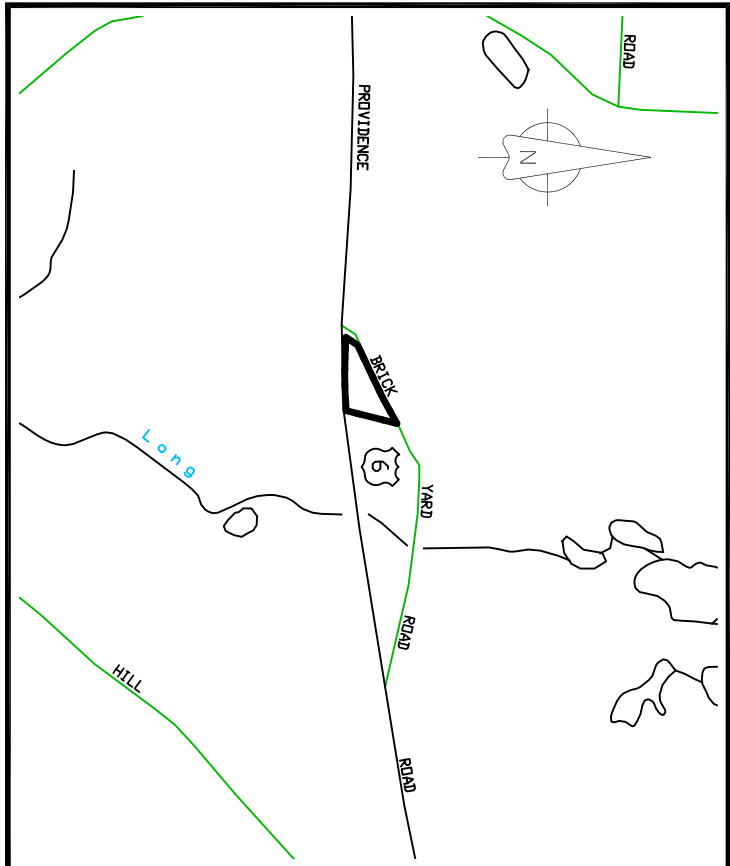
Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the Standards for Surveys and Maps in State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 20, 1996
- This Survey conforms to a Class "A-2" Horizontal Accuracy
- Survey Type: Site Development Plan
- Boundary Determination: Resurvey
- Intent: Site Plan for proposed development
2. Parcels shown as Lot 1 on Assessor's Tax Map 41 of the Brooklyn Assessors Office
3. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1985 (NAVD85) Based on Global Positioning System
4. North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
5. Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "1-T" Contour Interval = 2'. Vertical Datum = Approx. NAVD 85.
6. Wetlands were delineated by George Logan and Field located by Archer Surveying LLC

To my knowledge and belief this Map is substantially correct as shown hereon.

Paul M. Archer LLC #10013
Date 12/12/2023

Archer Surveying LLC
18 Providence Road, Brooklyn, Connecticut
DAVID A. SMITH, P.E., L.S. 11719
DATE 12/12/2023
NOT VALID UNLESS SEAL IS ATTACHED HERETO



Location Map

SCALE
1" = 1000 FT

Site Development Plan

Prepared For:
LAC Properties LLC
Providence Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=30'

0 15 30 60

Archer Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

Archer Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

Louis J. Souza, Jr.
LAC Surveying LLC Owner

Sheet No. 1 of 1 Project No. AS 2302 Date: November 29, 2023

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO WETLANDS PERMIT APPLICATION FOR

**LAC PROPERTIES, LLC
PROVIDENCE ROAD (ROUTE 6)
(ASSESSOR'S MAP 41, LOT 1)
BROOKLYN, CT
(December 13, 2023)**

The comments contained herein pertain to my review of plans and supporting documentation, which is for the construction of a commercial building, onsite storage bins and removal of 8,900 square feet of wetland for a driveway. The plan was prepared by Archer Surveying, dated November 29, 2023, for LAC Properties, LLC.

1. Natural vegetative buffer needs to remain along Brickyard Road except for creation of the opening for the proposed gravel driveway.
2. A detail for construction of a typical bay needs to be included in the plan showing components to construct it, maximum height, etc.
3. A dumpster location needs to be shown on the plan with a pad detail as it is likely trash will be generated from activity in the proposed building.
4. A detail for the proposed bituminous concrete driveway is needed.
5. Consideration needs to be given to planting a landscape buffer along Route 6 to screen the view of the bays and materials that could be stockpiled there.
6. Is vehicle parking anticipated on the property along Route 6?
7. The proposed paved driveway is shown to be 20' wide. Since large construction vehicles will be utilizing this driveway, the width needs to be increased to 24' with appropriate turning radii at the intersection of Route 6.
8. Has CT DOT District 2 been approached regarding this proposed development?
9. What kind of material will be stored in the bays?
10. What is the size of the bays at the west end of the development?
11. Proposed elevation 256 between elevations 242 and 244 within the area of the bay appears to be erroneous and needs to be removed from the plan.
12. The Upland Wetland Review Area limit must be added to the plan.
13. There is no soil test pit data presented on the plan indicating whether or not a septic system can be constructed on this property. It appears that the area of the proposed septic system will be filled with approximately five (5) feet of imported earth product and grading shown may not prevent "breakout." Has NDDH been advised of this proposed development and suitability of the site for onsite sewage disposal?

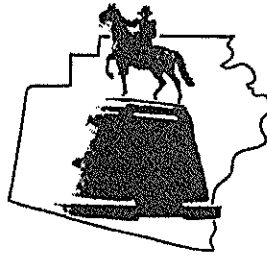
14. The application for the wetlands permit needs to be revised to include the construction of material bays on the site.
15. The plan indicates five (5) parking spaces that appear to be sized for everyday vehicles. However, the number of parking spaces cannot be determined without knowing the actual use of the building. Where will commercial heavy vehicles park, e.g. 10-wheel dump trucks, tri-axles, etc.?
16. Where will a business sign be located and will it be illuminated?
17. Not all abutting property owners are noted on the plan.
18. It is concerning the the proposed water well being so close to Brickyard Road may become compromised due to salt or other chemical intrusion from winter deicing operations.

RECOMMENDATION

Access to the property should be restricted to the Brickyard Road entrance to avoid the impact to the wetland, which may help mitigate deleterious components of runoff from Providence Road (Route 6) stormwater runoff from entering the groundwater system (positive uptake by vegetation). Incidentally, the Providence Road pavement relies upon sheet runoff to this property to drain – intentionally, there is no curbing to prevent this. Additionally, eliminating the proposed entrance from Route 6 lessens the danger of a vehicular accident involving heavy vehicles slowing down and stopping to enter this property.

Syl Pauley, Jr., P.E.

By: _____
Syl Pauley, Jr., P.E., NECCOG Regional Engineer



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒ Zoning Enforcement _____ Blight Enforcement _____

SITE INSPECTION NUMBER

1 2 3 4 5

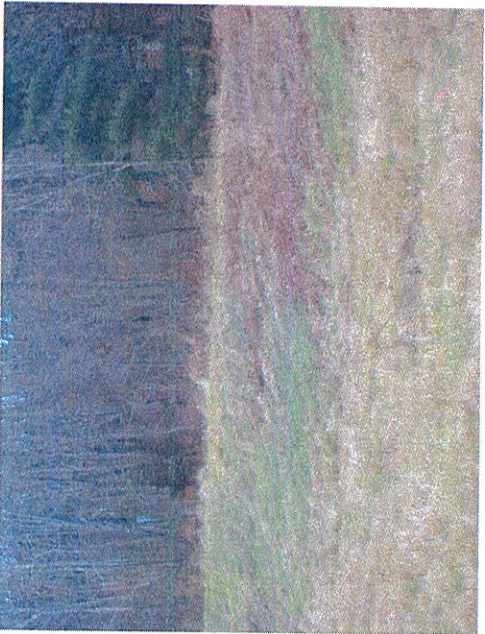
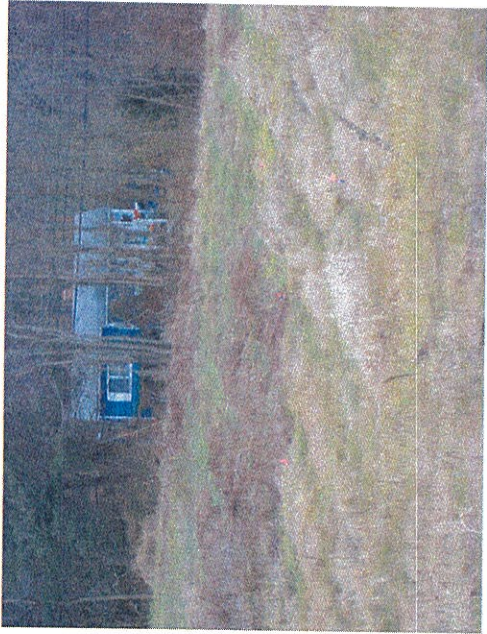
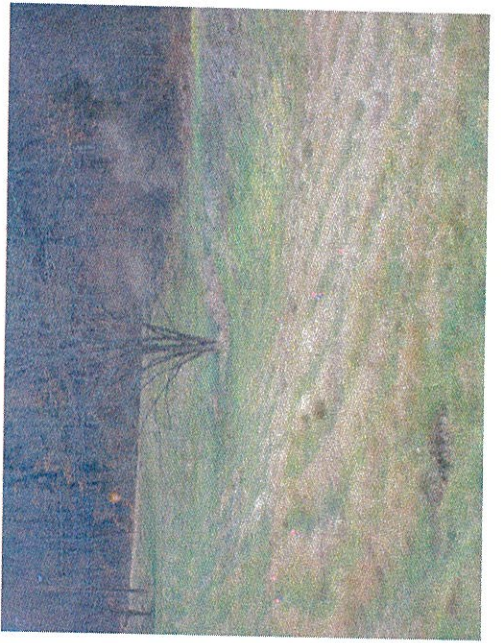
Map 41 Lot 41 Providence Rd. 12/11/23
Address Date

I inspected and took photos for
an application to fill 8,900
square feet of wetlands.

No sediment controls are shown on
the plan. No detention or retention
best management or mitigation
measures are shown. No alternatives
appear to have been considered.

Commission Representative M. Washburn

Owner or Authorized Signature _____



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22

The Turnpike Buyer - January 3, 2024 - www.shopperturnpike.com

TOWN OF BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION PUBLIC HEARING NOTICE

The Brooklyn Inland Wetlands and Watercourses Commission will hold a public hearing, both in-person and via Zoom, on Tuesday, January 9, 2024, at 6:00 p.m. at their regularly scheduled meeting at the Clifford B. Green Community Meeting Room, Suite 24, 69 South Main Street on the following:

1. SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone; 14-lot subdivision for development of single-family homes.
2. IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone; Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

A copy of each application is available for review. All interested parties may attend the meeting, be heard and written correspondence received.

Richard Oliverson, Chairman

T

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A copy of each application is available for review. All interested parties may attend the meeting, be heard and written correspondence received.

Richard Oliverson, Chairman

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FURNITURE DOCTOR: Have your furniture professionally restored at reasonable rates. Furniture facelift, painting, caning, stripping, refinishing and repairs. Antique Doctor - 860-382-5410, 508-248-9225. YST@02-14

UNWANTEDS REMOVED: Junk removal. We clean out attics, basements, barns, garages, whole estates. We do moving and some demolition. Best rates! Veterans Helping People. Call John. 401-439-3285 ST@09-20*TF

FOR SALE: 2014 Dodge Tradesman Van. Small commercial van, original owner, 120,000 miles. Always Mobil 1 Synthetic Oil. No accidents. Runs excellent. Cargo divider and rear custom pull out shelving. Excellent for deliveries or tradesmen \$9,000. Call Thom (Watertite) 978-857-5290 (Putnam) YST@12-27

FREE: Everett Upright Piano. Good condition. "Buyer" must transport. 860-861-3788 YST

LOOKING FOR RELIABLE, EXPERIENCED CARPENTERS OR CAN TRAIN. Good pay structure. 860-315-0984 ST@TF

**American
Hardwood**

**Seasoned
Firewood**

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Never a Short Cord!
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EAST KILLINGLY AUTO CARE

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HOURS: MON.-FRI. 8:30AM-5:00PM

**10% Military / Senior / First Responders
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ALIGNMENTS
Starting at \$99**

**HEAT NOT
WORKING?**

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ask how we can help!*

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ST

18

The Turnpike Buyer - December 27, 2023 - www.shopperturnpike.com



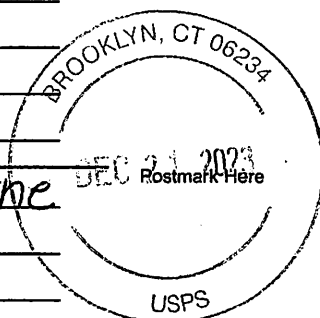
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Archer Surveying LLC
18 Providence Rd
Brooklyn CT 06234

To: Sean & Kimberly Byrne
35 Brickyard Rd
Brooklyn CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



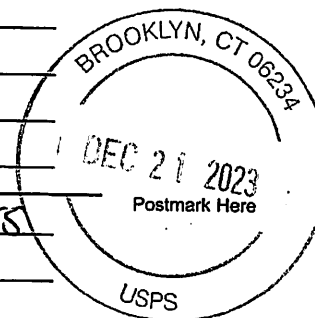
Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Archer Surveying LLC
18 Providence Rd
Brooklyn CT 06234

To: John Ennis & Fred Eggers
289 Providence Rd
Brooklyn CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



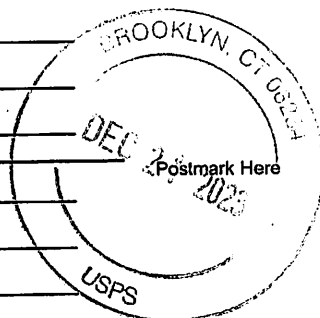
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Archer Surveying LLC
18 Providence Rd
Brooklyn CT 06234

To: Daniel Litke
30 Brickyard Rd
Brooklyn CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



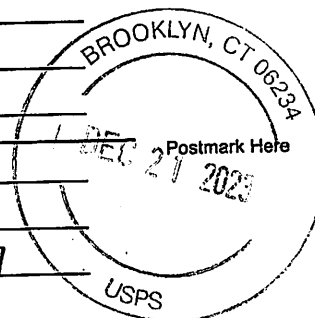
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From: Archer Surveying LLC
18 Providence Rd
Brooklyn CT 06234

To: MJV Properties LLC
433 E Thompson Rd
Thompson CT 06277



PS Form 3817, April 2007 PSN 7530-02-000-9065



PUBLIC HEARING
FOR A WETLANDS
DISTURBANCE
JANUARY 9TH
@ 6:00PM
CLIFFORD B. GREEN
BUILDING



PUBLIC HEARING
FOR A WETLANDS
DISTURBANCE
JANUARY 9TH
@ 6:00PM
CLIFFORD B. GREEN
BUILDING

LIGHTHOUSE SIGNS WESTBROOK, CT 866-369-6403



FOR SALE
REDUCED PRICE
PUBLIC HEARING
FOR A WETLANDS
DISTURBANCE
JANUARY 9TH
@ 6:00PM
CLIFFORD B. GREEN
BUILDING

860-887-5
www
LYNMAN
-371
com



PUBLIC HEARING
FOR A WETLANDS
DISTURBANCE
JANUARY 9TH
@ 6:00PM
CLIFFORD B. GREEN
BUILDING

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____

Application # SubD 23-003

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT TETRAVACT BUILDING COMPANY MAILING ADDRESS 332 MASHANITZILL RD, DANIELSON
APPLICANT'S INTEREST IN PROPERTY OWN PHONE 860 377 9593 EMAIL _____

PROPERTY OWNER IF DIFFERENT _____ PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) ARCHER SURVEYING LLC
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS _____
MAP # 23 LOT # 39 ZONE RA TOTAL ACRES 1.1 ACRES OF WETLANDS ON PROPERTY 38,230 ± SQ FT

PURPOSE AND DESCRIPTION OF THE ACTIVITY 2 LOT CONSERVATION SUBDIVISION
- PRIVATE ROAD, HOUSES - RESIDENTIAL, SEPTIC SYSTEMS, MINOR
GRADING

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED 0 CUBIC YDS _____ SQ FT _____

EXCAVATION PROPOSED _____ CUBIC YDS _____ SQ FT _____

LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____

TOTAL REGULATED AREA ALTERED: SQ FT 60,000 ACRES _____

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): - CONSERVATION SUBDIVISION COMPARED TO
CONVENTIONAL SUBDIVISION

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQFT _____ ACRES _____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) _____

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? _____

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISS N TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF Th. COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: Mark W. St. DATE _____

OWNER: Mark W. St. DATE _____

REQUIREMENTS

_____ APPLICATION FEE \$ _____ STATE FEE (\$60.00) _____

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019
DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): BROOKLYN
does this project cross municipal boundaries (check one)? yes ☐ no ☒
If yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Danielson or number: _____
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): TERRA-IT BUILDING Co.-Inc.
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): WATERLOO ROAD
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: _____
- ACTIVITY PURPOSE CODE (see instructions, only use one code): C
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 3, 9
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 6 acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): .3 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). **Do not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

2/13/2023

ARCHER SURVEYING
P.O. Box 22
BROOKLYN, CT. 06234

RE: WETLAND DELINEATION, 173 WAUREGAN RD. BROOKLYN, CT.

DEAR MR. ARCHER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSES ON THE SUBJECT PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AND WATERCOURSES AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARIES OF THESE INLAND WETLANDS/WATERCOURSE AND THE ADJACENT UPLAND SOILS.

WETLAND FLAGS WF- 1 THROUGH WF- 35 DELINEATE THE HIGH-WATER MARK OF CREAMERY BROOK, ITS ASSOCIATED FLOODPLAIN SOILS AND ADJACENT INLAND WETLANDS FOUND IN THE WESTERN PORTION OF THE PROPERTY.

WETLAND FLAGS WF-1A THROUGH WF- 14A DELINEATE THE HIGH-WATER MARK AND HYDRIC SOILS FOUND IN AND ADJACENT TO THE SMALL POND FOUND IN THE EASTERN PORTION OF THE PROPERTY.

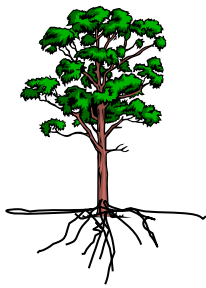
THESE WETLAND SOILS HAVE FORMED FROM THE PERSISTENT WETNESS DUE TO THE SHALLOW SEASONAL WATER TABLES AND ARE CHARACTERIZED BY THICK ORGANIC TOPSOIL HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

1/2/2024

ARCHER SURVEYING
P.O. Box 22
BROOKLYN, CT. 06234

RE: WETLAND DELINEATION, 173 WAUREGAN RD. BROOKLYN, CT.

DEAR MR. ARCHER,

AT YOUR REQUEST I HAVE INSPECTED THE POTENTIAL WATERCOURSE FOUND FLOWING FROM THE CULVERT PIPES IN THE FIELD AREA ON THE SUBJECT PROPERTY.

IN FEBRUARY 2023 I INSPECTED THIS GENERAL AREA AND FOUND NO EVIDENCE OF A WATERCOURSE OR HYDRIC SOIL CONDITIONS IN THIS AREA.

ON 12/15/2023, I INSPECTED THE AREA IN QUESTION AND FOUND NO EVIDENCE OF HYDRIC SOILS. 10 YR/6/6 HIGH CHROMA COLORS WERE NOTED AT A DEPTH OF 20+ INCHES.

I DID OBSERVE SIGNIFICANT FLOWS DISCHARGING FROM THE CULVERT PIPES WHICH EXTEND FROM UNDER ROUTE 205. THESE FLOWS EXTENDED INTO THE FIELD AREA IN A DEPRESSED PORTION OF THE FIELD, EVENTUALLY DISPERSING AS THE TOPOGRAPHY FLATTENED OUT.

IT IS QUESTIONABLE THAT A TRUE DEFINED CHANNEL AND BANK EXISTS, HOWEVER ON THE DATE OF THE INSPECTION I DETERMINED THAT THIS WAS THE CASE, AS THE VOLUME AND VELOCITY OF THE FLOWS WERE FAIRLY WELL CONFINED TO A DEFINED CHANNEL.

THERE IS ALSO EVIDENCE OF ACCUMULATIONS OF DETRITUS AND IT WAS FLOWING FOR A DURATION LONGER THAN THE PRIOR STORM INCIDENT.

IT IS FOR THESE REASONS THAT I DETERMINED THAT THE AREA IN QUESTION MET THE DEFINITION OF A WATERCOURSE.

WETLAND FLAG NUMBERS WF-1 THROUGH WF-27 DELINEATE THE LOCATION OF THE HIGH WATER MARK OF THE WATERCOURSE WHICH WAS FLOWING ON THAT DATE.

IT SHOULD BE NOTED THAT SEVERAL DAYS BEFORE THIS INSPECTION THERE WAS A SIGNIFICANT 3-TO-4-INCH RAIN EVENT, AND ANOTHER RAIN EVENT OF THE SAME MAGNITUDE OCCURRED THE WEEK BEFORE. THE CLOSE OCCURRENCE OF THESE TWO RAIN EVENTS COMBINED WITH THE HIGH SEASONAL WATER TABLE UNDOUBTEDLY CONTRIBUTED TO THE SIGNIFICANT FLOWS THAT WERE OBSERVED.

IT IS MY OPINION THAT ALTHOUGH THE AREA MET THE DEFINITION OF A WATERCOURSE ON THE DATE OF THE INSPECTION, IT IS HIGHLY LIKELY THAT IT WOULD NOT MEET THE DEFINITION DURING NORMAL SEASONAL RAIN EVENTS, ESPECIALLY WHEN THE SEASONAL WATER TABLE IS LOWER.

I ALSO INSPECTED THE SMALL DISCHARGE AREA FROM A CULVERT PIPE FOUND EXTENDING UNDER ROUTE 205 IN THE NORTHWEST PROPERTY CORNER. NO HYDRIC SOIL CONDITIONS WERE FOUND, ONLY 10 YR 5/6 HIGH CHROMA COLORS IN THE SUBSOIL, TO A DEPTH OF 24 INCHES, AS WAS THE CASE WHEN I INSPECTED THE AREA IN FEBRUARY 2023.

I ALSO DETERMINED THAT THE AREA DID NOT MEET THE DEFINITION OF A WATERCOURSE, AS THERE WAS NO DEFINED CHANNEL OR BANK, NO EVIDENCE OF SCOUR, AND NO HYDROPHYTIC VEGETATION WAS PRESENT.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

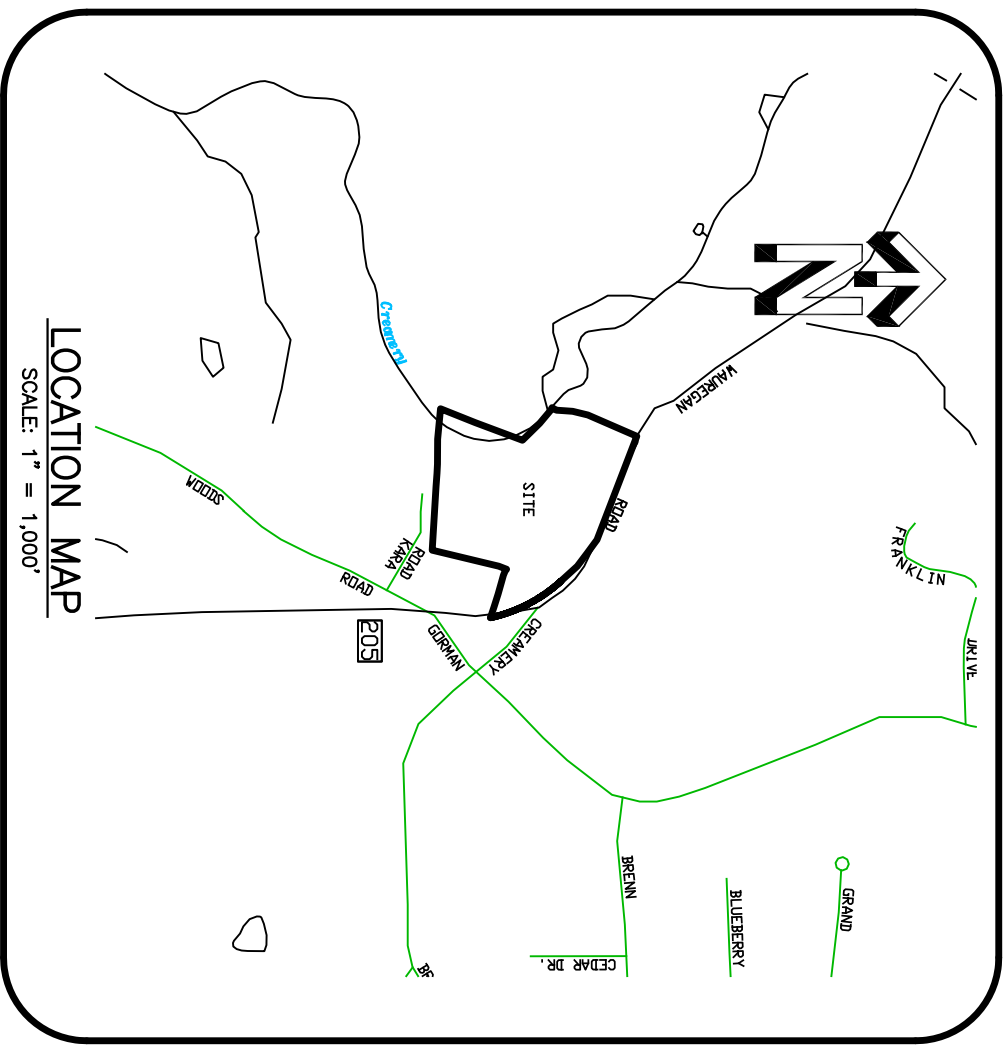
7 LOT SUBDIVISION

PREPARED FOR

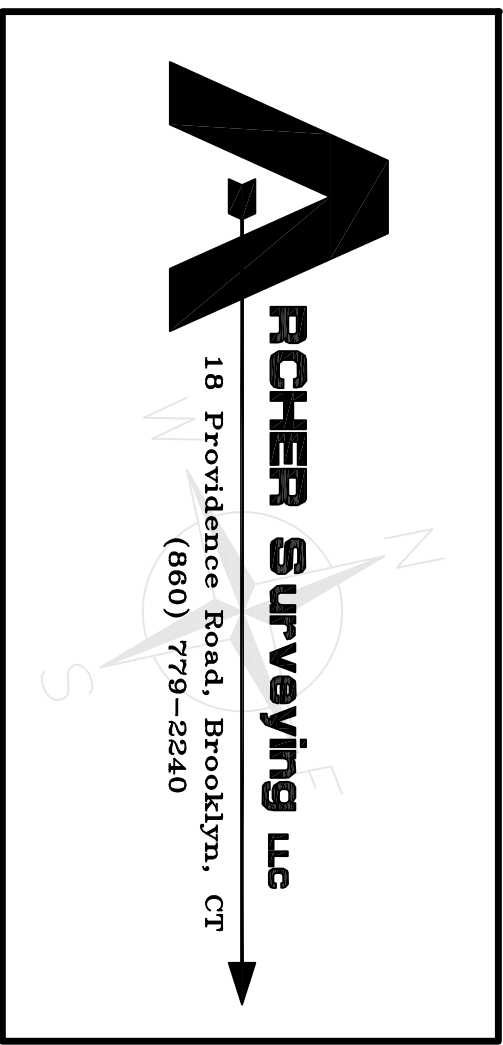
Tetreault Building Company

Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023
Revised: December 18, 2023
December 28, 2023



PREPARED BY



I have reviewed the inland-wetlands shown on this plan and they appear to be substantially the same as those which I delineated in the field.

Certified Soil Scientist

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE
Expiration date per section 8-26C of the Connecticut
General Statutes. Date: _____

Any Changes to These Plans Within 200' of Wetlands or Watercourses must be Reapproved to the Brooklyn Inland Wetlands Commission.

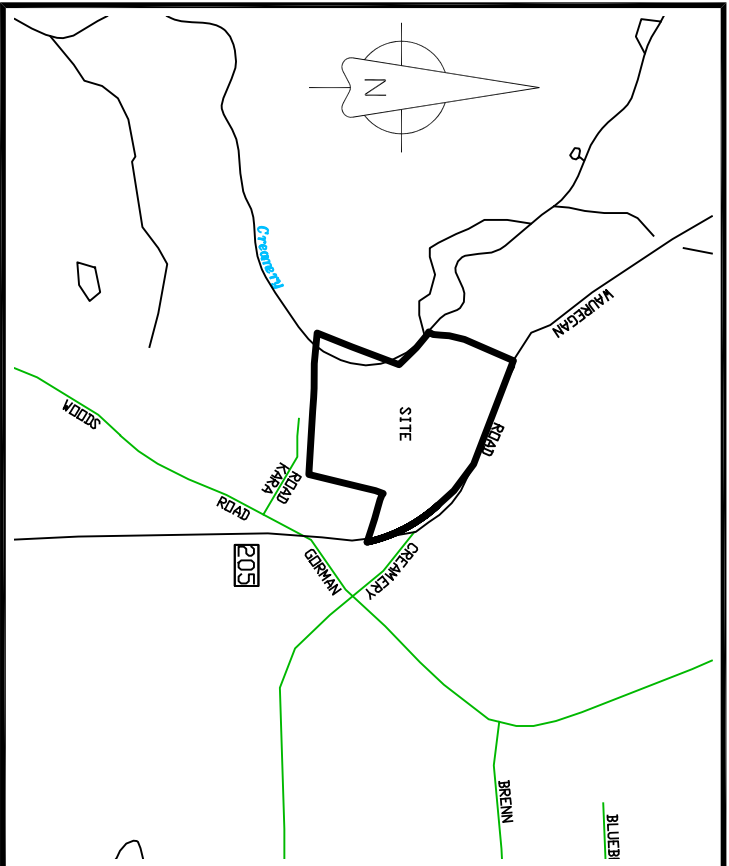
The Applicant will contact the Brooklyn Inland Wetlands Commission or its agent after all erosion and sediment control measures are installed, prior to any construction or excavation on the property.

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

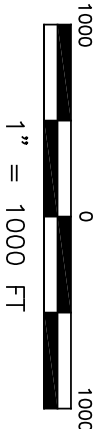
CHAIRMAN DATE
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 9
SUBDIVISION	SHEET 2 OF 9
SITE DEVELOPMENT PLAN	SHEET 3 OF 9
SITE DEVELOPMENT PLAN "30"	SHEET 4 OF 9
ROAD PROFILE	SHEET 5 OF 9
DETAIL SHEET #1	SHEET 6 OF 9
DETAIL SHEET #2	SHEET 7 OF 9
HISTORY & PARCEL MAP	SHEET 8 OF 9
YIELD PLAN	SHEET 9 OF 9



Location Map



To my knowledge and belief, this map is substantially correct as noted herein.

[Signature]

11/29/2023

David M. Archer, Conn. L.S. #70013

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears herein.

Map Reference

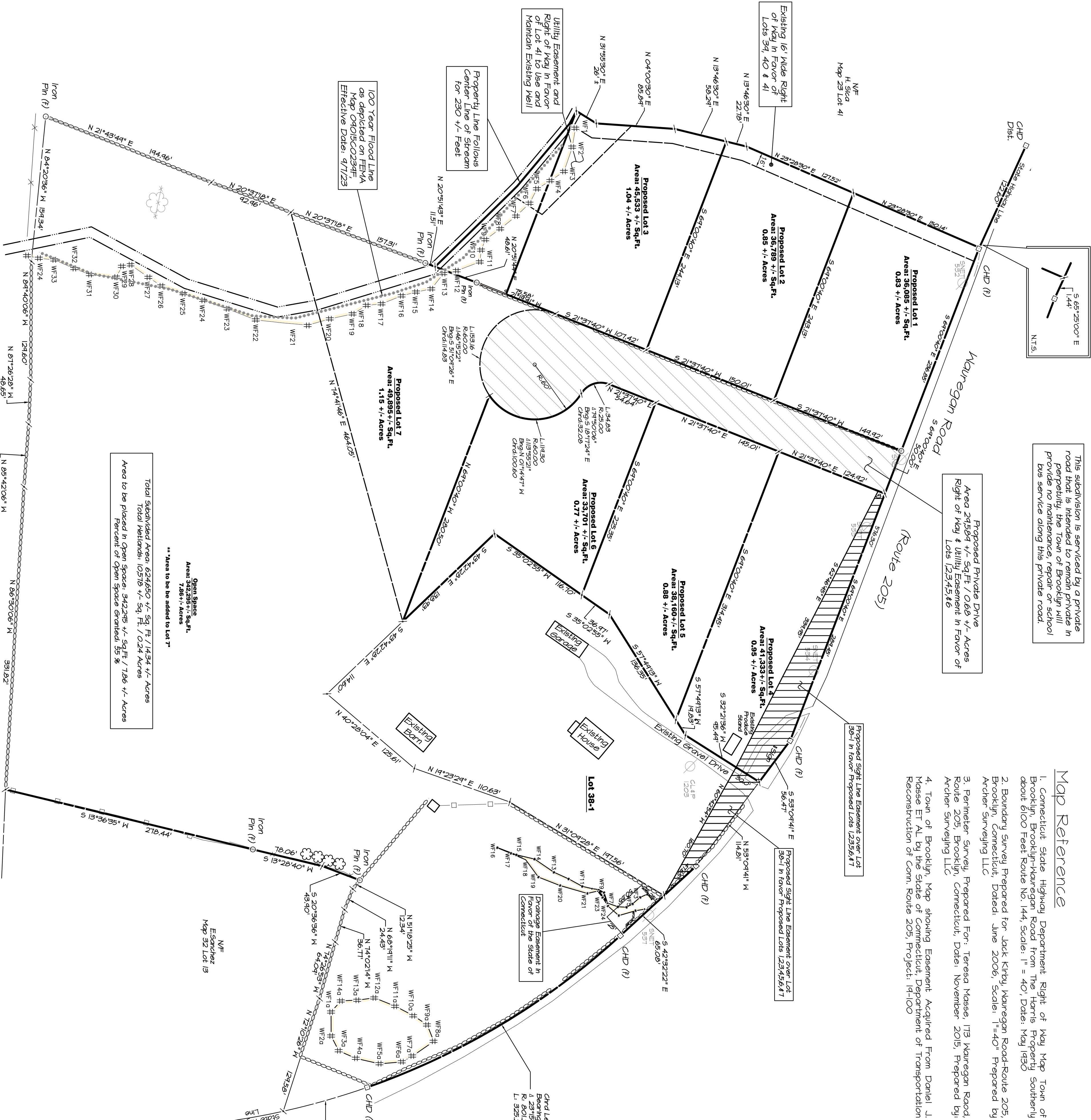
- Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southernly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1950
- Boundary Survey Prepared for Jack Kiny, Wauregan Road-Route 205, Brooklyn, Connecticut. Dated: June 2006, Scale: 1"=40". Prepared by Archer Surveying LLC
- Perimeter Survey, Prepared For: Teresa Masae, 173 Wauregan Road, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by Archer Surveying LLC
- Town of Brooklyn, Map showing Easement Acquired From Daniel J. Masae ET AL by the State of Connecticut, Department of Transportation Reconstruction of Conn. Route 205, Project: 14100

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Surveyors, as amended, and the Surveyors' Code of Ethics, as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1946
- The survey conforms to a Class "A2" Horizontal Accuracy
- Boundary Determination: Resurvey on Existing Boundary
- Intent: 1 Lot Conservation Subdivision
- Total Area of Subdivision = 6.53 Acres
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
- Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System
- Topographic Features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-2", Contour Interval=2', Vertical Datum = Approx. NAVD 88.
- Zone = RA
- Parcel is shown as Lot #36 on Assessor's Map #23
- This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
- Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February 2023
- There are not known endangered species or species of special concern on the subject property June 2023 National Diversity Data Base Mapping
- Parcel does not lie within an aquifer protection area
- The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
- Passive Solar Energy techniques were considered in the design of the subdivision

LEGEND

	PROPERTY LINE
	EASEMENT
	STONE WALL
	TREE LINE
	SOIL LINE
	100 YEAR FLOOD LINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN
	DRILL HOLE
	MONUMENT
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
	UTILITY POLE



Open Space
Area: 342,285 +/- Sq.Ft.
7.86 +/- Acres

** Areas to be added to Lot 7

Total Subdivided Area: 624,650 +/- Sq. Ft. / 14.34 +/- Acres
Total Wetlands: 10,576 +/- Sq. Ft. / 0.24 Acres
Area to be placed in Open Space: 342,285 +/- Sq.Ft. / 7.86 +/- Acres
Percent of Open Space Granted: 55 %

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.

Subdivision Plan

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

RICHER Surveying LLC

18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.

LAND SURVEYOR (C) 2023

Sheet No. 2 OF 9

Project No. AS 223

Date: October 27, 2023

¹ This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996.

- Soil Data:

LEGEND

this subdivision is serviced by a private road that is intended to remain private in perpetuity, the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

1. Division of Property, First Time Split, Prepared For: Terhune Building Company LLC, 173 Nauregon Road "Route 205" Brooklyn, Connecticut, Scale: 1" = 60', Date: June 1, 2023, Prepared by: Archer Surveying LLC.
2. Boundary State Highway Department Right of Way Map, Town of Brooklyn, Brooklyn-Nauregon Road from the Harris Property Southly about 6100 Feet, Route No. 144, Scale: 1" = 40', Date: May 1950
3. Boundary Survey Prepared For: Jack Kirby, Nauregon Road-Route 205, Brooklyn, Connecticut, Dated: June 2000, Scale: 1"=40' Prepared by Archer Surveying LLC
4. Prelimier Survey, Prepared For: Teresa Masse, 173 Nauregon Road, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC

Right Line Easement over Lot 1
Proposed Lots 12356417



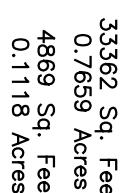
To my knowledge and belief, this map is substantially correct as noted hereon.

to my knowledge and correct as noted herein

11/29/2023

Faulkner, M. W. Archer, Conn. L.S. #70013

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.



Prepared For:
Tetreault Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

DRAWING SCALE: 1"=60'



ROCHER Surveying LLC

18 Providence Road, Brooklyn, C
(860) 779-2240 / (860) 928-1921

(860) 779-2240 / (860) 928-1921

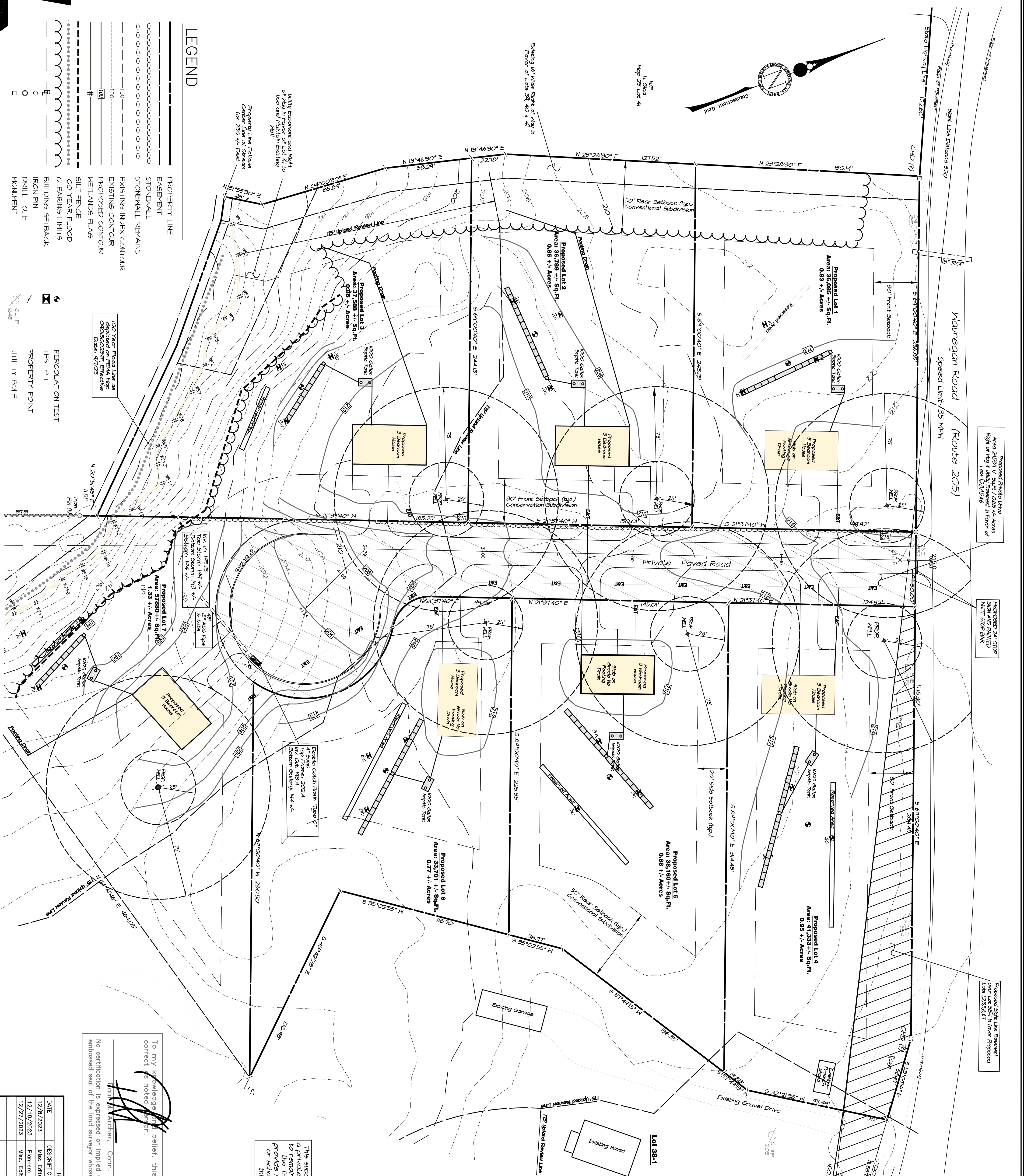
LOUIS J. SOJA, JR.

SURVEYING ~ ENGINEERING ~ SITE PLANNING

Project No.	AS 2223	Date:	October 27, 2023
Page No.	3 OF 9		

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.

Project No.	AS 2223	Date:	October 27, 2023
Page No.	3 OF 9		

Notes

1. This survey was been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1946
- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
- Intent: T Lot Conservation Subdivision
2. Total Area of Subdivision = 6.53 Acres
3. North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88). Based on Global Positioning System
5. Topographic features depicted were taken from NOAA Lidar Data and conforms to the Topographic Accuracy Class "T-D", Contour Interval=2', Vertical Datum = Approx. NAVD 88.
6. Zone = RA
7. Parcel is shown as Lot #38 on Assessor's Map #23
8. This Subdivision does include land and areas within the Federal Emergency Management Agency's 100 year flood hazard area
9. Wetlands shown were flagged in the field by Joseph Maroux, Certified Soil Scientist February 4, December 2023.
10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping
11. Parcel does not lie within an aquifer protection area
12. The Subdivision Regulations of the Town of Brooklin are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
14. Passive Solar Energy techniques were considered in the design of the subdivision
15. Sight Line was taken: 15' off the travel way & at 40' height

Subdivision Plan

Prepared For:
Tetreatult Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

Ascher Surveying LLC
18 Providence Court
Brooklyn, Connecticut
DAVID A. SMITH, P.E. 14173
DATE 12/18/2023
NOT VALID UNLESS SEAL IS ATTACHED HERETO

This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brookllyn will provide no maintenance, repair or school bus service along this private road.

To my knowledge and correct as noted person.

12/18/2023

Faulkner, M. Archer, Conn. L.S. #70013

REVISIONS	
DATE	DESCRIPTION
12/8/2023	Misc Edits
12/18/2023	Pinner Comments, Revised Road Design
12/27/2023	Misc. Edits

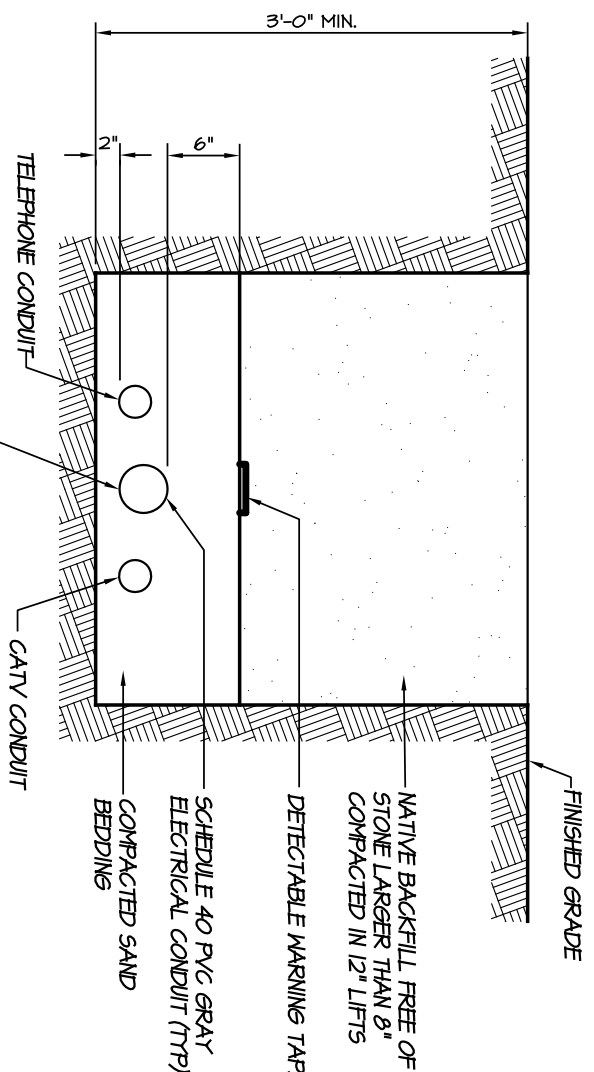
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears here:



RCHER Surveying LLC

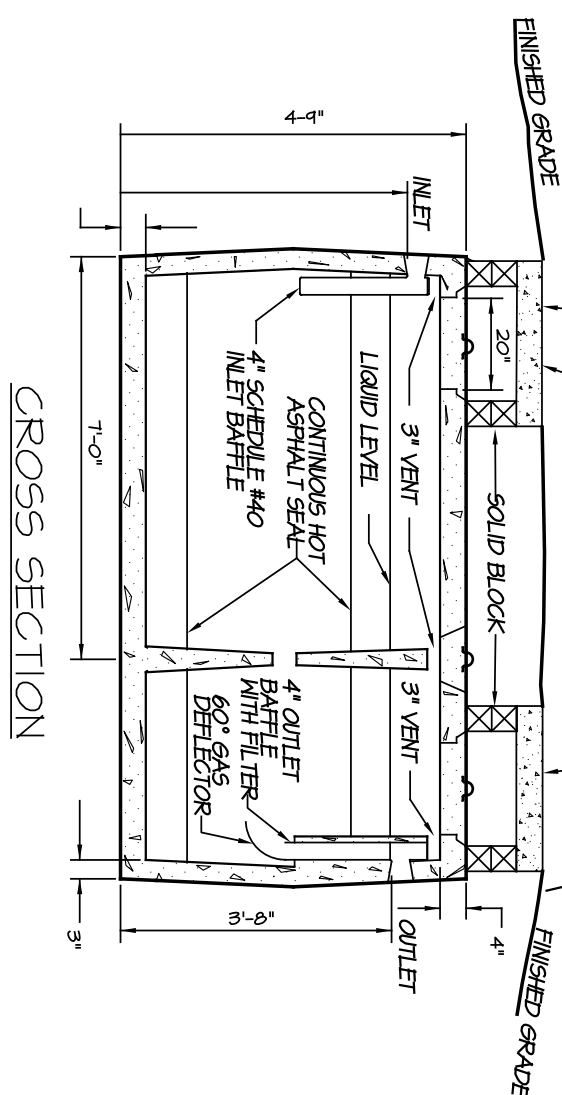
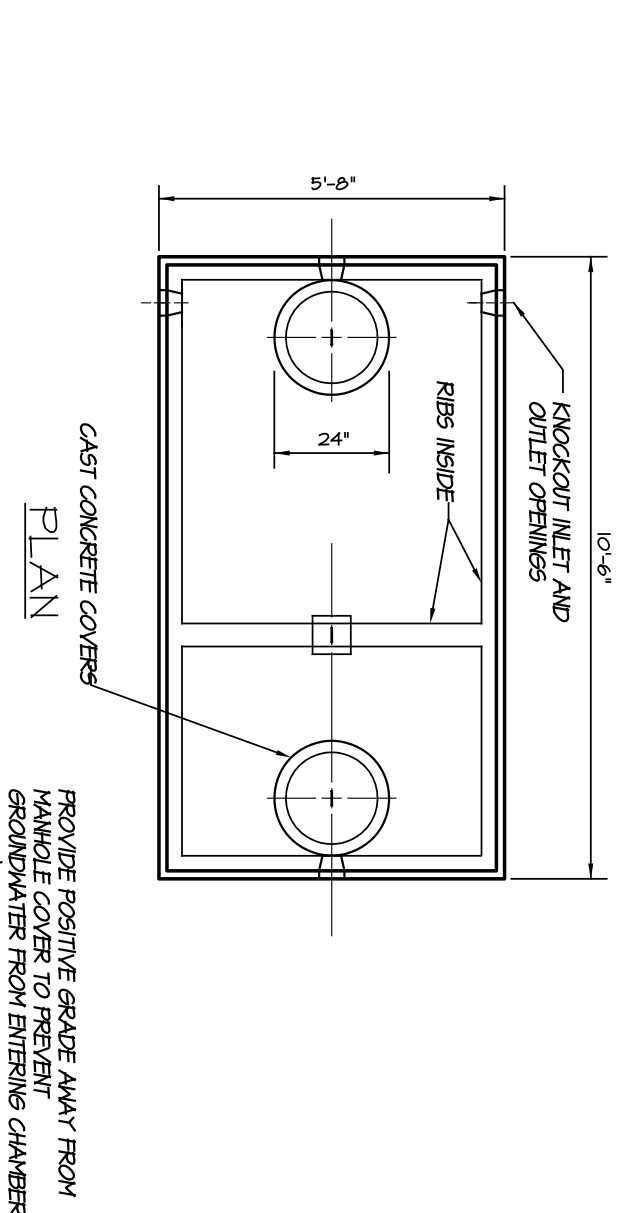
LOUIS J. SOJA, JR.

Sheet No.	4 OF 9	Project No.	AS 2223	Date:	October 27, 2023
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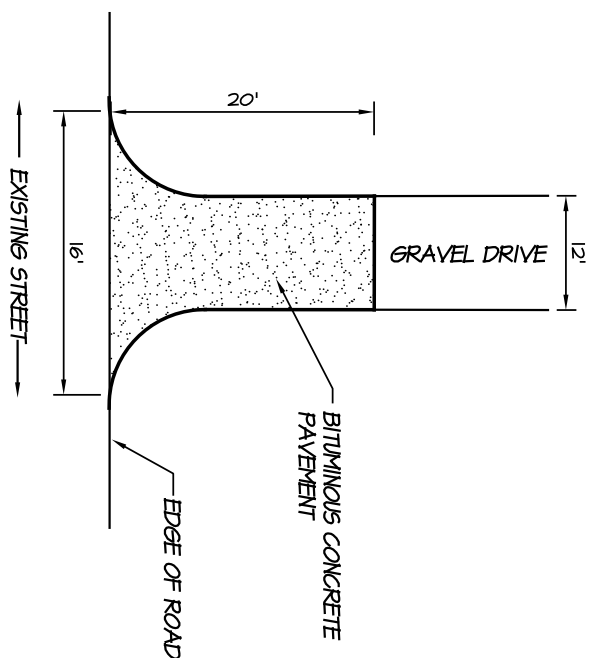


UNDERGROUND UTILITY TRENCH

NOT TO SCALE



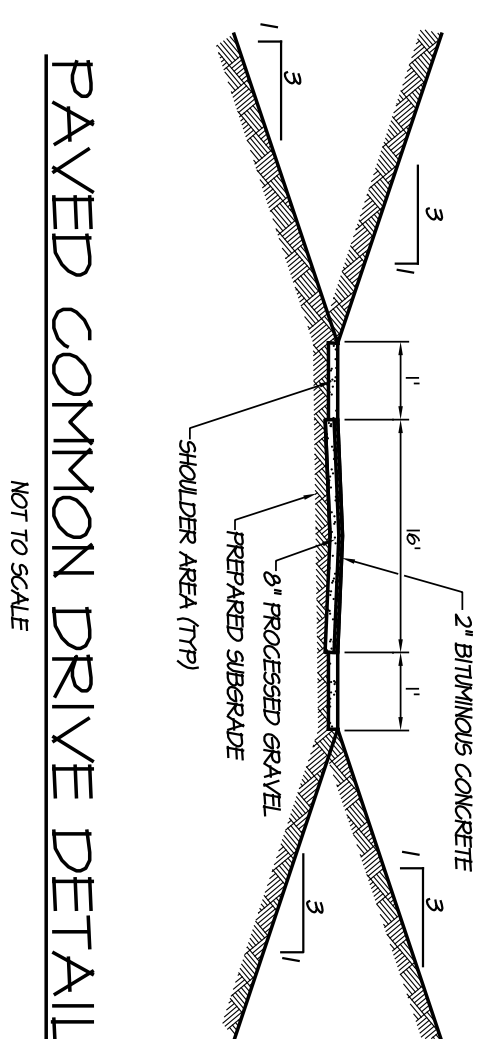
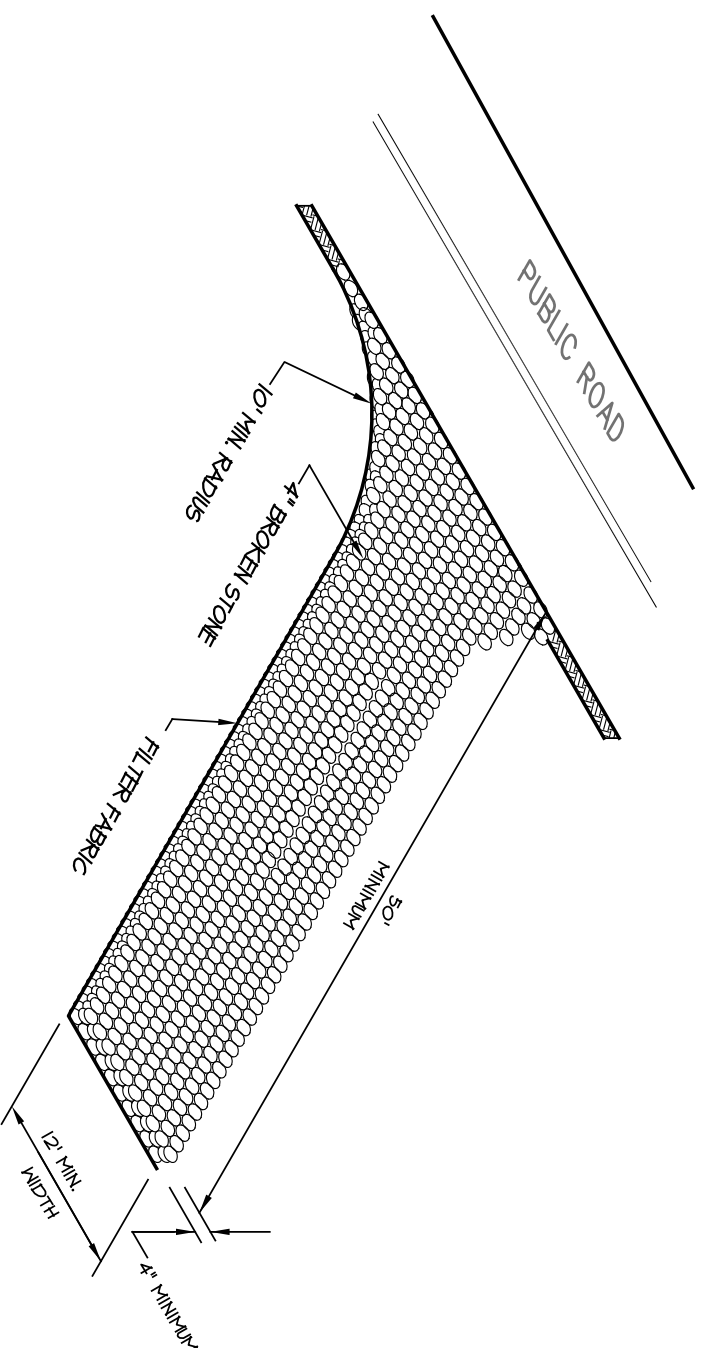
1000 GALLON
2 COMPARTMENT
SEPTIC TANK



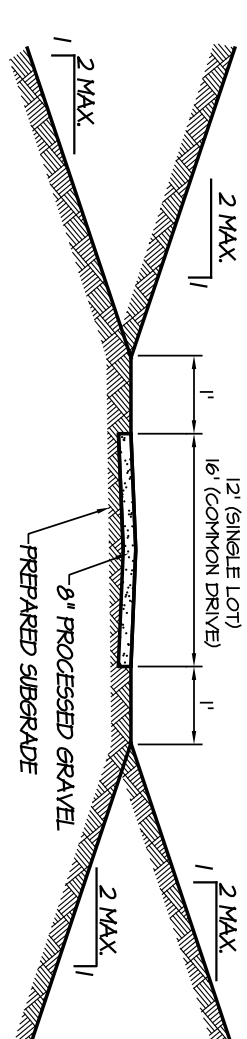
PAYED APRON

SINGLE DRIVE

NOT TO SCALE

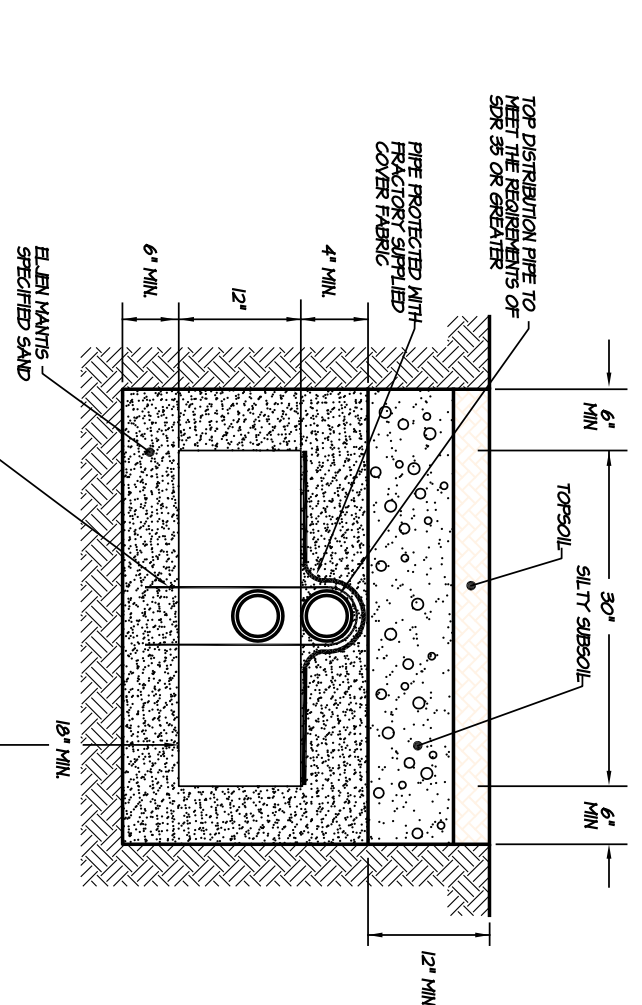


NOT TO SCALE



GRAVEL DRIVE DETAIL

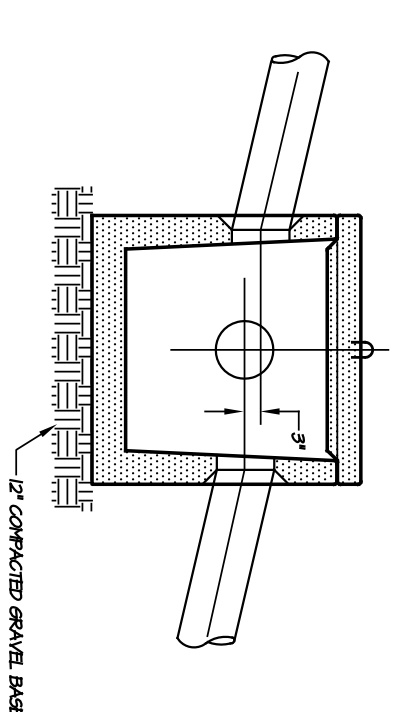
NOT TO SCALE



NOTE: VENTING IS OPTIONAL BUT REQUIRED WHEN MORE THAN 10' OF COVER IS MEASURED FROM THE TOP OF THE UNIT TO EMERGED GRADE

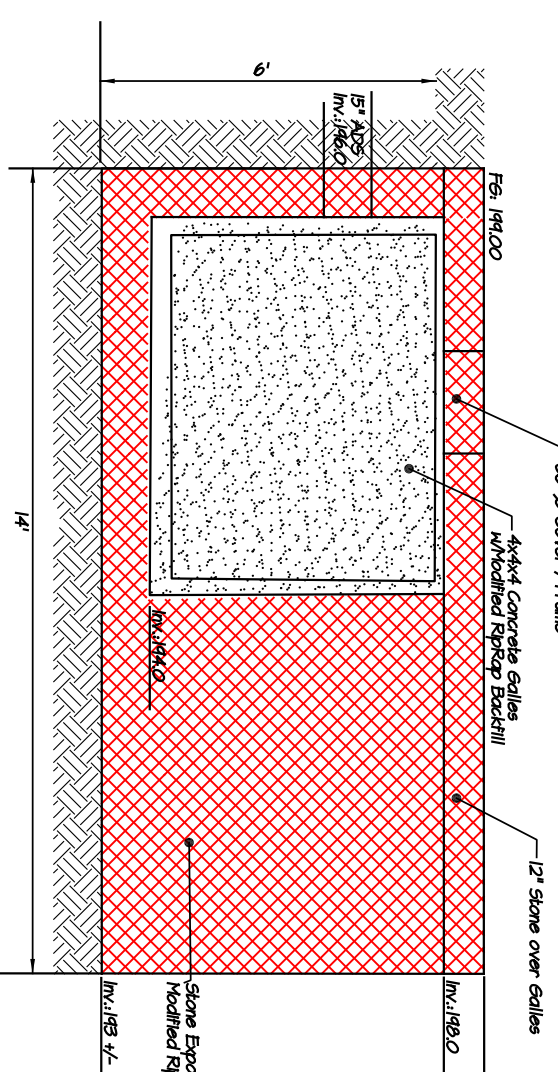
TYPICAL ELJEN MANTIS TRENCH SECTION

NOT TO SCALE



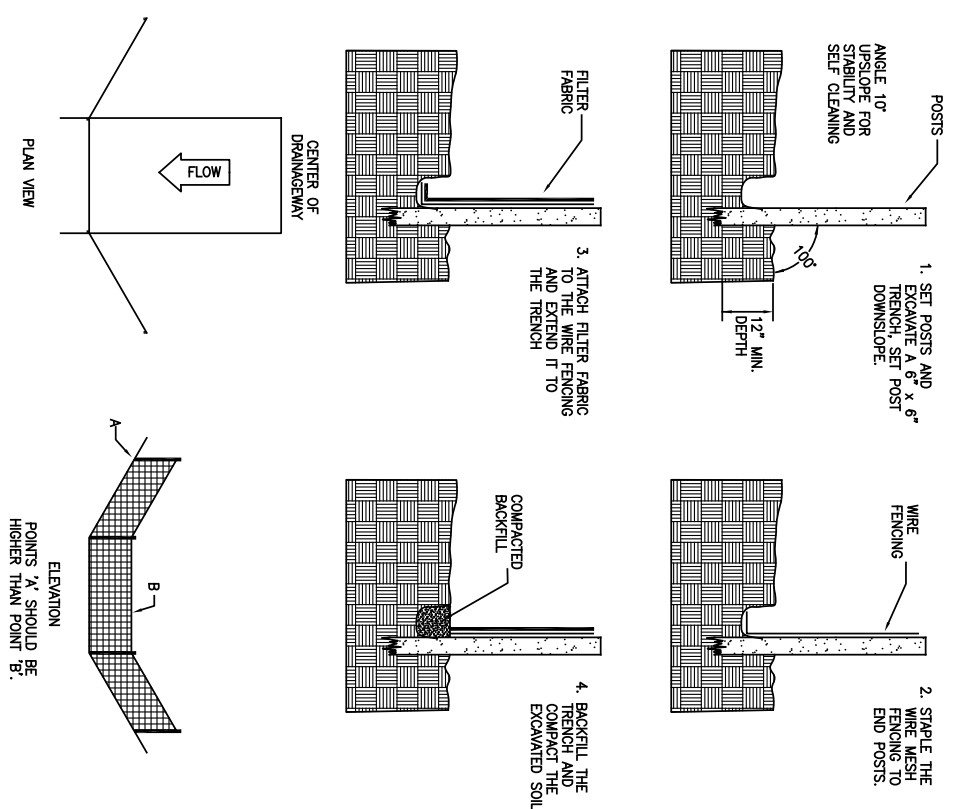
DISTRIBUTION BOX DETAIL

NOT TO SCALE



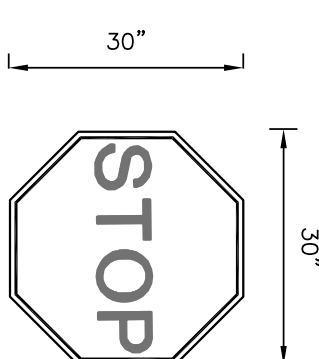
Cross Section
Recharge Disipate Outlet
NOT TO SCALE

NOT TO SCALE



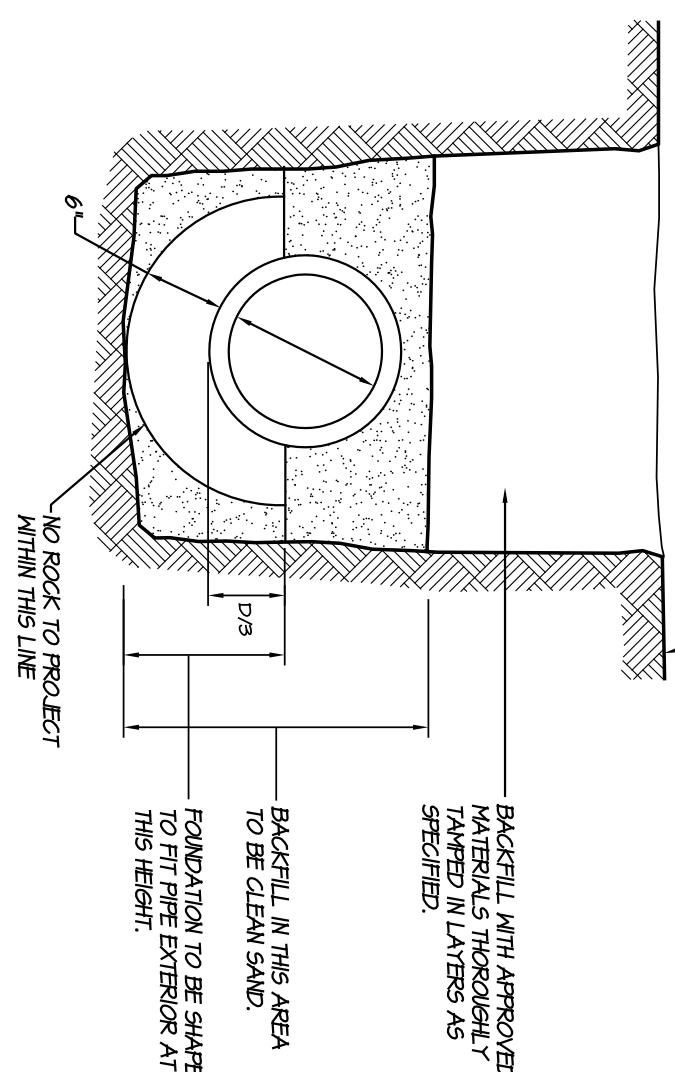
OUTLET
NOT TO SCALE

NOT TO SCALE



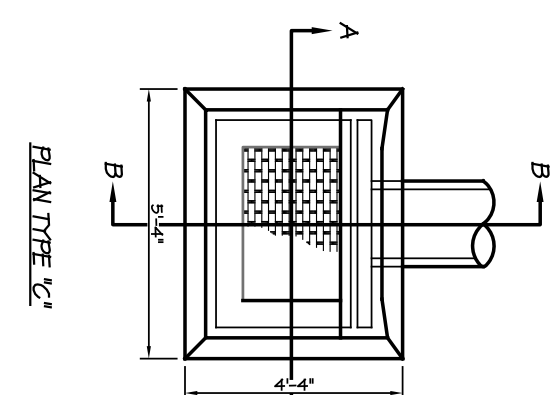
STOP SIGN DETAIL
NOT TO SCALE

NOT TO SCALE



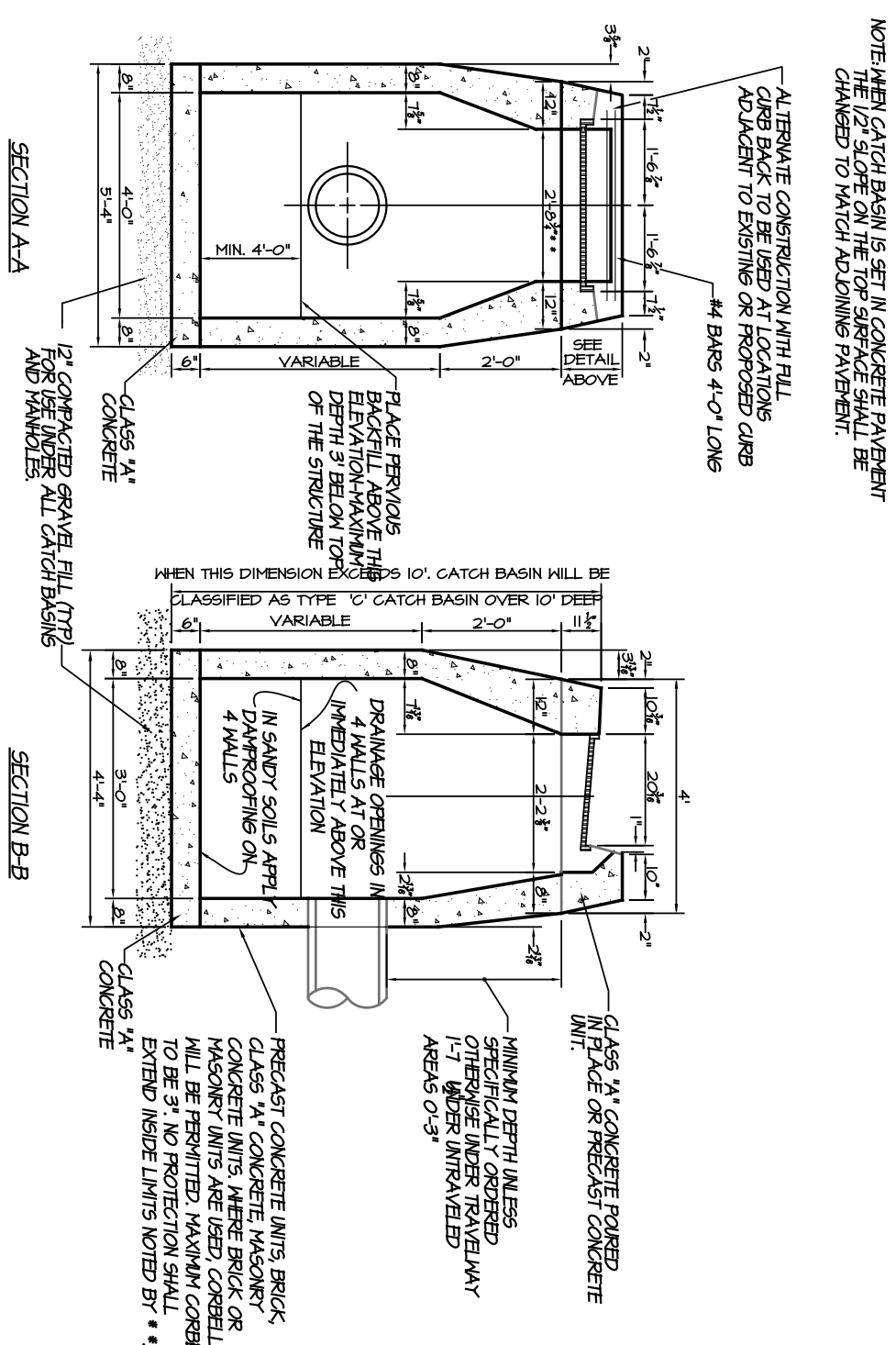
SILT FENCE
NOT TO SCALE

NOT TO SCALE



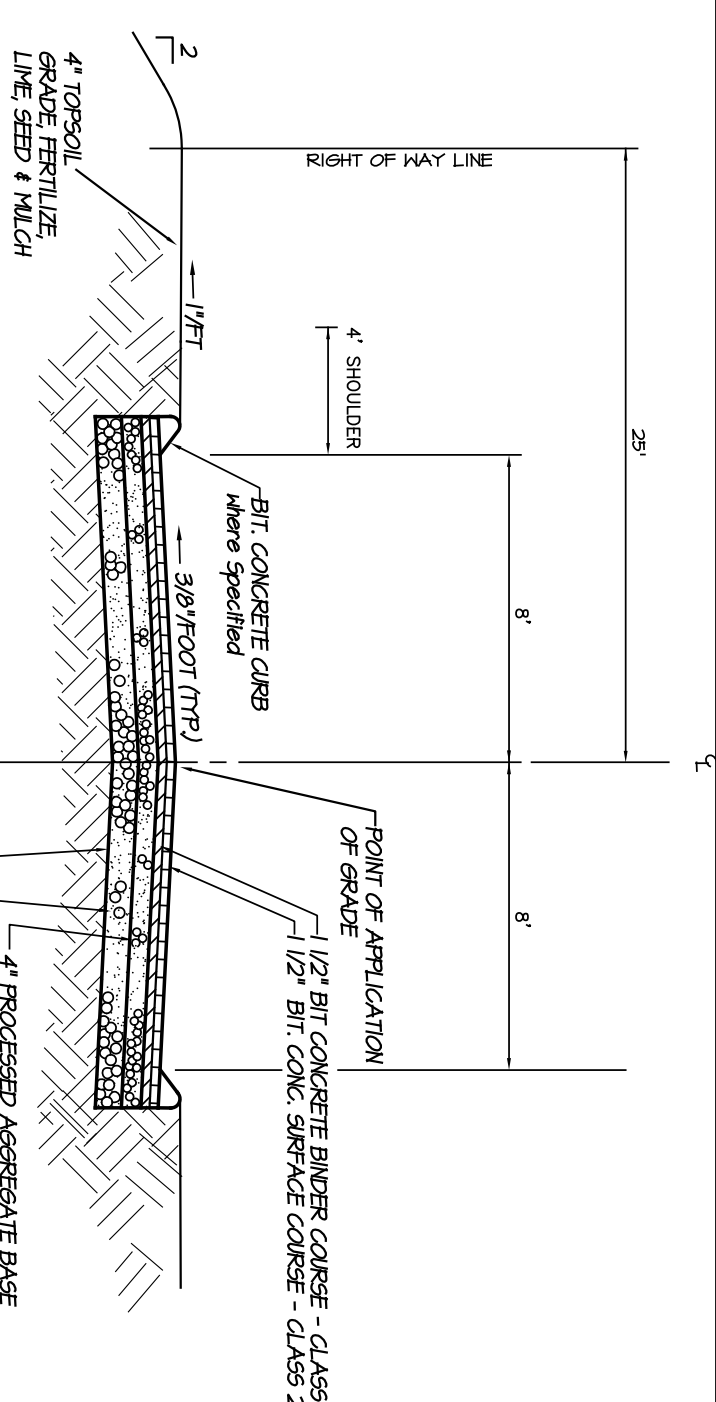
SANITARY SEWER / STORM DRAIN
PIPE IN TRENCH DETAIL

NOT TO SCALE



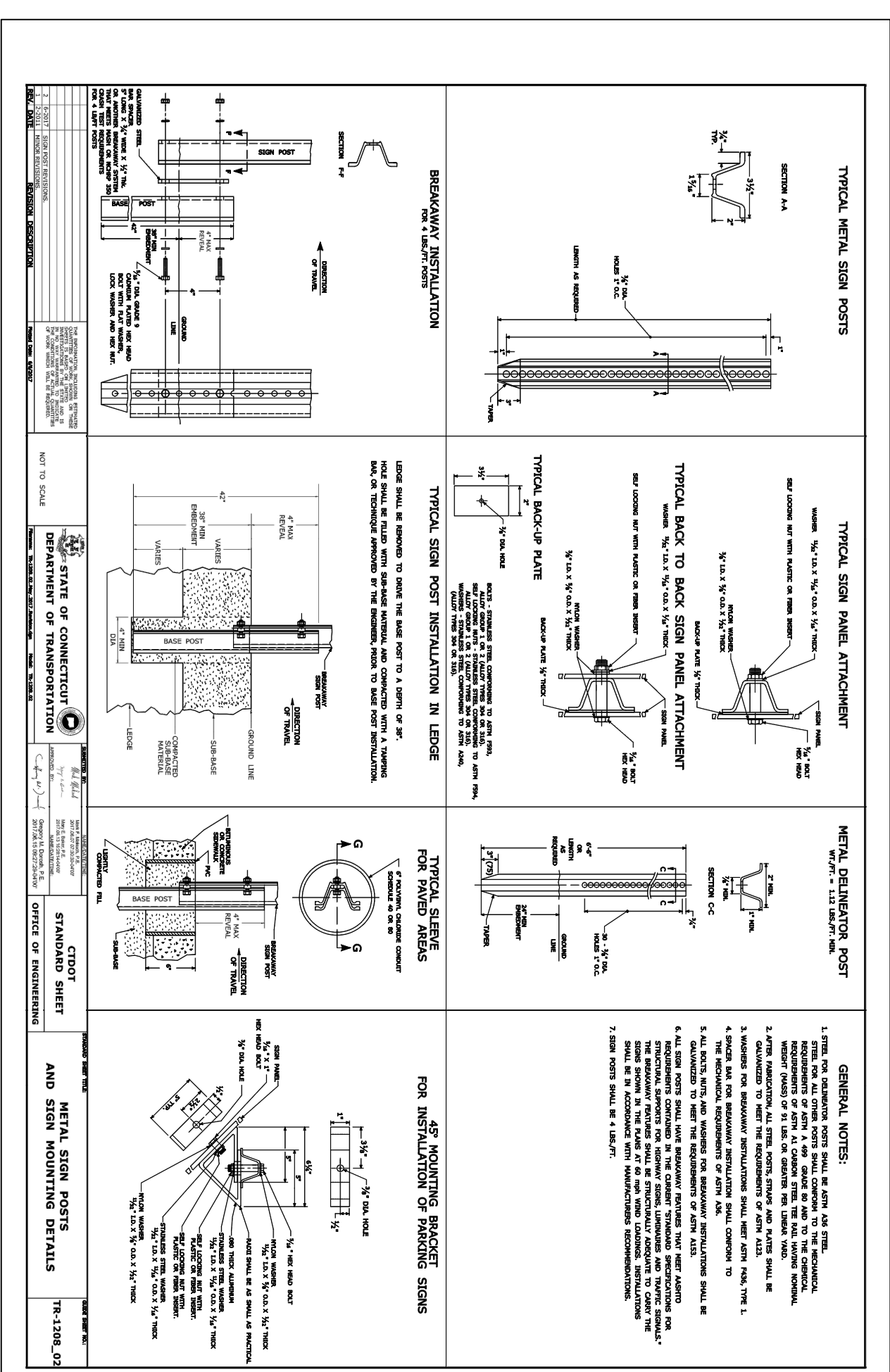
TYPE 'C' CATCH BASIN DETAIL

NOT TO SCALE


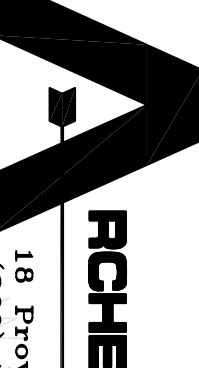


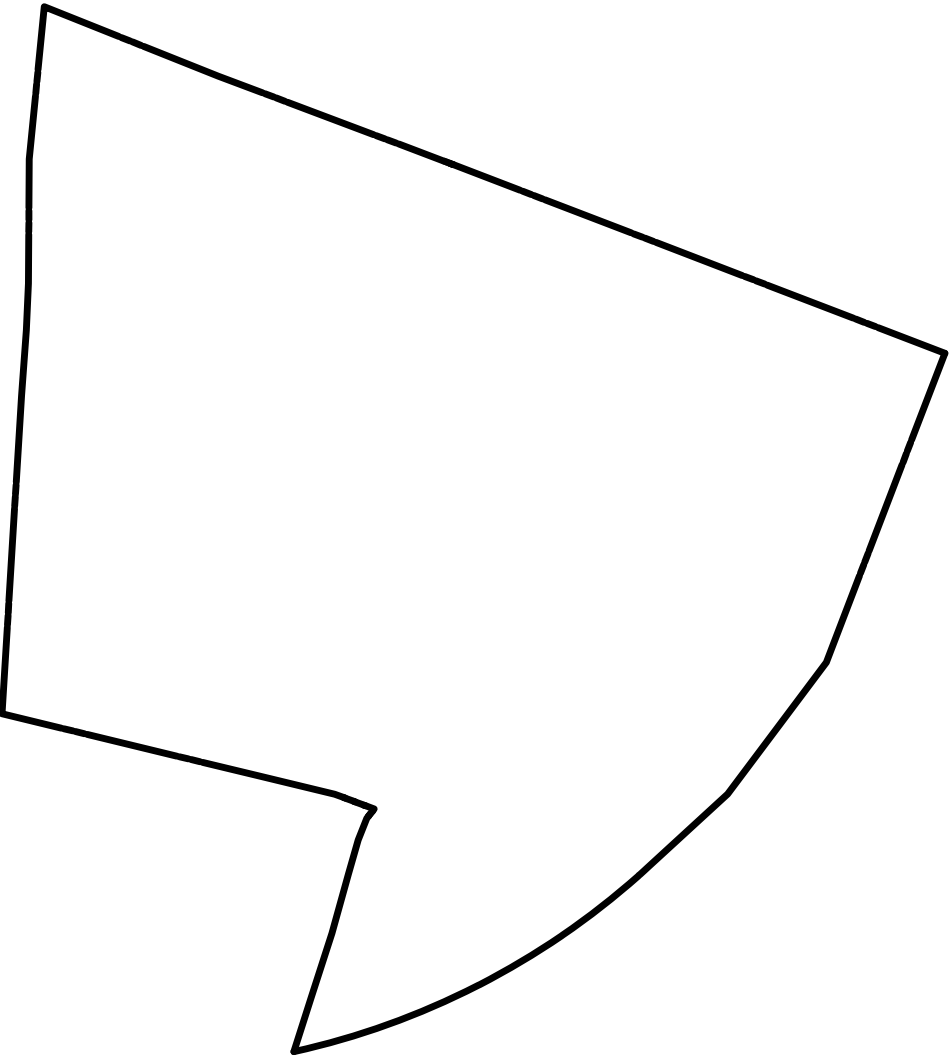
ROADWAY CROSS SECTION

NOT TO SCALE

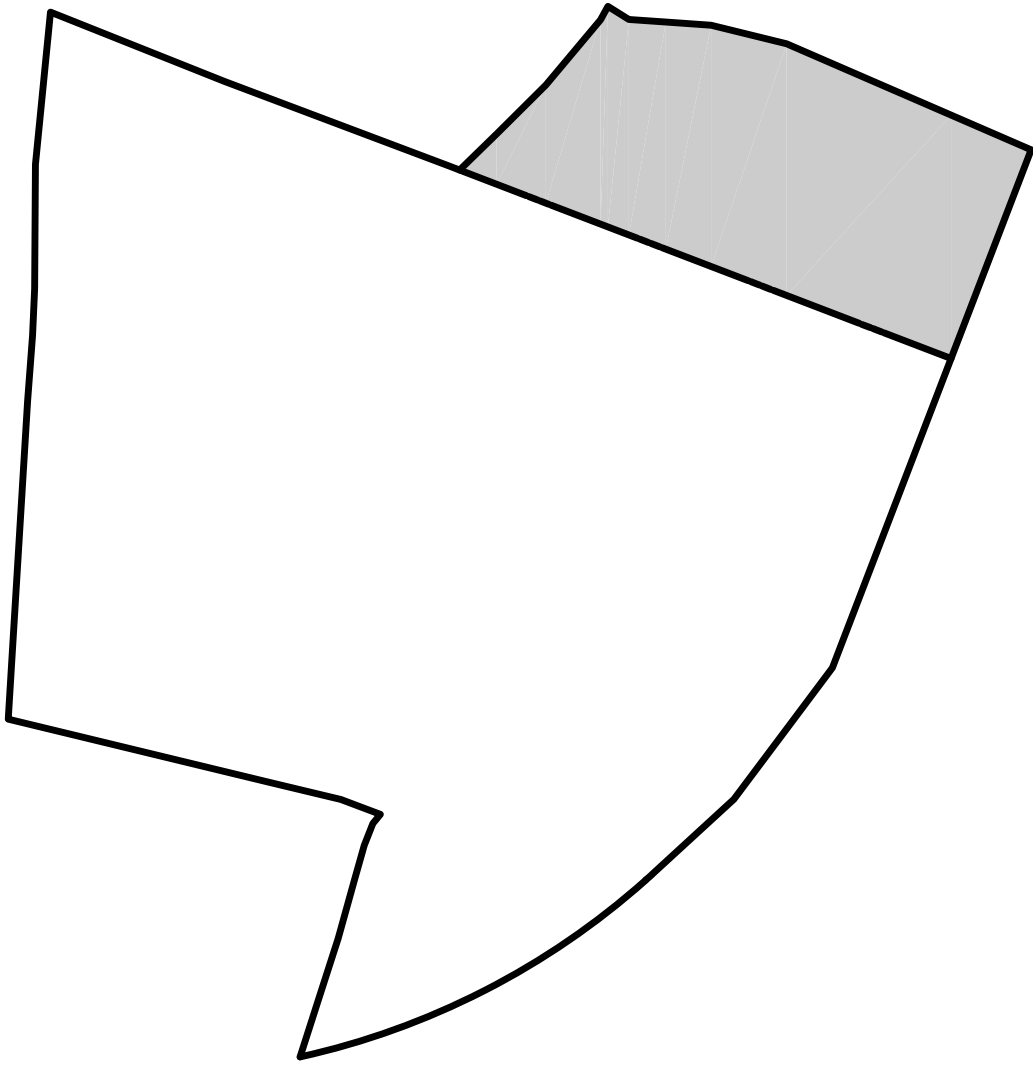


REVISIONS	
DATE	DESCRIPTION
12-7-23	Additional Details
12-28-23	Additional Details

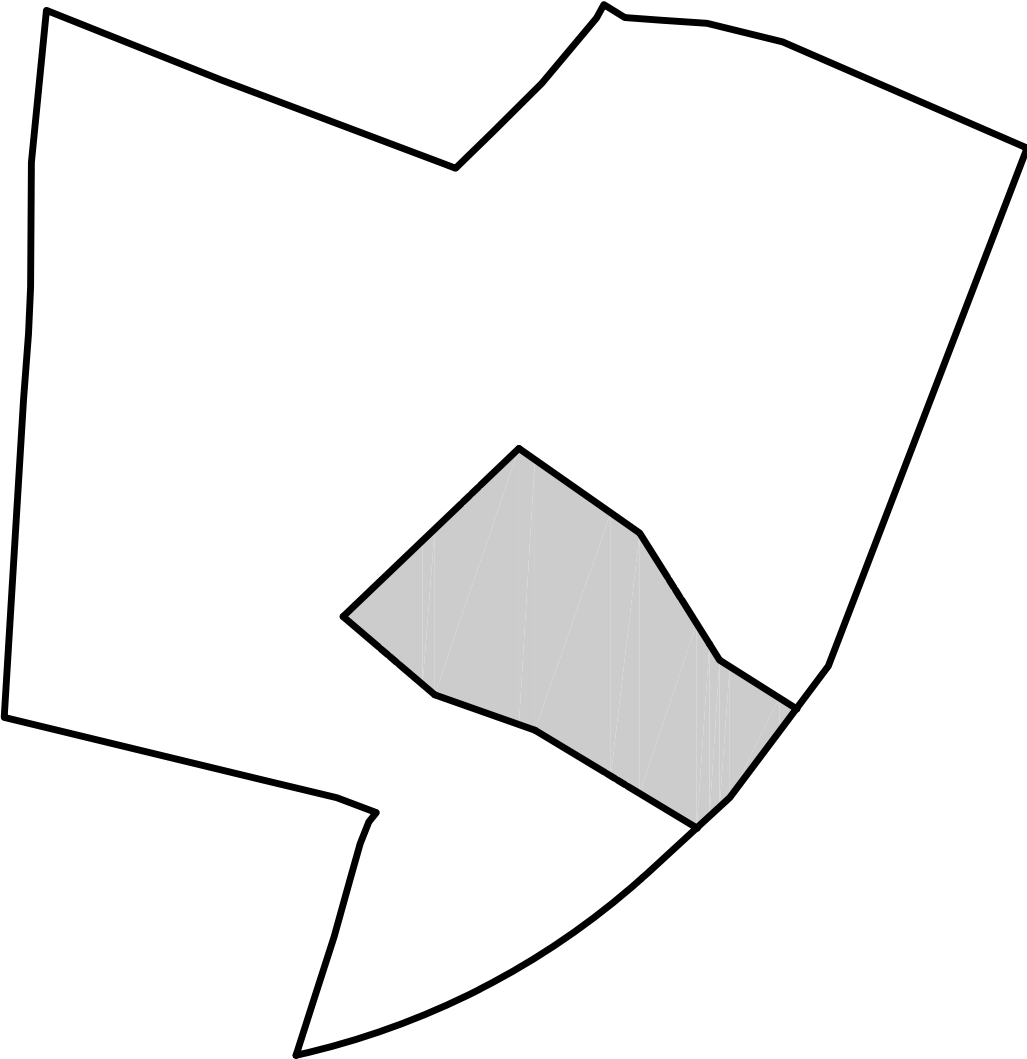
Sheet No.	7 of 9	Project No.	AS 2223	Date:	October 27, 2023
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>KWP Kiewit Professional Associates, Inc.</p> </div> <div style="text-align: center;">  <p>ROCHER Surveying LLC</p> </div> <div style="text-align: center;"> <p>118 Providence Road, Brooklyn, CT (860) 779-2240 / (860) 928-1921</p> </div> </div>					
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>SECRETARY - ENGINEERING - SURVEYING LAWYER - ENGINEERING - SURVEYING</p> </div> <div style="width: 40%; text-align: center;"> <p>77 Lot Subdivision"</p> <p>Prepared For:</p> <p>Tetreault Building Company</p> <p>Waitegan Road - Route #205</p> <p>Brooklyn, Connecticut</p> </div> <div style="width: 30%; text-align: right;"> <p>LOUIS J. SOJA, JR. LAWYER - ENGINEERING - SURVEYING</p> </div> </div>					



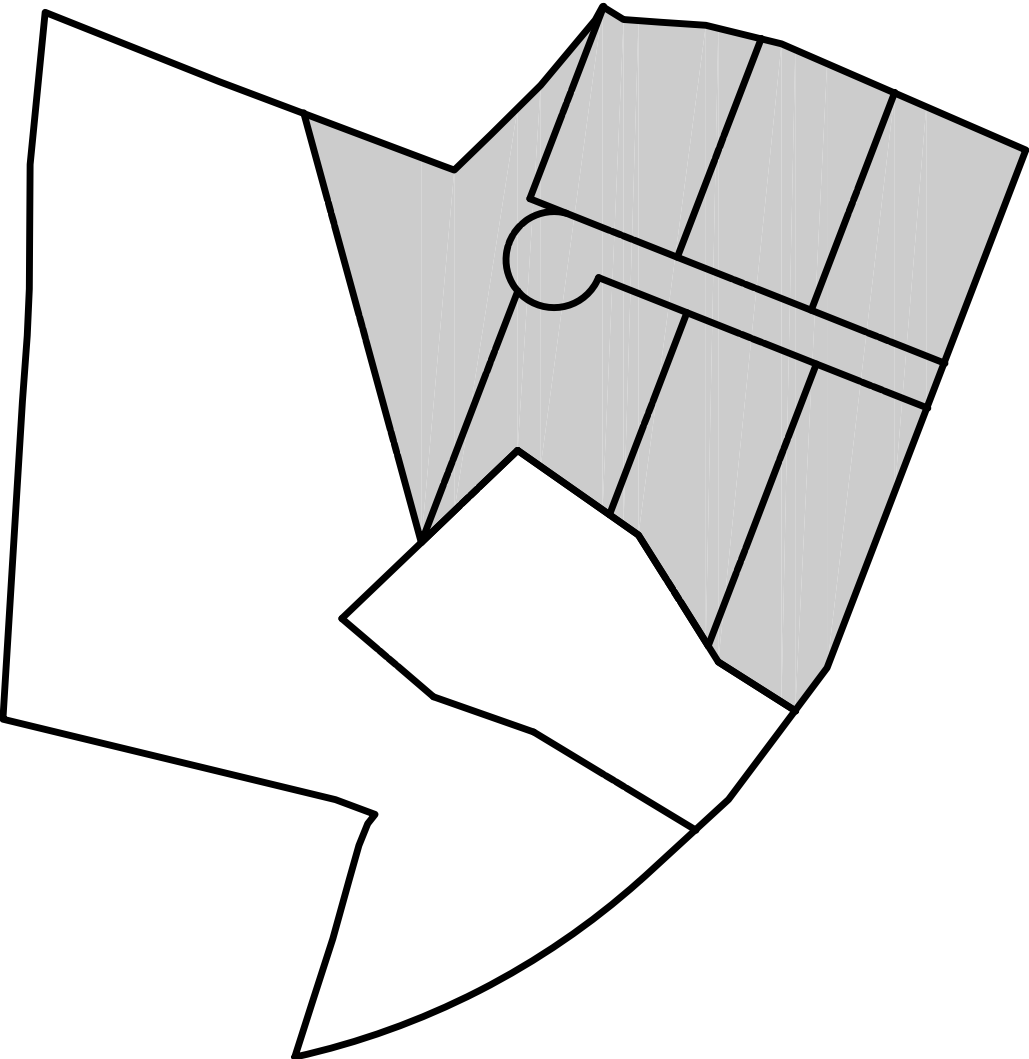
Original Tract
May 1927
Vol. 21 / Pg524



Land Acquisition
June 2006
Vol. 393 / Pg229



First Time Split
June 2023
Vol. 23 / Pg181



Proposed 7 Lot Subdivision

Grantor	Grantee	Date	Vol. / Pg.
Augustus Pabulis	Erik & Ida Maki	5/14/1927	21 / 524
Ida Maki (aka Anna Maki)	Arent & Heta Oskar	3/6/1956	33 / 1
Arent & Heta Oskar	Paul & Riia Manso	8/21/1957	33 / 449
Paul & Riia Manso	Rene & Jeanne Gervais	6/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/13/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	34 / 411
Teresa Masse	Michael Masse	4/24/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/14/2023	710 / 154
Estate of Teresa Masse	Tetraulit Building Company	4/4/2023	710 / 140

To my knowledge and belief, this map is substantially correct as noted herein.


Louis J. Soja, Jr., Conn. L.S. #70013

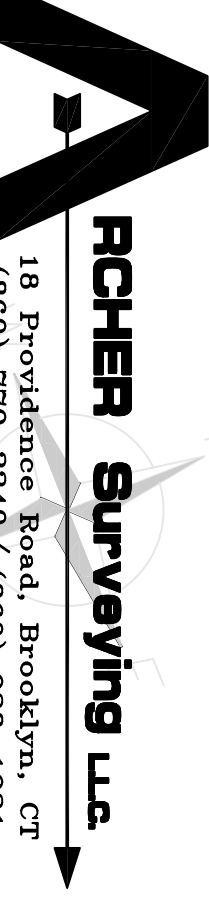
11/29/2023

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears herein.

REVISIONS	
DATE	DESCRIPTION

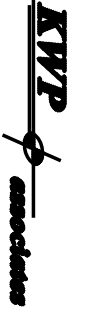
Parcel History Plan
"7 Lot Subdivision"

Prepared For:
Tetraulit Building Company
Wauggan Road - Route #205
Brooklyn, Connecticut



Richer Surveying LLC

18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921




KWP

Surveyors & Engineers - CT & MAINE

Louis J. Soja, Jr.

Land Surveyor/Map Maker

DRAWING SCALE: 1"=200'

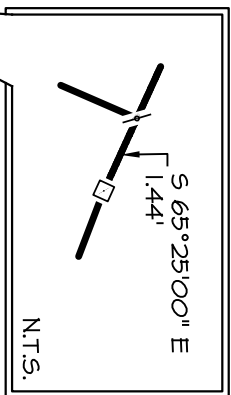
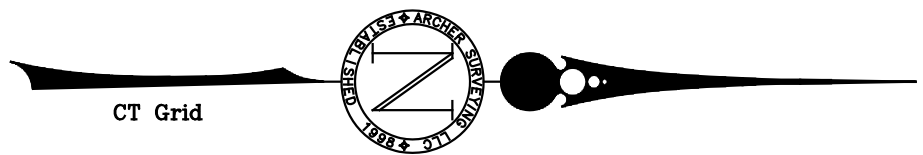


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Sheet No. 8 OF 9

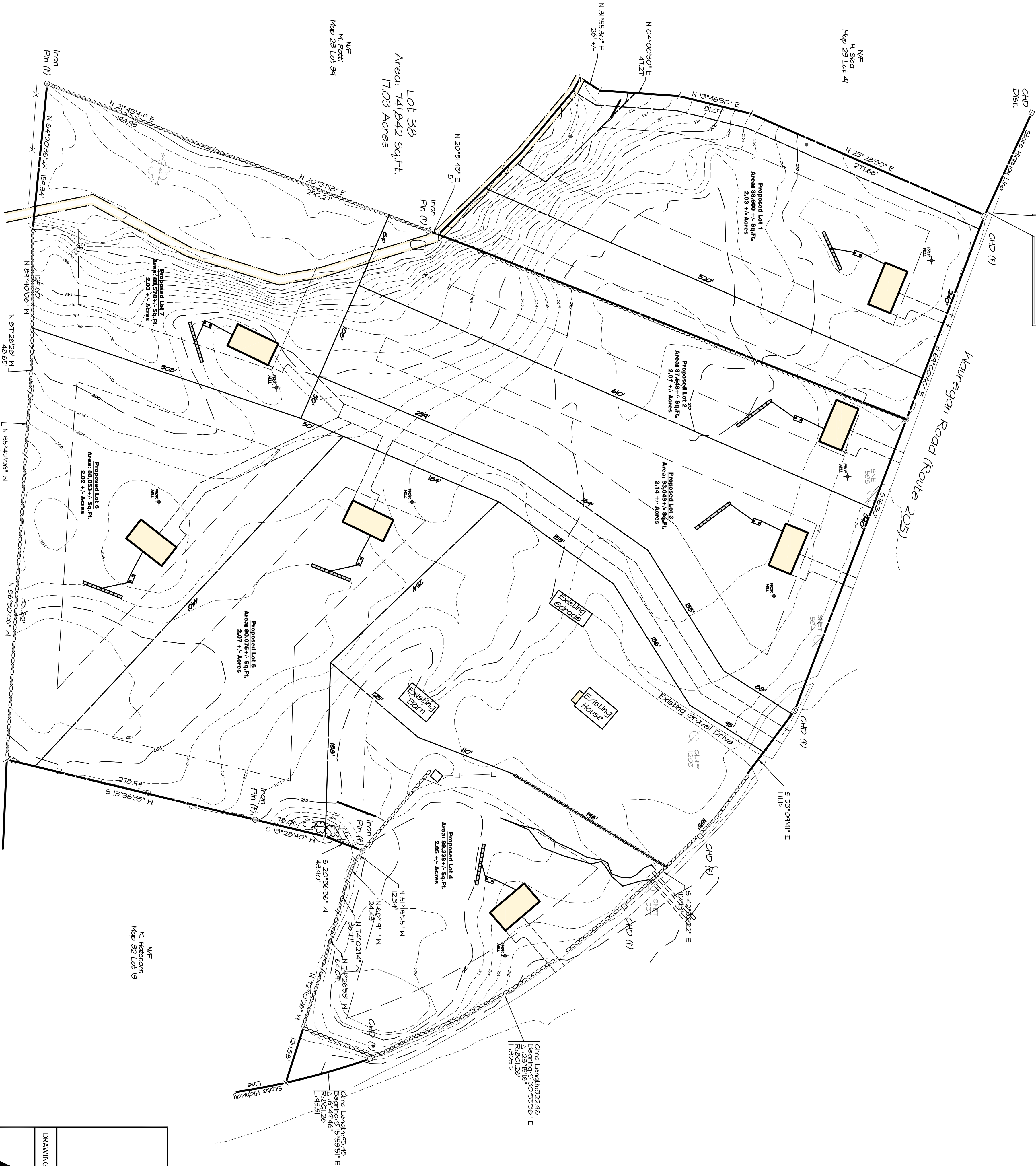
Project No. AS 223

Date: October 27, 2023



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE



REVISIONS	
DATE	DESCRIPTION
12-28-23	Misc.

Yield Plan

"7 Lot Conventional Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

RICHER Surveying LLC

18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.

LIC# 000000000000000000

DRAWING SCALE: 1"=200'

0

100

200

400

Sheet No.

9 OF 9

Project No.

AS 223

Date:

October 27, 2023



18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



DAS 12/29/23

Tetreault Building Company
Proposed Subdivision and Private Road
Revised Drainage Calculations

A handwritten signature in blue ink, appearing to be 'W. J. H.', is written over the date 'DAS 12/29/23'.

Description –

The current proposal proposes to provide a 480' long private road for access to 7 proposed lots on Wauregan Road, CT Rte. 205 in Brooklyn, CT. The proposed road has been revised from an earlier concept to provide a single drainage inlet at the cul-de-sac with the road graded from north to south with a minor cut section in the existing terrain. The cul-de-sac is proposed to have a double catch basin with a 4' deep sump.

A short length of 15" ADS pipe connects the catch basin to the outlet structure, labelled on the plan as recharge/energy dissipater. This feature consists of 9 – 4x4x4 Concrete Leaching Galleys place side by side, in a bed of modified rip rap approximate 6' deep, 14' wide and 40' long. Twelve inches of the stone bed will be under the concrete units, with an addition 12" over the tops. This stone surface will extend to the final grade and will provide a less aggressive means of discharging storm water than a rip-rap outlet or simple level spreader. It is expected that during less intense storm events, this configuration will provide recharge to the ground water system rather than fill to the point of overflow. During more intense storm events the up welling waters will seep onto the surrounding grass surface and ultimately recharge the downstream wetlands.

Watershed Conditions –

The attached plan shows the watershed area contributing to this inlet structure as approximately 1.76 acres. The surface cover in the developed condition will have a combination roof top, pavement and lawn. These are estimated at 3000 sf, 16,400 sf, and 57,400 sf respectively for a weighted surface coefficient of 0.6.

Hydrologic / Review –

Using the Rational Runoff Method, we calculate that the discharge of a storm system is equal to the Storm Intensity (i) x the watershed area (A) x the surface coefficient (C). In this situation using a 10 minute time of concentration and a 25 year return interval the values present themselves as $Q = 4.2 \text{ iph} \times 1.76 \text{ ac} \times 0.6 = 4.44 \text{ cfs}$.

The pipe from the inlet to the Dissipater is 15" ADS with a slope of 5.3% and a full capacity of 10.9 cfs. This is acceptable and will handle to calculated stormflow. \

Discharge Considerations –

The Dissipater functions similarly to a level spreader with the added benefit of dispersing the stormflow through infiltration and in extreme cases passive overflow from the stone bed to the surface. The Dissipater (18'x40'x 6') contains nine 4x4x4 leaching galleys and provides approximately 2450 cubic feet of storage. Located in Hinckley soils with a published infiltration rate in excess of 20 inches per hour (40ft per day).

The 25-year design storm presented above generates 2664 cubic feet of water for that short duration, essentially storing 92% of the total volume in the Dissipater. This will be recharged directly to the soil, with the balance percolating through the stone surface. The area surrounding the stone bed is to be maintained as lawn.

It is commonly thought that 90% of all storms result in 1" or less precipitation regardless of duration. One inch of rainfall over this study area generated approximately 3850 cubic feet of runoff. The first 2450 cubic feet will be retained, 1400 cubic feet to either recharge or overflow. Hinckley soils with an infiltration rate of 40 ft/day should theoretically be able to process 9600 cubic feet per day for the interface area provided by the Dissipater, so depending on the duration of a particular storm event, it is clear that the recharge component is substantial.



General Information
 Homepage
 Progress Reports
 FAQ
 Glossary

Precipitation
 Frequency
 Data Server
 GIS Grids
 Maps
 Time Series
 Temporals
 Documents

Possible Maximum
 Precipitation
 Documents

Miscellaneous
 Publications
 Storm Analysis
 Record Precipitation

Contact Us
 Inquiries



NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: CT

Data description

Data type: Precipitation depth Units: English Time series type: Partial duration

Select location

1) Manually:

a) By location (decimal degrees, use "." for S and W): Latitude: Longitude: Submit

b) By station (list of CT stations): BROOKLYN (06-0918)

c) By address Search

2) Use map:



POINT PRECIPITATION FREQUENCY (PF) ESTIMATES WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION NOAA Atlas 14, Volume 10, Version 3

PF tabular

PF graphical

Supplementary information

Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.337 (0.256-0.444)	0.400 (0.303-0.527)	0.503 (0.390-0.665)	0.587 (0.442-0.779)	0.704 (0.515-0.968)	0.793 (0.569-1.11)	0.884 (0.617-1.27)	0.982 (0.657-1.45)	1.12 (0.723-1.70)	1.22 (0.775-1.89)
10-min	0.478 (0.363-0.629)	0.567 (0.430-0.746)	0.712 (0.538-0.940)	0.832 (0.626-1.10)	0.997 (0.729-1.37)	1.12 (0.806-1.57)	1.25 (0.875-1.80)	1.39 (0.931-2.05)	1.58 (1.02-2.40)	1.74 (1.10-2.68)
15-min	0.562 (0.427-0.740)	0.666 (0.505-0.878)	0.837 (0.633-1.11)	0.979 (0.736-1.30)	1.17 (0.856-1.61)	1.32 (0.948-1.85)	1.47 (1.03-2.12)	1.64 (1.10-2.41)	1.86 (1.20-2.83)	2.04 (1.29-3.16)
30-min	0.775 (0.588-1.02)	0.919 (0.697-1.21)	1.16 (0.873-1.52)	1.35 (1.02-1.79)	1.62 (1.18-2.23)	1.82 (1.31-2.55)	2.03 (1.42-2.93)	2.26 (1.51-3.33)	2.57 (1.66-3.91)	2.82 (1.78-4.36)
60-min	0.988 (0.750-1.30)	1.17 (0.888-1.54)	1.47 (1.11-1.94)	1.72 (1.29-2.28)	2.06 (1.51-2.84)	2.33 (1.67-3.25)	2.59 (1.81-3.74)	2.86 (1.93-4.25)	3.28 (2.12-4.96)	3.60 (2.28-5.56)
2-hr	1.26 (0.963-1.66)	1.50 (1.14-1.97)	1.88 (1.43-2.48)	2.21 (1.67-2.92)	2.65 (1.94-3.63)	2.98 (2.15-4.16)	3.33 (2.34-4.80)	3.72 (2.49-5.45)	4.28 (2.78-6.47)	4.75 (3.01-7.30)
3-hr	1.46 (1.11-1.91)	1.73 (1.32-2.26)	2.18 (1.66-2.86)	2.55 (1.93-3.36)	3.06 (2.25-4.19)	3.44 (2.49-4.80)	3.84 (2.72-5.54)	4.31 (2.89-6.30)	4.99 (3.24-7.51)	5.55 (3.53-8.50)
6-hr	1.87 (1.43-2.43)	2.22 (1.70-2.89)	2.79 (2.13-3.64)	3.26 (2.48-4.28)	3.91 (2.90-5.34)	4.40 (3.20-6.11)	4.92 (3.50-7.07)	5.53 (3.72-8.03)	6.43 (4.18-9.61)	7.18 (4.58-10.9)
12-hr	2.36 (1.82-3.06)	2.80 (2.16-3.64)	3.53 (2.71-4.59)	4.14 (3.16-5.40)	4.96 (3.69-6.74)	5.58 (4.08-7.72)	6.24 (4.46-8.92)	7.02 (4.74-10.1)	8.16 (5.33-12.1)	9.12 (5.83-13.8)
24-hr	2.82 (2.19-3.64)	3.37 (2.60-4.35)	4.27 (3.29-5.54)	5.02 (3.65-6.54)	6.06 (4.52-8.18)	6.82 (5.01-9.39)	7.65 (5.48-10.9)	8.61 (5.84-12.4)	10.0 (6.57-14.8)	11.2 (7.20-16.8)
2-day	3.17 (2.46-4.08)	3.84 (2.98-4.93)	4.92 (3.80-6.34)	5.82 (4.48-7.54)	7.06 (5.29-9.50)	7.98 (5.88-10.9)	8.96 (6.46-12.7)	10.1 (6.90-14.5)	11.9 (7.81-17.4)	13.4 (8.60-19.9)
3-day	3.44 (2.67-4.40)	4.16 (3.20-5.34)	5.34 (4.14-6.97)	6.32 (4.69-8.17)	7.67 (5.77-10.3)	8.65 (6.41-11.9)	9.76 (7.06-13.8)	11.0 (7.53-15.7)	13.0 (8.56-19.0)	14.7 (9.46-21.8)
4-day	3.67 (2.86-4.70)	4.44 (3.46-5.69)	5.70 (4.42-7.32)	6.74 (5.21-8.70)	8.18 (6.16-11.0)	9.24 (6.85-12.6)	10.4 (7.54-14.7)	11.8 (8.04-16.7)	13.9 (9.16-20.2)	15.7 (10.1-23.2)
7-day	4.34 (3.40-5.54)	5.21 (4.07-6.65)	6.63 (5.16-8.48)	7.80 (6.05-10.0)	9.42 (7.12-12.6)	10.6 (7.89-14.4)	11.9 (8.67-16.8)	13.5 (9.23-19.0)	15.9 (10.5-23.0)	17.9 (11.6-26.4)
10-day	5.02 (3.94-6.39)	5.94 (4.68-7.57)	7.45 (5.82-9.51)	8.70 (6.76-11.2)	10.4 (7.89-13.9)	11.7 (8.70-15.8)	13.1 (9.51-18.3)	14.7 (10.1-20.7)	17.2 (11.4-24.8)	19.3 (12.5-28.3)

Soil Map—State of Connecticut, Eastern Part



Map Scale: 1:2,660 if printed on A landscape (11" x 8.5") sheet.

0 35 70 140 210 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey


12/29/2023
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Walpole sandy loam, 0 to 3 percent slopes	1.4	9.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	10.1	64.6%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.6	3.6%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	3.6	22.8%
W	Water	0.0	0.0%
Totals for Area of Interest		15.6	100.0%


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression


 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot


 Sandy Spot


 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part

Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

LOCATION HINCKLEY MA+CT ME NH NJ NY RI VT

Established Series
Rev. CAW-SMF-DCP
08/2017

HINCKLEY SERIES

The Hinckley series consists of very deep, excessively drained soils formed in glaciofluvial materials. They are nearly level through very steep soils on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers. Saturated hydraulic conductivity is high or very high. Slope ranges from 0 to 60 percent. Mean annual temperature is about 7 degrees C, and mean annual precipitation is about 1143 mm.

TAXONOMIC CLASS: Sandy-skeletal, mixed, mesic Typic Udorthents

TYPICAL PEDON: Hinckley loamy sand in woodland at an elevation of about 240 meters. (All colors are for moist soil.)

Oe -- 0 to 3 cm; moderately decomposed plant material derived from red pine needles and twigs. (0 to 5 cm thick.)

Ap -- 3 to 20 cm; very dark grayish brown (10YR 3/2) loamy sand; weak fine and medium granular structure; very friable; many fine and medium roots; 5 percent fine gravel; very strongly acid; abrupt smooth boundary. (3 to 25 cm thick.)

Bw1 -- 20 to 28 cm; strong brown (7.5YR 5/6) gravelly loamy sand; weak fine and medium granular structure; very friable; common fine and medium roots; 20 percent gravel; very strongly acid; clear smooth boundary.

Bw2 -- 28 to 41 cm; yellowish brown (10YR 5/4) gravelly loamy sand; weak fine and medium granular structure; very friable; common fine and medium roots; 25 percent gravel; very strongly acid; clear irregular boundary. (Combined thickness of the Bw horizon is 8 to 41 cm.)

BC -- 41 to 48 cm; yellowish brown (10YR 5/4) very gravelly sand; single grain; loose; common fine and medium roots; 40 percent gravel; strongly acid; clear smooth boundary. (0 to 13 cm thick.)

C -- 48 to 165 cm; light olive brown (2.5Y 5/4) extremely gravelly sand consisting of stratified sand, gravel and cobbles; single grain; loose; common fine and medium roots in the upper 20 cm and very few below; 60 percent gravel and cobbles; moderately acid.

TYPE LOCATION: Worcester County, Massachusetts; Town of Petersham, Harvard Forest, 240 feet north of Tom Swamp Road at a point 1.15 miles east of the intersection of Athol Road and Tom Swamp Road. USGS Athol, MA topographic quadrangle, Latitude 42 degrees, 30 minutes, 41.8 seconds N., and Longitude 72 degrees, 12 minutes, 28.9 seconds W., NAD 1983.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 30 to 87 cm. Rock fragment content of the solum ranges from 5 through 50 percent gravel, 0 through 30 percent cobbles, and 0 through 3 percent stones. Rock fragment content of individual horizons of the substratum ranges from 10 through 55 percent gravel, 5 through 25 percent cobbles, and 0 through 5 percent stones. In some places gravel content throughout the soil ranges up through 75 percent. The soil ranges from extremely acid through moderately acid, except where limed.

The O horizons, where present, consist of slightly, moderately, and/or highly decomposed plant material. They have hue N or 2.5YR through 7.5YR, value of 2 or 3, and chroma of 0 through 3.

The Ap horizon has hue of 7.5YR or 10YR, value of 2 through 4, and chroma of 1 through 4. Texture of the fine-earth fraction is very fine sandy loam, fine sandy loam, sandy loam, coarse sandy loam, loamy fine sand, loamy sand, or loamy coarse sand. Structure is weak or moderate very fine through coarse granular or subangular blocky. Consistence is friable or very friable. Undisturbed areas have an A horizon that has hue of 10YR, value of 2 or 3, and chroma of 1 through 4.

Some pedons have thin E, Bhs, Bh, or Bs horizons below the A horizon.

The upper part of the Bw horizon has hue of 7.5YR or 10YR, value of 3 through 5, and chroma of 3 through 8. The lower part has hue of 7.5YR through 2.5Y, value of 3 through 6, and chroma of 3 through 8. Texture, to a depth of 25 cm from the surface, is fine sandy loam, sandy loam, coarse sandy loam, loamy fine sand, loamy sand, or loamy coarse sand in the fine-earth fraction. Below 25 cm it is loamy fine sand, loamy sand, loamy coarse sand, fine sand, sand, or coarse sand in the fine-earth fraction. Structure commonly is weak fine and/or medium granular or the horizon is structureless, but ranges through weak subangular blocky in some places. It is very friable, friable, or loose.

Some pedons have a BC horizon with characteristics similar to both the B and 2C horizons.

The C horizon has hue of 7.5YR through 5Y, value of 3 through 7, and chroma of 2 through 8. Texture is loamy fine sand, loamy sand, loamy coarse sand, fine sand, sand or coarse sand in the fine-earth fraction, and is stratified.

COMPETING SERIES: These are the Bonaparte, Manchester, Mecosta, Multitorpor, Otisville, Quonset, and Rikers series. Mecosta and Multitorpor soils are from outside Land Resource Region R. Bonaparte soils have carbonates within a depth of 100 cm. Manchester soils have 5YR or redder hue in the Bw and C horizons. Mecosta soils are calcareous and Multitorpor soils do not have Bw horizons. Otisville soils have rock fragments dominated by sandstone, shale, and slate. Quonset soils have rock fragments dominated by phyllite, slate, and shale. Rikers soils have carboliths in the soil.

GEOGRAPHIC SETTING: Hinckley soils are nearly level through very steep soils on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers. Slope is generally 0 through 8 percent on tops of the terraces, outwash plains and deltas. Slope of 8 through 60 percent or more are on the kames, eskers and margins of the outwash plains, deltas, and terraces. The soils formed in glaciofluvial sand and gravel derived principally from granite, gneiss, and schist. Mean annual temperature ranges from 7 to 13 degrees C, and mean annual precipitation ranges from 1016 to 1270 mm. Length of the growing season ranges from 140 through 240 days.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Agawam, Canton, Charlton, Deerfield, Essex, Gloucester, Horseneck, Mashpee, Massasoit, Merrimac, Paxton, Pompton, Riverhead, Scabro, Sudbury, Walpole, Wareham, and Windsor soils on nearby landscapes. Horseneck, Pompton, and Riverhead soils are commonly associates in the extreme southern portions of MLRA 144A. Agawam, Merrimac, and Riverhead soils are similar to Hinckley soils, but have cambic horizons. Canton, Charlton, Essex, Gloucester, and Paxton soils formed in till. Deerfield, Horseneck, and Sudbury soils are moderately well drained and Horseneck and Sudbury soils have Cambic horizons. Pompton soils have Cambic horizons and are moderately well and somewhat poorly drained. Scabro soils are very poorly drained. Windsor soils have less than 15 percent rock fragments. Mashpee and Massasoit soils are poorly drained with spodic horizons. Walpole and Wareham soils are poorly drained.

DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY: Excessively drained. Surface runoff is negligible through low. Saturated hydraulic conductivity is high or very high.

USE AND VEGETATION: Cleared areas are used for hay, pasture, and silage corn. In the southern Connecticut River Valley, Hinckley soils are used for growing tobacco and truck crops and in eastern Massachusetts, truck crops. Most areas are forested, brush land or used as urban land. Northern red, black, white, scarlet and scrub oak, eastern white and pitch pine, eastern hemlock, and gray birch are the common trees. Unimproved pasture and idle land support hardhack, little bluestem, bracken fern, sweet fern, and low bush blueberry.

DISTRIBUTION AND EXTENT: Connecticut, southern Maine, Massachusetts, New Hampshire, northern New Jersey, New York, Rhode Island, and Vermont. MLRA's 101, 141, 142, 144A, 145, and 149B. The series is extensive.

MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE: Amherst, Massachusetts.

SERIES ESTABLISHED: Oneida County, New York, 1913.

REMARKS: The use of the Hinckley series in frigid areas of Maine, and in MLRA 143 and 144B, is subject to before temperature classes. These have been removed from the SC file.

Diagnostic horizons and features recognized in this pedon are:

1. Ochric epipedon - the zone from 3 to 20 cm (Ap horizon).
2. Sandy-skeletal feature - the zone from 25 to 100 cm has a weighted average content of rock fragments of 51 percent and a particle size of the fine-earth fraction is sandy (Bw, BC, and C horizons).

ADDITIONAL DATA: Reference samples from pedons S55NH015002, S56MA011002, S56MA011003, S57MA023003, S58NH015002, S73MA009001, S73MA005002, S73MA009004.

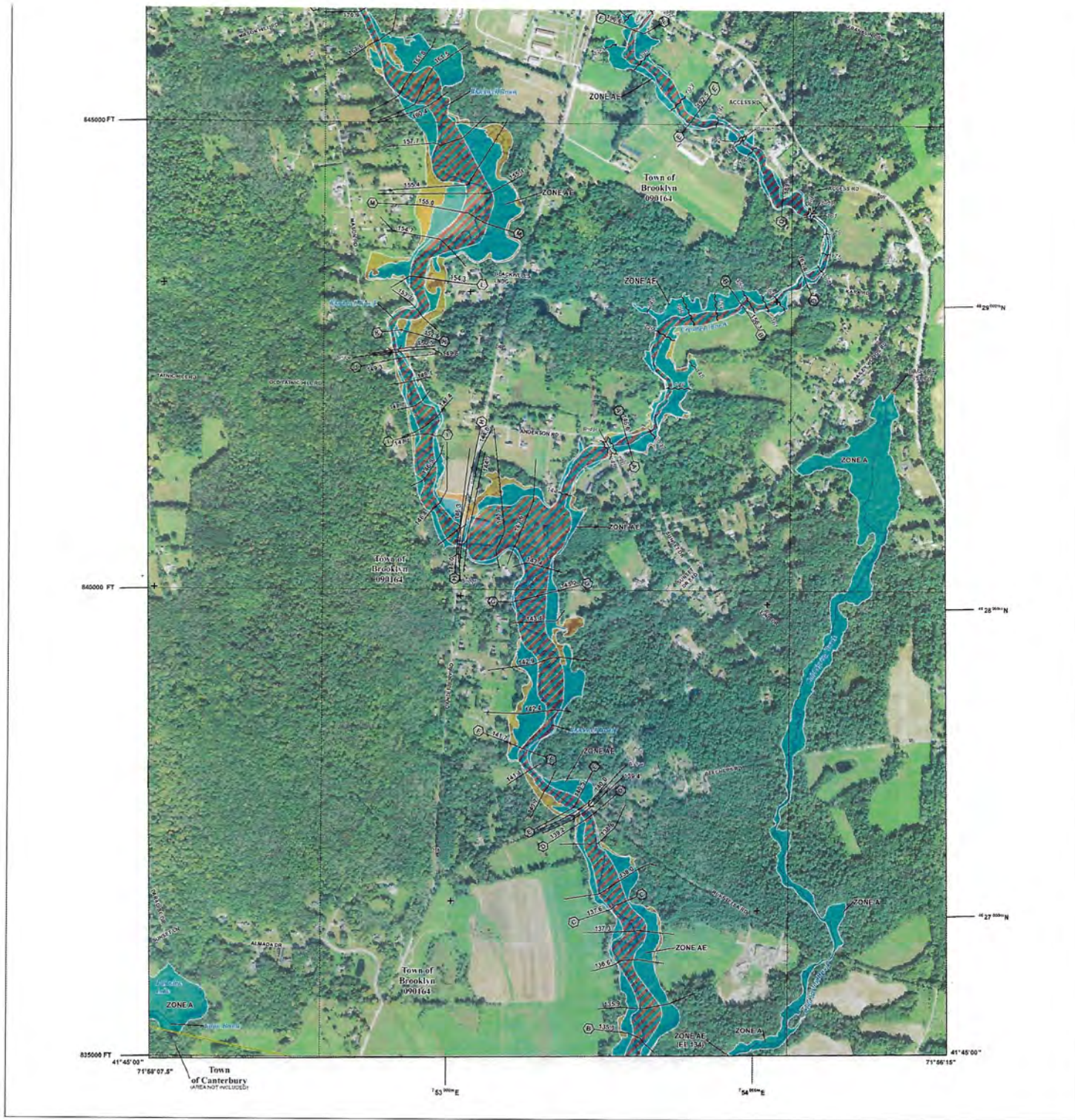
	In	Pct	G/cm ³	In/Hr	In/in	pH			Pct
GeC, Ged----- Gloucester	0-4 4-12 12-60	1-8 1-8 0-5	1.00-1.30 1.20-1.50 1.50-1.75	6.0-20 6.0-20 6.0-20	0.07-0.16 0.06-0.10 0.03-0.08	3.6-6.0 3.6-6.0 3.6-6.0	Low----- Low----- Low-----	0.17 0.17 0.17	3 3 ---
HKA, HKC, HKD----- Hinckley	0-8 8-18 18-60	4-8 1-5 0-3	1.00-1.20 1.20-1.40 1.30-1.50	6.0-20 6.0-20 >20	0.03-0.18 0.01-0.10 0.01-0.06	3.6-6.0 3.6-6.0 3.6-6.0	Low----- Low----- Low-----	0.17 0.17 0.10	3 3 ---
HrC* HRD*: Hollis-----	0-2 2-14 14	3-10 1-8 ---	1.10-1.40 1.30-1.55 ---	0.6-6.0 0.6-6.0 ---	0.10-0.21 0.06-0.18 ---	4.5-6.0 4.5-6.0 ---	Low----- Low----- Low-----	0.17 0.32 ---	2 2-5 ---
Charlton-----	0-5 5-25 25-60	3-8 3-8 1-8	1.00-1.25 1.40-1.65 1.45-1.70	0.6-6.0 0.6-6.0 0.6-6.0	0.08-0.23 0.05-0.20 0.05-0.16	4.5-6.0 4.5-6.0 4.5-6.0	Low----- Low----- Low-----	0.20 0.32 0.24	3 2-5 ---
Rock outcrop.									
MyA, MyB----- Merrimac	0-8 8-20 20-24 24-60	3-7 1-4 1-3 0-3	1.10-1.20 1.20-1.40 1.20-1.40 1.30-1.50	2.0-6.0 2.0-6.0 2.0-20.0 6.0-20.0	0.14-0.19 0.14-0.17 0.03-0.12 0.01-0.06	3.6-6.0 3.6-6.0 3.6-6.0 3.6-6.0	Low----- Low----- Low----- Low-----	0.24 0.24 0.17 0.10	3 1-5 3 2-8
Nn----- Ninigret	0-8 8-25 25-60	3-7 3-7 0-2	1.00-1.25 1.35-1.60 1.45-1.70	2.0-6.0 2.0-6.0 6.0-20	0.13-0.25 0.06-0.18 0.01-0.13	4.5-6.0 4.5-6.0 4.5-6.0	Low----- Low----- Low-----	0.28 0.32 0.10	3 2-8 ---
On----- Occum	0-8 8-35 35-60	2-6 2-6 0-2	1.05-1.30 1.20-1.45 1.30-1.55	2.0-6.0 2.0-6.0 >6.0	0.11-0.24 0.10-0.22 0.01-0.13	4.5-6.5 4.5-6.5 4.5-6.5	Low----- Low----- Low-----	0.20 0.20 0.17	5 2-6 ---
PbB, PbC, PbD----- Paxton	0-7 7-25 25-60	3-12 3-12 3-12	1.00-1.25 1.35-1.60 1.70-2.00	0.6-2.0 0.6-2.0 <0.2	0.08-0.23 0.06-0.20 0.05-0.12	4.5-6.5 4.5-6.5 4.5-6.5	Low----- Low----- Low-----	0.24 0.32 0.24	3 2-5 ---
PdC, PdC----- Paxton	0-7 7-25 25-60	3-12 3-12 3-12	1.00-1.25 1.35-1.60 1.70-2.00	0.6-6.0 0.6-6.0 <0.2	0.08-0.23 0.06-0.20 0.05-0.12	4.5-6.5 4.5-6.5 4.5-6.5	Low----- Low----- Low-----	0.20 0.32 0.24	3 2-5 ---
Pr* Plts									
Ps----- Pootatuck	0-5 5-27 27-60	2-6 1-6 0-2	1.10-1.35 1.20-1.45 1.25-1.50	0.6-6.0 0.6-6.0 >6.0	0.11-0.24 0.09-0.18 0.01-0.13	4.5-6.5 4.5-6.5 4.5-6.5	Low----- Low----- Low-----	0.20 0.20 0.17	3 2-6 ---
Rd----- Ridgebury	0-8 8-16 16-60	3-10 2-8 2-8	1.00-1.30 1.60-1.90 1.80-2.00	0.6-6.0 0.6-6.0 <0.2	0.06-0.24 0.04-0.20 0.01-0.05	4.5-6.0 4.5-6.0 4.5-6.0	Low----- Low----- Low-----	0.24 0.32 0.24	3 4-7 ---
Rn*: Ridgebury	0-8 8-16 16-60	3-10 2-8 2-8	1.00-1.30 1.60-1.90 1.80-2.00	0.6-6.0 0.6-6.0 <0.2	0.06-0.24 0.04-0.20 0.01-0.05	4.5-6.0 4.5-6.0 4.5-6.0	Low----- Low----- Low-----	0.20 0.32 0.24	3 4-7 ---
Leicester-----	0-7 7-30 30-60	3-10 3-10 2-7	1.00-1.25 1.35-1.60 1.45-1.70	0.6-6.0 0.6-6.0 0.6-6.0	0.06-0.28 0.05-0.16 0.04-0.16	4.5-6.0 4.5-6.0 4.5-6.0	Low----- Low----- Low-----	0.20 0.32 0.24	3 1-11 ---
Whitman-----	0-9 9-14 14-60	5-8 2-4 1-3	1.10-1.30 1.60-1.85 1.85-2.00	0.6-6.0 0.6-6.0 <0.2	0.12-0.26 0.10-0.17 0.03-0.04	4.5-6.5 4.5-6.5 4.5-6.5	Low----- Low----- Low-----	0.20 0.32 0.24	3 ---

See footnote at end of table.

	In	Pct
Ru----- Rippowam	0-7 7-35 35-60	2-6 1-6 0-2
Sb----- Saco	0-14 14-41 41-60	4-10 2-10 1-8
Sf----- Scarboro	4-0 0-14 14-26 26-60	---
Sg----- Sudbury	0-10 10-22 22-28 28-60	2-6 2-7 0-4 0-3
St----- Suncook	0-9 9-60	1-3 0-3
SVA, SVB----- Sutton	0-5 5-35 35-60	3-10 3-10 2-6
SWA, SWB----- Sutton	0-5 5-35 35-60	3-10 3-10 2-6
SxB----- Sutton	0-5 5-35 35-60	3-10 3-10 2-6
Ud* Udortents		
Wd----- Walpole	0-6 6-23 23-60	2-6 2-6 0-2
WVA, WVB----- Windsor	0-7 7-32 32-60	1-3 0-3 0-2
WxA, WxB, WxC, WVA, WVB, WYC, WZA, WZC----- Woodbridge	0-8 8-30 30-60	3-12 3-12 3-12

* See description of the map un

From:
Windham County
Soil Survey



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

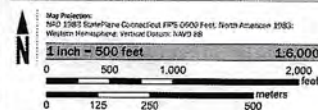
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including listing, versions, the correct map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP), in general, please call the FEMA Mapping and Insurance Exchange at 1-877-644-6245 or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities applying for and adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6020.

Base map information shown on this FIRM was derived from digital aerial photography provided by the USGS. The imagery was flown in 2019 and was produced at 0.6 meter resolution.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WINDHAM COUNTY, CONNECTICUT

All Jurisdictions

PANEL 239 OF 395

Panel Coordinates

COMMUNITY 96004376, 1009407

NUMBER 000364

PANEL SUFFIX 0239

1

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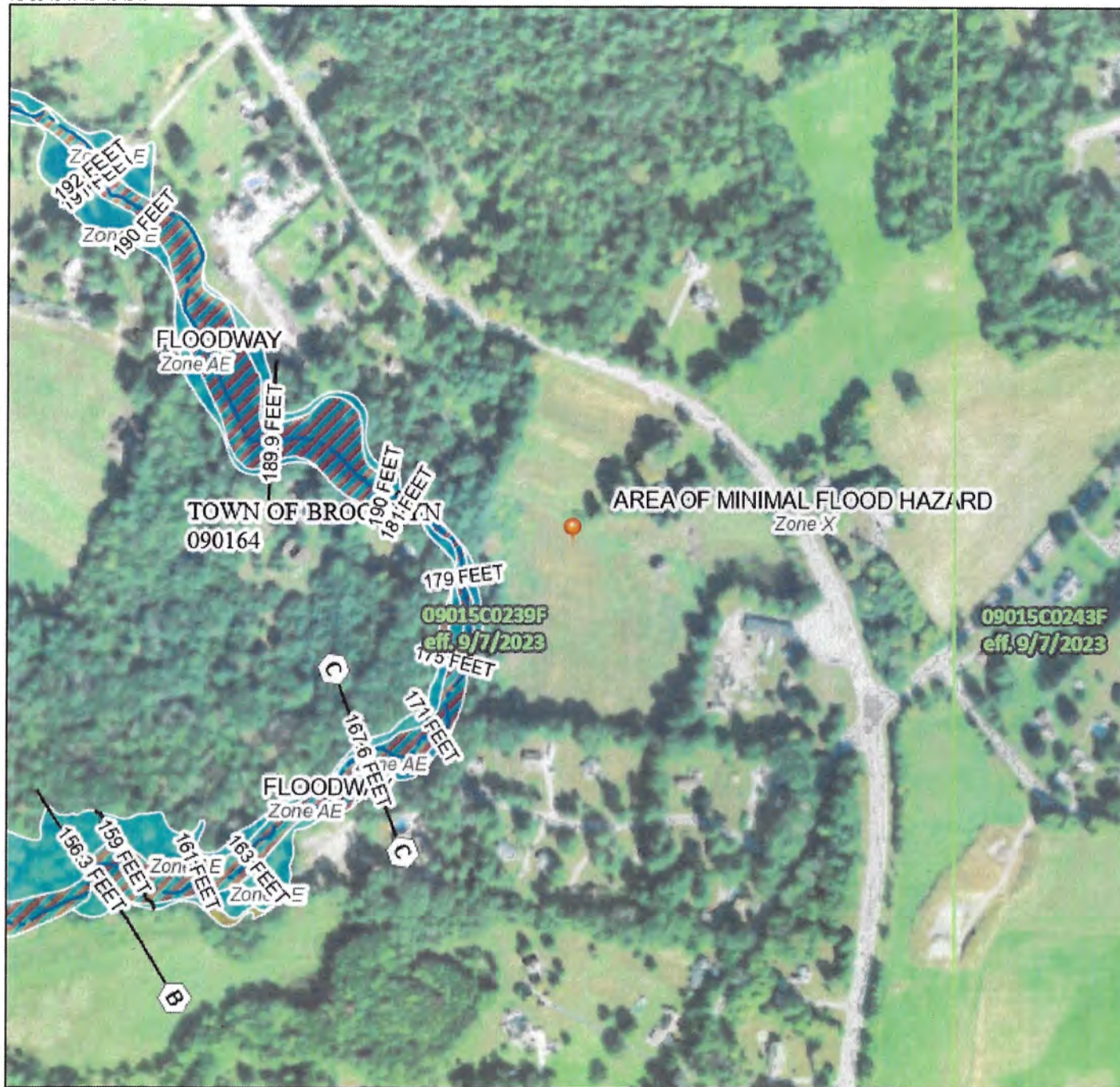
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National Flood Hazard Layer FIRMette



71°56'46"W 41°46'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°56'9"W 41°46'14"N

Legend

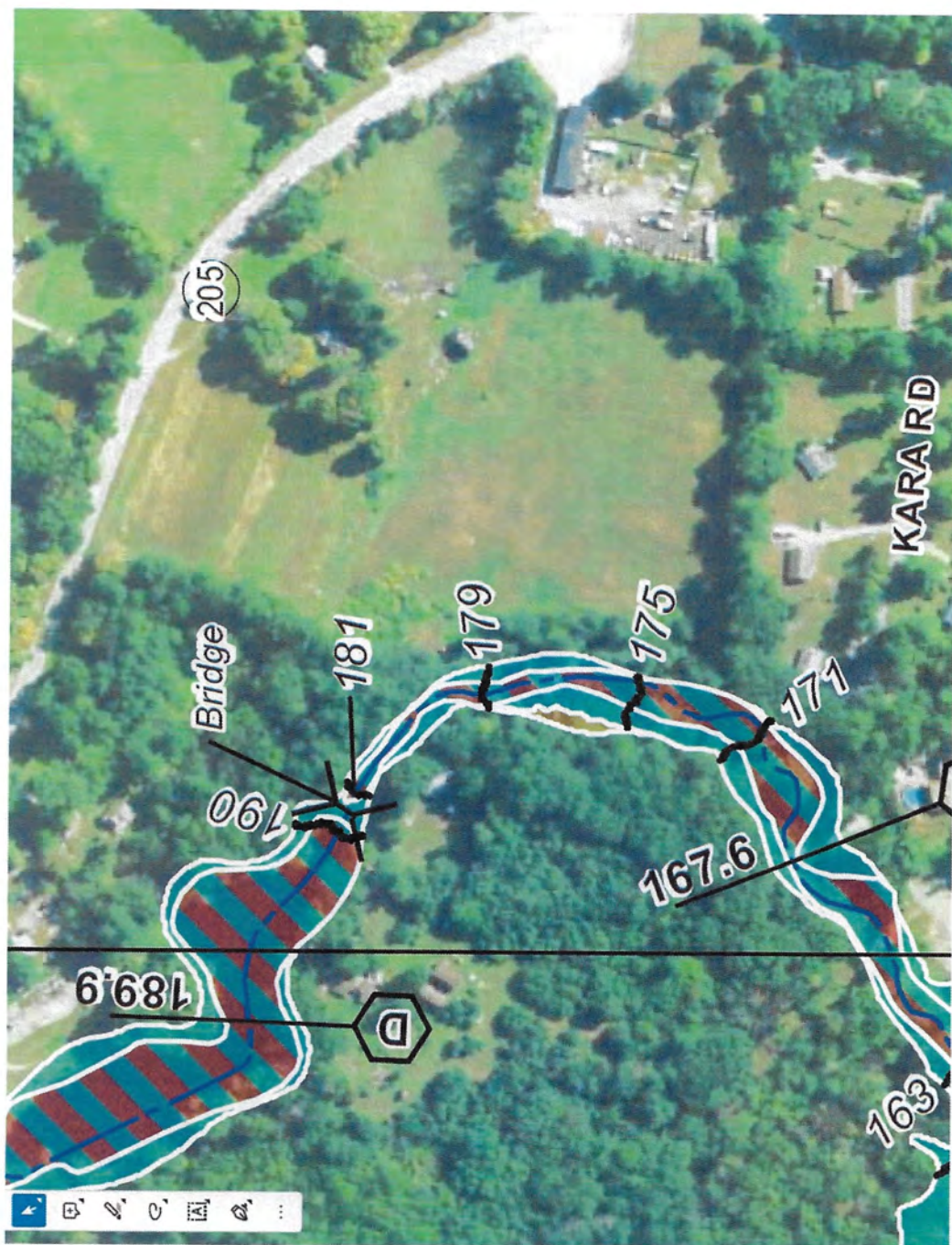
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

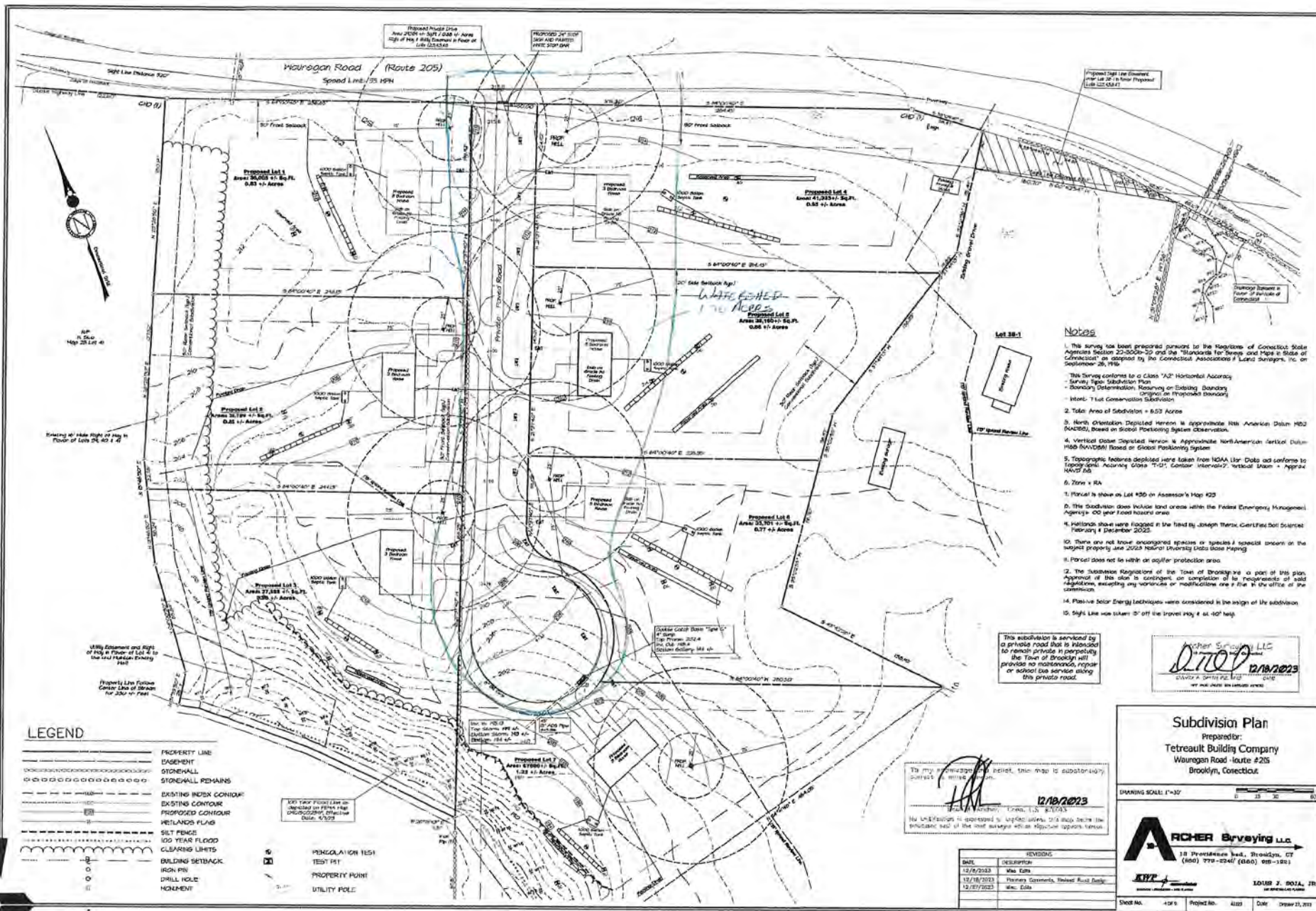
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/15/2023 at 12:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Notes

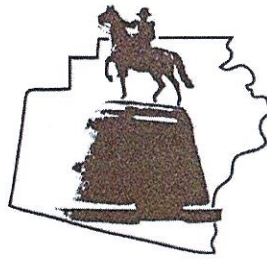
- The survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 22-300b-20 and the "Standards for Survey and Maps in State of Connecticut" as approved by the Connecticut Association of Land Surveyors, Inc. on September 20, 1996.
- This Survey conforms to a Class "A2" Horizontal Accuracy.
- Survey Type: Subdivision Plan.
- Boundary Determination: Resurvey of Existing Boundary.
- Initial: Trust Conservation Subdivision.
2. Total Area of Subdivision = 6.03 Acres.
3. North Orientation Depicted Hereon is Approximate With American Datum NAD 83 (NAD83), Based on Global Positioning System Observation.
4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum NAD 83 (NAD83) Based on Global Positioning System.
5. Topographic Features depicted were taken from NOAA 1:50,000 Data and conform to Topographic Accuracy Class "C-1" Contour Interval of 2' Vertical Datum = Approx. NAD 83.
6. 70mm x 94mm.
7. Parcel is shown as Lot #50 on Assessor's Map #23.
8. The Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area.
9. Wetlands have been mapped in the field by Joseph Theriault, Certified Soil Scientist, February 4, December 2023.
10. There are not known designated species or species of special concern on the subject property since 2023 National Wetlands Inventory Data Base Mapping.
11. Parcel does not lie within an aquifer protection area.
12. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are a file in the office of the Commissioner.
13. Passive Solar Energy techniques were considered in the design of the subdivision.
14. Sight Line was taken 5' off the travel way, at 10' high.

This subdivision is serviced by a private road that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or snow plow service along this private road.

Archer Surveying LLC
D. J. Archer
 12/18/2023
 DAWA & DAWA LLC
 447 Main Street, Brooklyn, CT 06007

Subdivision Plan
 Prepared by:
Tetraault Building Company
 Wauregan Road - Route #205
 Brooklyn, Connecticut

DRAWING SCALE: 1"=30'	
18 Sherman Road, Brooklyn, CT 06007 (860) 779-2240 / (860) 605-1801	
Archer Surveying LLC Surveyors 10108 J. BOWEN, JR. 10108 J. BOWEN, JR.	10108 J. BOWEN, JR. 10108 J. BOWEN, JR.
Sheet No. 4 of 5 Project No. 4123 Date: October 27, 2023	Sheet No. 4 of 5 Project No. 4123 Date: October 27, 2023



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒

Zoning Enforcement ☐

Blight Enforcement ☐

SITE INSPECTION NUMBER

① 2 3 4 5

Map 23 Lot 38 Wauregan Rd.

Address

12/14/23

Date

I met Paul Archer + Mark Tetreault.
They went before PZC + asked whether they
wanted conventional or conservation SUBD.
PZC chose conservation SUBD.

We observed 2-36" culverts (corrugated
metal) under Rt 205.

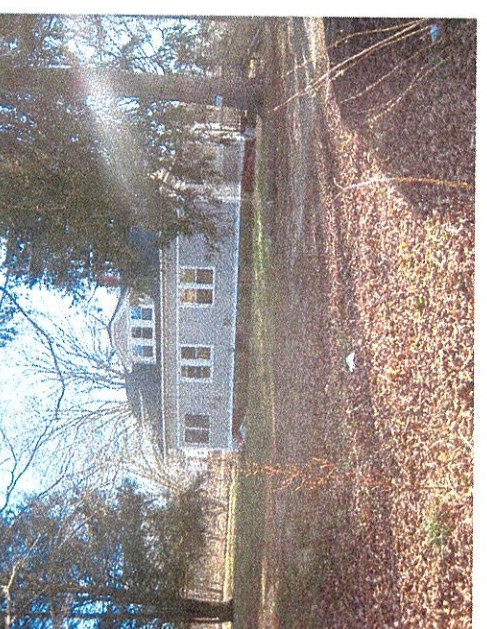
It appears the water runs toward
the pond. Joe ^{Theroux} will be asked to look
at this.

The permanently protected open space
soils will remain undisturbed. I will
request that all drainage structures conveying
water onto the property be shown on the plans.

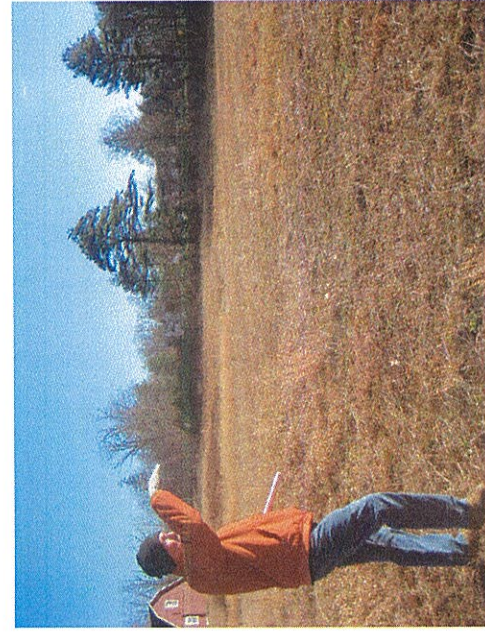
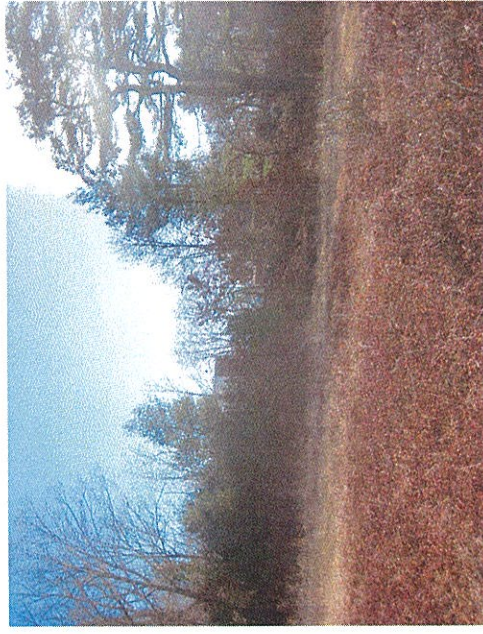
Commission Representative

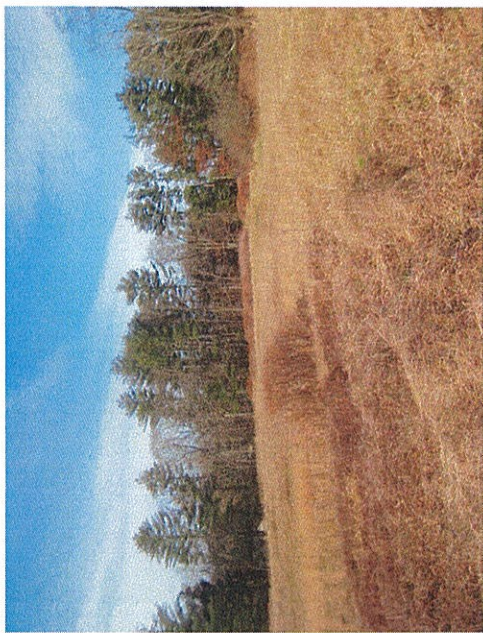
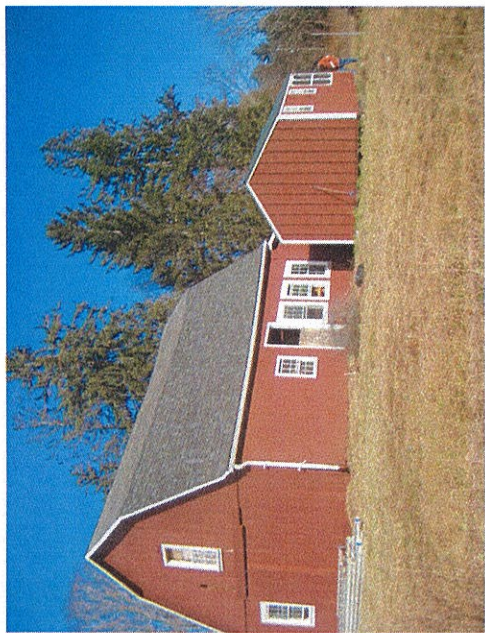
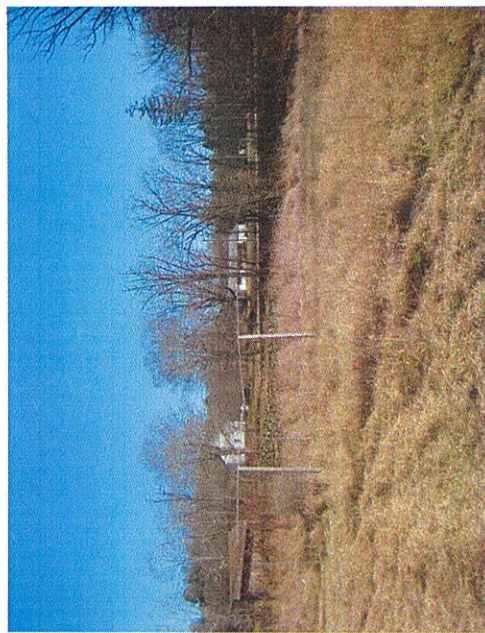
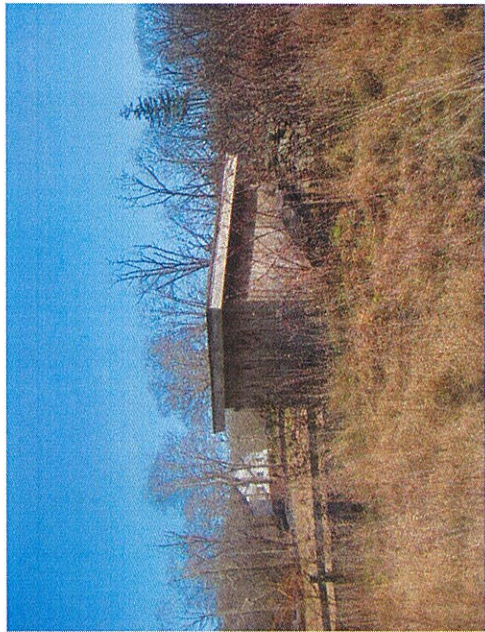
M. Washburn

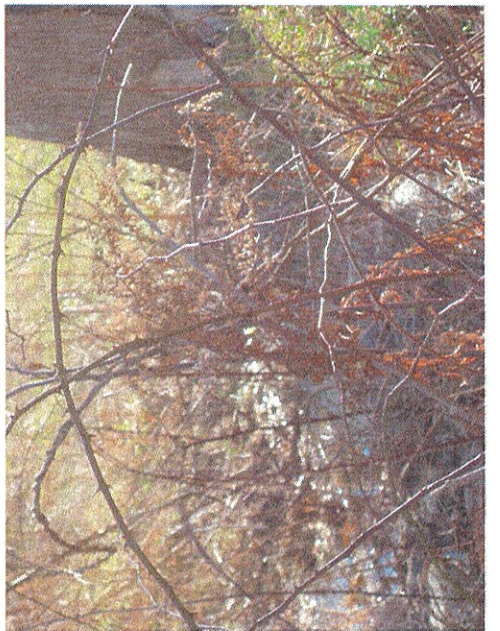
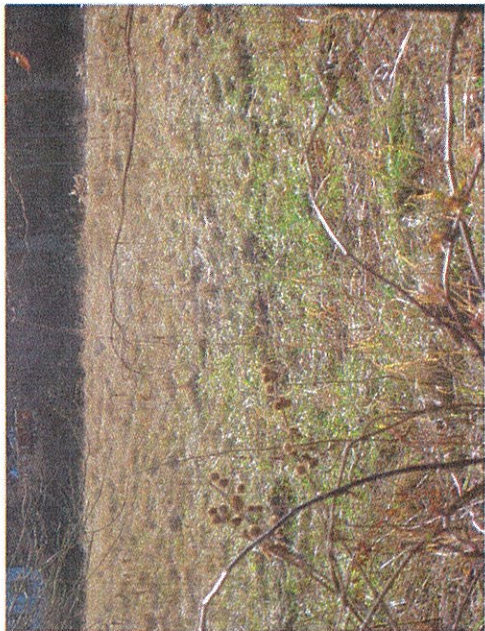
Owner or Authorized Signature

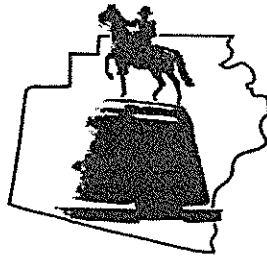












Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒

Zoning Enforcement ☒

Blight Enforcement ☐

SITE INSPECTION NUMBER

SUBD 23-003

1 2 3 4 5

Wauregan Rd. Tetreault

12/26/23

Address

Date

Al Fitzgerald called last week to report
land clearing / large trees being cut.

I called Mark Tetreault. Allen, Mark and I
met, inspected and I took photos.

New owner Alejandro De Silva e. house

Mark will leave test pits open in the woods
but today will fill the open deep hole test
pits in the field. Al and I agree.

☐ Email Syl's comments to Mark. Email Insp
report + p. x.
~~Mark with not~~

Mark agrees to stop removing vegetation.
until zoning permits for individual lots are issued.

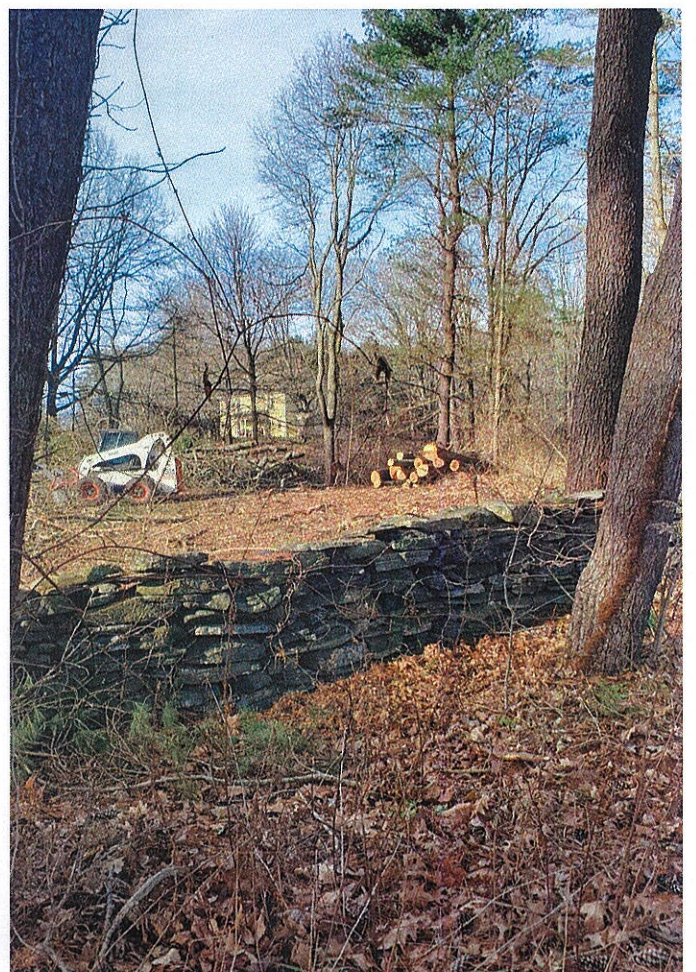
Commission Representative

M. Washburn

Owner or Authorized Signature

Mark Tetreault



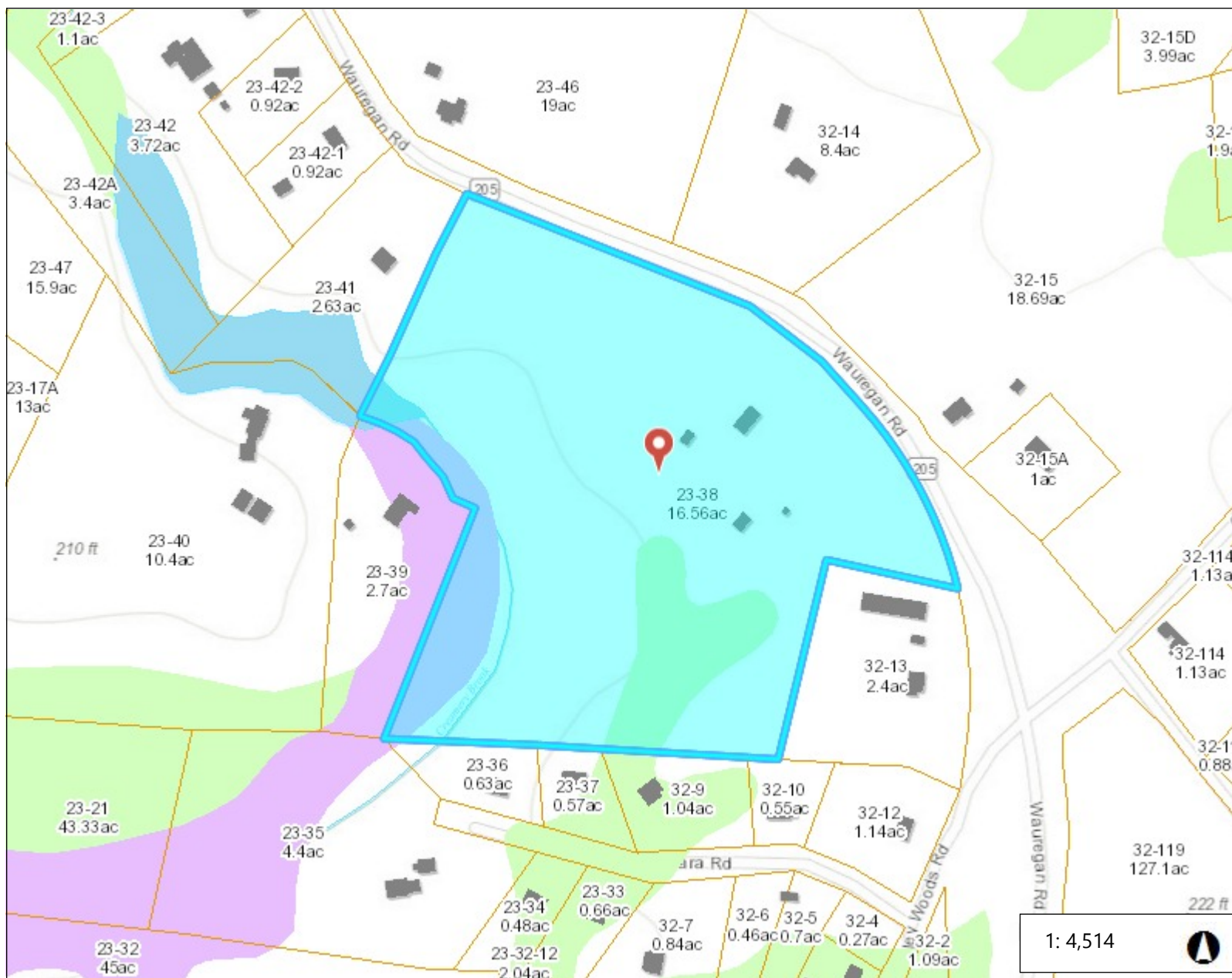






necog

Necog GIS Site



Legend

- Town
- Buildings 2012
- Parcels
- Wetlands
 - Alluvial and Floodplain Soils
 - Poorly Drained and Very Poorly Drained
- Rivers and Streams
- Lakes and Ponds

Notes

Map 23 Lot 38

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A 7-LOT SUBDIVISION WAUREGAN ROAD (ROUTE 205) (ASSESSOR'S MAP 23, LOT 38) BROOKLYN, CT (December 13, 2023)

The comments contained herein pertain to my review of plans (8 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 8, 2023), for Tatreault Building Company.

Cover Sheet

1. The "Index of Drawings" is incorrect. There are eight (8) plan sheets, not six (6). Individual sheets need to be renumbered as X of 8.

Site Development Plan

1. The Wetland Upland Review Area limit is missing and needs to be added to the plan.
2. The reserve septic system on proposed Lot 3 is within 75' of an existing well.
3. The FEMA 100-year flood zone needs to be added to the plan.
4. When was the wetland flagged by Joseph Theroux?

Sheet 3A

1. Description of the drainage system is non-existent on the plan, which is unacceptable.
2. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.
3. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite

detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.

4. Catch basin inverts, pipe slopes and pipe lengths need to be added to the plan.
5. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.
6. All proposed grading needs to be refined around the house placeholders and added to the plan.
7. Percolation test locations need to be added to the plan.
8. Make the Wetland Upland Review Area limit line bold to stand out by itself. As drawn, it is the same line weight as a contour line, which makes it difficult to distinguish from that.
9. Why are houses at Lot Nos. 1, 4, 5, and 6 designated as being "slab on grade" and the remaining lots having full cellars?
10. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.

Profile Plan

1. The roadway profile is unacceptable as drawn and, by the way, it is also very incomplete and inaccurate as submitted for review. Vertical curves (sag and crest) need to be incorporated into the design and shown on the plan as well as uniform slopes (tangents) to and from vertical curves through the far end of the cul-de-sac turnaround. Existing and proposed elevations need to be shown on the profile at 25 foot intervals, too, along the bottom horizontal axis. High and low points in the profile need to be designated by station with the elevation noted. Pipe slopes need to be shown 4 digits past the decimal point.

Drainage Calculations

1. Stormwater calculations for overland flow analysis and the closed drainage system adequacy need to be prepared using acceptable computer software. The hand written calculations submitted are unacceptable because they do not represent a valid analysis of development of the site, including overland flow. Revised drainage calculations in report form need to be submitted for review.

Syl Pauley, Jr., P.E.

By: _____
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

Northeastern Connecticut Council of Governments
ENGINEERING PLAN REVIEW
PERTAINING TO A
7-LOT SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT
(January 4, 2024)

The comments contained herein pertain to my review of plans (9 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 28, 2023), for Tetreault Building Company.

With respect to my December comments:

Cover Sheet - All addressed.

Sheet 3A - All addressed except for Nos. 5 & 10. A proposed spot elevation is needed at driveway entrance to show water will not enter the driveway.

Profile - Existing and proposed baseline elevations need to be added to the plan at 25' intervals and profile needs to be extended to the back of the cul-de-sac at the catch basins. As drawn, the profile plan is incomplete and unacceptable.

ADDITIONAL REVIEW COMMENTS ON PLANS REVISED 12/28/24:

1. Not all Conservation Subdivision regs have been met, regarding Section 5.A.5, Dimensional Standards, and Section 5.A.6., Road Requirements.
2. It appears that water will pond in front yards of Lot Nos. 5 & 6 on Sheet 4 of 9.
3. Percolation test and soil test pits are needed at catch basins and discharge basin.
4. Dimensions and grading are needed at discharge basin on Sheet 4 of 9.
5. Location of the well on Lot No.7 on Sheet 3 of 9 is not the same as drawn on Sheet 4 of 9 and needs to be corrected.

Considering how limited the revised drainage system is, I find the drainage report to be satisfactory.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

January 03, 2024

Tetreault Building Company LLC.
75 Main Street
Putnam, CT 06260

SUBJECT: FILE #11000284 -- WAUREGAN ROAD #173, MAP #23, LOT #38, BROOKLYN, CT

Dear Tetreault Building Company LLC:

The subject plan referenced above, (ARCHER SURVEYING, LLC., PROJ# AS 2223, TETREAULT, DRAWN 10/27/2023, REVISED 12/08/2023) submitted to this office on 12/12/2023 for the above referenced subdivision. Following this review, it has been determined that the plan must be returned for revision:

1. Show existing well locations.
2. Identify all well arcs. Neighboring lots must have no septic systems or sources of pollution within 75 feet of proposed well.
3. Well lot #41 to be located, or septic be moved 75' from property line.
4. Well arc for existing house lot to be shown.
5. Lot 7 shows proposed primary trench in area deemed "unsuitable" per soil testing. Primary/reserve to be relocated to suitable area; additional soil testing may be required.

Please make the required revisions and submit three (3) copies of the plan for review. An additional review fee of \$120.00 must accompany plans being submitted for a second review.

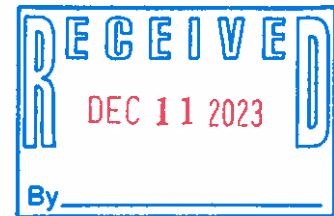
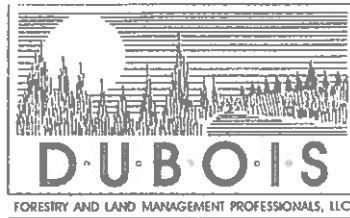
Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Brittany Otto, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn Building Official; Archer Surveying; Ron Racine

6 December 2023



TO: Margaret Washbern, Wetlands Enforcement Officer
Brooklyn Inland Wetlands Commission

RE: Silvicultural Operation on property of Chris and Pam Cadro
232 Canterbury Road, Brooklyn

Dear Margaret:

The purpose of this letter is to detail for you our intentions for this property with regard to the prescribed silvicultural treatments. The subject property is located at 232 Canterbury Road in the town of Brooklyn, Connecticut (see enclosed topographical map), and contains some 43 acres of land, more or less. My client is a recipient of a grant from the NRCS/EQIP program to help them take better care of their wooded land.

We have prepared a silvicultural treatment for this property with two objectives in mind. Our first objective is to concentrate the growth potential of this site onto the superior quality growing stock in the overstory by removing trees with defect, deformity, die-back and disease. The superior quality red oak, white pine and red maple trees will be left to comprise the residual stand. By carrying out the proposed silvicultural applications, we hope to bring about additional natural regeneration on the forest floor, beneficial for a myriad of wildlife species, especially shrubland nesting birds.

There are no serious operational constraints on this property. The existing driveway will be utilized during the tree removal operation. At the completion of the tree removal operation, all trails will be planted with a conservation grass seed mixture in accordance with NRCS/EQIP specifications. We are proposing one temporary stream crossing utilizing portable wooden bridges (see Topographical Map). The tree removal operation will likely be performed under mid-winter conditions.

A licensed forest products harvester will conduct the tree removal operation in accordance with Connecticut BMPs (best management practices). Trees to be removed have been designated by me with blue paint. Hardwood tops shall be removed as firewood. Any non-commercial residual branching shall be lopped to within three (3') feet of the ground in order to promote decomposition and nutrient cycling.

At this time, we are seeking a simple jurisdictional ruling from the Town of Brooklyn as a permitted use, as of right activity. Let me know if a site walk is required.

Sincerely yours,

Donald A. DuBois
Owner--Forester

Enclosures: Notice of Intent to Cut

NOTIFICATION OF TIMBER HARVEST



Town: BROOKLYN Date: 12/6/63
Property Location: 232 CANTERBURY ROAD

List all parcels:
Assessor's Info:

Map	Block	Lot
23	-	21

OR: Unique ID

Total acreage of property(s): 43.33

Total acreage of harvest area: 27[±]

Landowner(s) of Record: CHRIS & PAM CADRO
Mailing Address: 232 CANTERBURY RD
Town: BROOKLYN Zip 06234
Phone (860) 234-7203
E-mail: PAMELA.CADRO77@GMAIL.COM

Primary Contact: CHRIS CADRO
Mailing Address: 232 CANTERBURY RD
Town: BROOKLYN Zip 06234
Phone (860) 234-7203
E-mail: _____

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? ☒ Yes ☐ No

This timber harvest has been prepared by a State of Connecticut certified:

(Check one) ☒ Forester OR ☐ Supervising Forest Products Harvester

Forest Practitioner Certificate #: F000135

Name: DONALD DUBOIS

Address: P.O. Box 143, BROOKLYN CT 06234

E-mail: DUBOISFORESTRY@GMAIL.COM

Phone #: (Business) (860) 774-8654 (Cell) (860) 382-3551

Property Boundaries:

Bounds are marked: ☒ Yes ☐ No

Timber Harvest Boundaries:

Have been marked or flagged: ☒ Yes ☐ No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? ☒ Yes ☐ No

Estimated starting date of timber harvesting operations: 11/1/24

Description of Timber Harvest:

Objective: IMPROVE FOREST HEALTH BY REMOVING TREES WITH DEFECT, DEFORMITY, DIE-BACK & DISEASE.

Treatment: THIS IS A SILVICULTURAL TREATMENT CALLED A SALVAGE/REGENERATION THINNING WE ARE REMOVING MOSTLY HEMLOCK TREES INFESTED IN HWA, AND RED MAPLE TREES W/ DEFECT.

Amount of forest products to be harvested:

48,831 Board feet 128 Cords — Cubic feet — Tons

How have the trees to be harvested been designated?

☒ They have been marked with paint at eye level and at ground level. Paint color(s): BLUE

☐ They have not been marked

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map – see information below on maps.)

<u>Crossings / Clearing</u> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input type="checkbox"/> Removal of trees in wetlands <input checked="" type="checkbox"/> Removal of trees in upland review area	<u>Erosion and Sedimentation Control Measures:</u> <input type="checkbox"/> Installation of water bars <input checked="" type="checkbox"/> Grading <input checked="" type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below)
<u>Log landing area:</u> N/A <input type="checkbox"/> anti-tracking pad <input type="checkbox"/> curb cut	<u>Roads</u> Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Describe in further detail as necessary:

ONE TEMPORARY STREAM CROSSING IS PROPOSED (SEE TOP MAP). WE INTEND TO INSTALL A TEMPORARY PORTABLE BRIDGE AT THIS LOCATION. THIS IS A SILVICULTURAL THINNING REQUIRING A JURISDICTIONAL RULING AS A PERMITTED USE, AS-OF-RIGHT ACTIVITY.

The following maps are attached to this "Notification" (Check all that apply)

- ☒ Copy of USGS topographic map with property outlined
- ☒ Copy of Assessor's map with property outlined
- ☒ Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

✓ Signature of Landowner(s): Chris M. Cadro Date: 12/9/2023

Print/Type Name: Chris M. Cadro

✓ Signature of Landowner(s): Pamela A. Cadro Date: 12/9/2023

Print/Type Name: Pamela A. Cadro

Signature of Certified Forest Practitioner: Donald A. Dubois Date: 12/6/23

Print Name: DONALD A. DUBOIS

Certificate #: F000135 Expiration Date: 10/1/24

Complete and Submit to:

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry
79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.



necog

Necog GIS Site



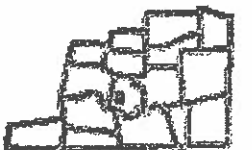
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WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



PAGE 3 OF 5

Legend







- Town
- Buildings 2012
- Parcels

ASSESSOR'S MAP

Notes

Enter Map Description

LEGEND

-  Property Perimeter
-  Forest Type Boundary
-  Proposed Skid Trails
-  Temporary Stream Crossing
-  Proposed Wood Duck Box
-  Log Loading Area

Property of Christopher and Pamela Cadro,
232 Canterbury Road, Brooklyn, Connecticut



Name: DANIELSON
Date: 09/14/21
Scale: 1 inch = 400 ft.

Location: 041° 46' 22.0857" N, 071° 56' 58.9174" W

TOPOGRAPHICAL MAP

PAGE 4 OF 5

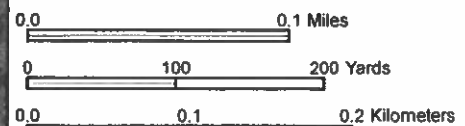
LEGEND

- Property Perimeter
- Forest Type Boundary
- Proposed Skid Trails
- Temporary Stream Crossing
- Log Loading Area
- Wood Duck Box
- ★ Bluebird Box

Property of Christopher and Pamela Cadro,
232 Canterbury Road, Brooklyn, Connecticut



SCALE 1:4514



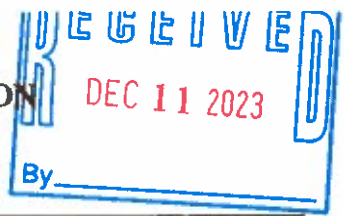
Name: Satellite Image
Date: 09/14/21
Scale: 1 inch = 376 ft.

Location: 041° 46' 21.4756" N, 071° 57' 00.6120" W

VEGETATION TYPE MAP

PAGE 5 OF 5

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT



Date 12/11/23

Application #

APPLICATION - INLAND WETLANDS & WATERCOURSES

DR 23-004

APPLICANT DUBOIS FORESTRY MAILING ADDRESS PO BOX 143 BROOKLYN
APPLICANT'S INTEREST IN PROPERTY FORESTER PHONE: CELL (960) 332-3551 HOME: (960) 774-8654
E-MAIL DUBOISFORESTRY@GMAIL.COM

PROPERTY OWNER IF DIFFERENT CHRIS & PAM CADRO PHONE: CELL: 960 234 7203 HOME: -
MAILING ADDRESS 232 CANTERBURY RD BROOKLYN EMAIL

ENGINEER/SURVEYOR (IF ANY)

N/A

ATTORNEY (IF

ANY) N/A

PROPERTY

LOCATION/ADDRESS) 232 CANTERBURY ROAD, BROOKLYN, CT

MAP # 23 LOT # 21 ZONE R1A TOTAL ACRES 43.33 ACRES OF WETLANDS ON PROPERTY 10 +/-

PURPOSE AND DESCRIPTION OF THE ACTIVITY

THIS IS A SILVICULTURAL ACTIVITY TO IMPROVE FOREST HEALTH,
AS APPROVED BY THE NRCS/USDA. APPLICANT SEEKS A
SIMPLE JURISDICTIONAL RULING AS A PERMITTED USE, AS-
OF-RIGHT ACTIVITY.

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED N/A CUBIC YDS SQ FT

EXCAVATION PROPOSED N/A CUBIC YDS SQ FT

LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE N/A OFF SITE

TOTAL REGULATED AREA ALTERED: SQ FT () ACRES

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED):

N/A

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY N/A SQ FT ACRES

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) _____

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A?

NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: [Signature]

DATE 12/11/23

✓ OWNER: [Signature]

DATE 12/11/23

REQUIREMENTS

STANDARD APPLICATION FEE \$ (\$150) _____

STATE FEE (\$60) _____

CHECK # _____

NOTICE OF ACTION PUBLICATION FEE \$ _____

CHECK # _____

PUBLIC HEARING PUBLICATION FEE (\$100) \$ _____

(SUBJECT TO CHANGE DEPENDING ON PAPER)

CHECK# _____

SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ _____

CHECK # _____

✓

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

✓

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS.

APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS

o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S)

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A?

NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT:

W. A. Oush

DATE 12/11/23

OWNER:

Parula A. Cadro

DATE 12/11/23

REQUIREMENTS

STANDARD APPLICATION FEE \$ (\$150)

STATE FEE (\$60)

CHECK #

NOTICE OF ACTION PUBLICATION FEE \$

CHECK #

PUBLIC HEARING PUBLICATION FEE (\$100) \$

(SUBJECT TO CHANGE DEPENDING ON PAPER)

CHECK#

SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$

CHECK #

✓

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

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SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS.

APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

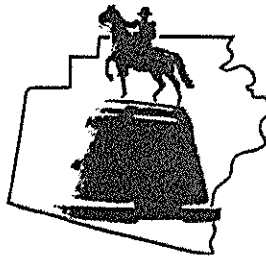
COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS

o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒

Zoning Enforcement ☐

Blight Enforcement ☐

SITE INSPECTION NUMBER

1 2 3 4 5

232 Canterbury Rd
Map 23 Lot 21

12/21/23

Address

Date

I inspected and took photos with Don
Dubois and Eric Johnson, foresters.

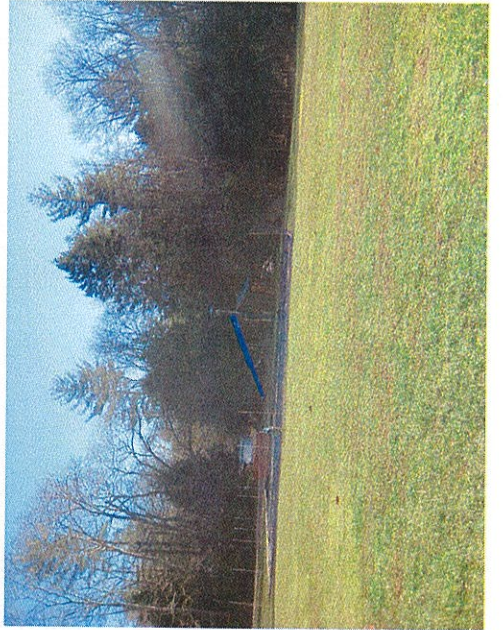
There are no WWC issues.

Recommend approval.

Commission Representative

M. Washburn

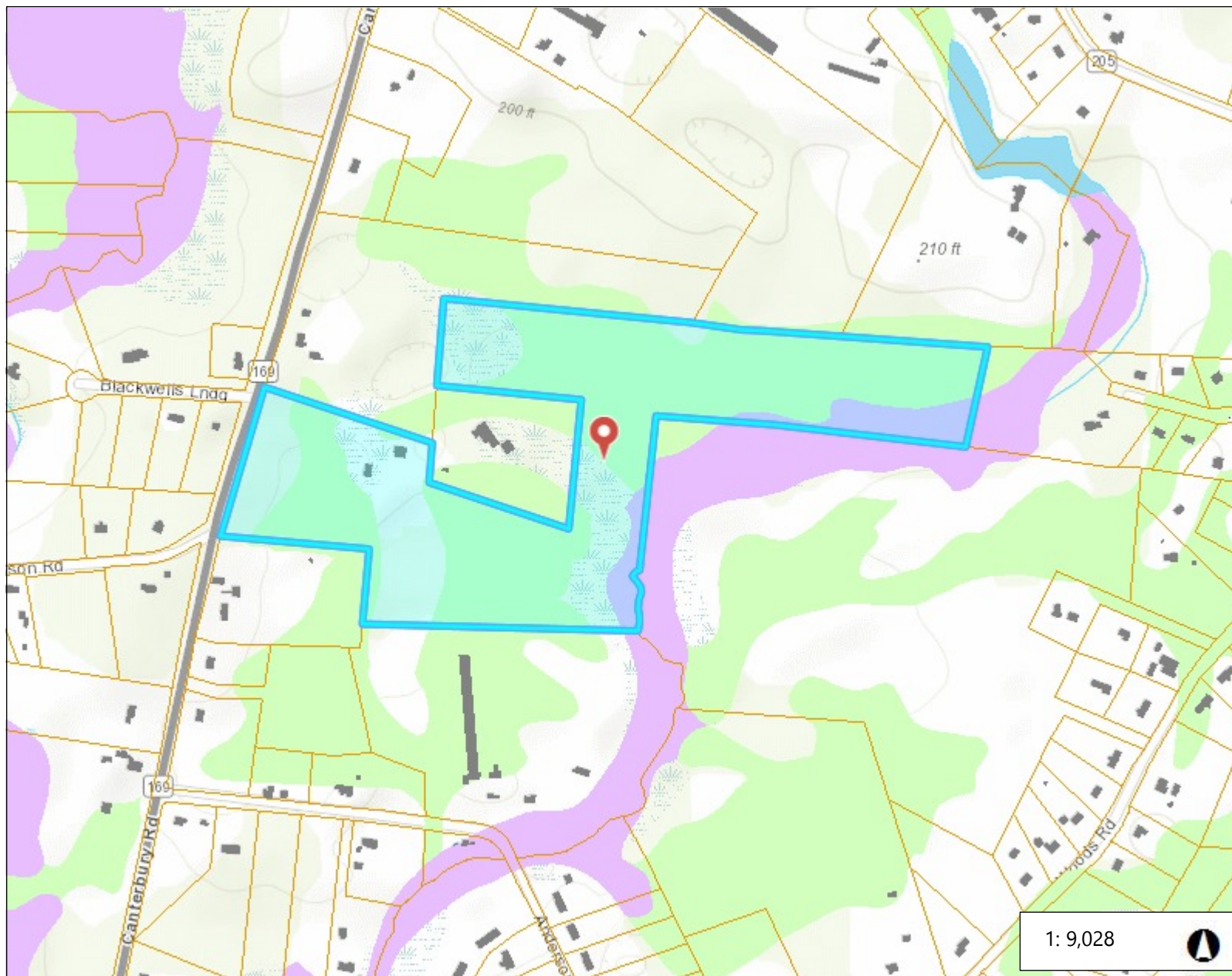
Owner or Authorized Signature





necog

Necog GIS Site



Legend

- Town
- Buildings 2012
- Parcels
- Wetlands**
 - Alluvial and Floodplain Soils
 - Poorly Drained and Very Poorly Drained Soils
- Rivers and Streams
- Lakes and Ponds

1: 9,028



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

232 Canterbury Rd.
Chris and Pam Cadro



necog

Necog GIS Site



Legend

- Town
- Buildings 2012
- Parcels
- Rivers and Streams
- Lakes and Ponds



1:9,028



0.3 0 0.14 0.3 Miles

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Notes

232 Canterbury Rd.
Chris and Pam Cadro
satellite image

Town of Brooklyn

Inland Wetlands Budget FY24

From Date: 12/1/2023

To Date: 12/31/2023

Fiscal Year: 2023-2024

☐ Subtotal by Collapse Mask

☐ Include pre encumbrance

☒ Print accounts with zero balance

☒ Filter Encumbrance Detail by Date Range

☐ Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.41.4163.51900	Inland Wetlands-Wages-Recordin	\$1,000.00	\$100.00	\$625.00	\$375.00	\$0.00	\$375.00	37.50%
1005.41.4163.53020	Inland Wetlands-Legal Fees	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	100.00%
1005.41.4163.53200	Inland Wetlands-Professional A	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$65.00	100.00%
1005.41.4163.53400	Inland Wetlands-Professional S	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55400	Inland Wetlands-Advertising &	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55500	Inland Wetlands-Printing & Pub	\$120.00	\$0.00	\$0.00	\$120.00	\$45.00	\$75.00	62.50%
1005.41.4163.56900	Inland Wetlands-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$5,685.00	\$100.00	\$625.00	\$5,060.00	\$45.00	\$5,015.00	88.21%

End of Report