TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, March 19, 2020
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.

To join this meeting via the web or phone, follow the below instructions:	
Web **Go to www.webex.com** **On the top right, click Join** **Enter meeting information: 714902827** **Enter meeting password: MoNEy5687** **Click join meeting**	**Phone** **Dial 1-408-418-9388** **Enter meeting number: 714902827** **You can bypass attendee number by pressing #**

- **<u>The two Gravel Special Permit applications (SPG 19-003 & SPG 19-004) have been continued by request of the applicant to the June 3, 2020 regular meeting of the Planning and Zoning Commission.</u>**

I. Call to Order
II. Roll Call
III. Seating of Alternates
IV. Adoption of Minutes: Regular Meeting March 4, 2020
V. Public Commentary
VI. Unfinished Business:
- **a. Reading of Legal Notice:** None.
- **b. New Public Hearings:** None.
- **c. Continued Public Hearings:**
  1. **SP 20-001** – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson.
- **d. Other Unfinished Business:**
  1. **SP 20-001** – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson.

VII. New Business:
- **a. Applications:**
  1. **SPR 20-001** – Site Plan Review for Health Club at 208 Providence Road, 1.29 acres in Restricted Business Zone (Map 34, Lot 26), Applicant: Jason Donahey.
- **b. Other New Business:**
  1. Potential amendment to Zoning Regulations re: $500 financial guarantee for donation bins (Sec. 6.K.2.2 of the Zoning Regulations).
  2. Discussion re: temporary outdoor seating at restaurants, etc.

VIII. Reports of Officers and Committees:
- a. Staff Reports
- b. Budget Update
- c. Correspondence.
- d. Chairman's Report.

IX. Public Commentary
X. Adjourn

Michelle Sigfridson, Chairman

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, March 4, 2020
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:31 p.m.

II. Roll Call – Michelle Sigfridson, Carlene Kelleher, Jules D'Agostino, Earl Starks, Alan Fitzgerald, Charles Sczuroski. Austin Tanner arrived at 6:36 p.m.

Staff Present: Jana Roberson, Director of Community Development; Richard Ives, First Selectman and ex officio Member of the PZC (left at 9:37 p.m.).

III. Seating of Alternates – None.

IV. Adoption of Minutes: Regular Meeting February 18, 2020

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of February 18, 2020, as presented. Second by C. Sczuroski.
Discussion:

- Page 7, sixth bullet point, third paragraph, "Ms. Roberson explained that she agrees with most of Attorney Heller's statements, but there are endangered species known to be on the property. She said that any condition relative to that would be an illegal condition which would make the Town extremely vulnerable to an appeal."
  J. D'Agostino stated that, according to a retired State Supreme Court Attorney, to interpret a condition of the State Staute that is different than what the Statute says is not illegal. Mr. D'Agostino suggested that Ms. Roberson change the word "illegal" to a less aggressive term (e.g. unintended).

There was discussion and it was decided that no change would be made.
Original Motion carried unanimously (6-0-0). A. Tanner was not present for this motion.

V. Public Commentary – None.

Motion was made by C. Kelleher to move Agenda Item VII.b.1 to follow Agenda Item V. and also to add to the Agenda, Item VII.b.2. Preliminary discussion with Paul Archer and Jeff Weaver re: Six-lot Subdivision on Day Street. Reason stated: to allow these items to be presented before the public hearings. Second by E. Starks. No discussion. Motion carried unanimously (7-0-0).

VII. New Business:

b. Other New Business:

1. Preliminary discussion with Keith Crossman re: Potential zone change application at 340 Christian Hill Road.

   Keith Crossman explained that he would like to have a small, hobby farm and would like to eventually have a farmstand on his 7-acre property which is zoned R-30. He said that a previous owner had planted over 100 blueberry bushes, over 50 years ago, which are still producing. He explained that Eversource is helping to restructure the land and have clear cut through some of his forested land and have agreed to put in an orchard for him. He would like to have goats, more than six chickens, possibly bees. Nothing commercial and no large livestock.

Ms. Roberson explained that Mr. Crossman is considering applying for a Zone Change within the next few weeks. Mr. Crossman's property is part of an R-30 block on one side of Christian Hill Road and the other side of the road is zoned RA.

2. Preliminary discussion with Paul Archer & Jeff Weaver re: Six-lot Subdivision on Day Street.

Paul Archer, Archer Surverying, represented Jeff Weaver, he provided plans to the Commission Members and gave an overview:

- Six-lot subdivision on 60 acres of land which abuts to the westerly side of another 10-lot subdivision on Day Street (by Mr. Weaver).
- Part of the property (along the southerly side of Day Street), which is proposed to contain four residential lots, is in the R-30 Zone. The other two lots would be in the RA Zone.
- He explained that they would be requesting fee-in-lieu of open space. The question they ask is whether it would be acceptable to the Commission to have the appraisal done only on the nine acres of land that is being subdivided, and not on the entire 60 acres of land. Therefore, the fee-in-lieu of open space would only be on the subdivided lots (9 acres). They are not proposing, at this time, that the remaining 50+ acres be a building lot. He said that there would be a note stating that if it were to be developed in the future, it would need to come back before the PZC for approval under the Zoning Regulations.
- Four lots would have access on Day Street.
- One 50-foot access strip would serve two lots off of Day Street.

Ms. Roberson asked if the undeveloped parcel could be an open space parcel. Mr. Archer stated that it is not what the Applicant would be choosing and he explained that, when Mr. Weaver did the 10-lot subdivision, the Conservation Commission had not expressed interest in open space at that time. Mr. Archer stated that the 50 acres would be the next phase, but Mr. Weaver is not looking to develop it at this time.

There was discussion. Mr. Archer indicated where the four front lots and two rear lots would be located. Mr. Archer asked if the Commisison would like Mr. Weaver to get an appraisal on the nine acres using Vision Appraisal. Ms. Roberson feels that this would be a premature decision as no Application has been received and the Conservation Commission has not reviewed it. Discussion continued. Mr. Archer explained that the free had been taken and created the 10-acre subdivision and the 60-acre lot. He said that the 50 acres would be left as remaining land, so if one house were to be proposed there, it would need to come before the PZC to be approved as a building lot. Discussion continued. Ms. Roberson explained that she is not certain, at this point, if a subdivision would be required to develop the 50-acre lot. Mr. Archer stated that if Mr. Weaver wanted to build on the 60 acres, he would not need a subdivision because the lot was created by the free splt. Mr. Archer asked for the opinion of Attorney Heller (seated in the audience). Attorney Heller referred to Statute 8-18 and, in his opinion, he was in agreement with Mr. Archer. Attorney Heller explained that whatever the developer chooses to submit is what is presented to the Commission for consideration and the remaining land would lose its status as an existing lot (if done as proposed by Mr. Archer). Attorney Heller further explained that any future development on that remaining land (whether to be built on as one lot or subdivided again) would require subdivision approval by the PZC. Discussion continued.

Fee-in-lieu would be paid at the time of transfer. Ms. Roberson stated that it would be referred to the Conservation Commission. Discussion continued.

Mr. Archer stated that they will be submitting to the IWWC next week.

Mr. Archer explained that it would be appraised for the nine acres, which the Town would get ten percent of that appraisal. Then, when they come back for the development of the 50 acres, another appraisal would be done for the fee-in-lieu of open space, on those 50, acres at that time.

Ms. Sigfridson asked if any of the Commission Members have a problem with Mr. Archers' proposal for fee-in-lieu of open space and there were no objections expressed.

VI. Unfinished Business:

a. Reading of Legal Notice: None.
b. New Public Hearings: None.
c. Continued Public Hearings:

1. **SPG 19-003** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 30 acres on south side of Maynard Road (Map 29, Lot 5) in the RA Zone; Excavation of approximately 1.2 million cubic yards of sand and gravel.

   Ms. Roberson displayed the plans.

   Ms. Sigfridson noted that the Traffic Engineer's Report was included in packets to Commission Members and that it had been made available to the public. Ms. Roberson noted the following that were included in the packets to Commission Members:

   - Hydrogeologist's Report (dated February 13, 2020, prepared by Wayne H. Bugden, PG, LEP, One Earth Environmental, LLC), including e-mails (dated February 14, 2020) between the Hydrogeologist, Mr. Bugden and Project Engineer, David Held.
   - Traffic Review of the Potvin Property (dated March 1, 2020), prepared by Kermit Hua, P.E. and Professional Traffic Operations Engineer (Certified by the Transportation Professional Certification Board), KWH Enterprise, LLC.
     Ms. Roberson stated that Mr. Hua has visited the property, he has examined Maynard Road, and his recommendations were included in his Report.
     Mr. Hua was present in the audience to answer questions.

   Attorney Harry Heller, 736 Route 32, Uncasville, CT, represented the Applicant.

   - Attorney Heller requested that the public hearing be kept open because the IWWC has not yet acted. The PZC should receive the IWWC's report before the PZC's next meeting and the Applicant needs to have the opportunity to comment.
   - As a preliminary matter, Attorney Heller, asked about Mr. D'Agostino's comment earlier on the Agenda, regarding the Minutes of the PZC Meeting of February 18, 2020, where he had stated that he had spoken with a retired judge. Mr. D'Agostino confirmed that he had. Attorney Heller commented that Mr. D'Agostino had obtained information that is outside of the record of this proceeding which, he said, is a serious problem.
   - Attorney Heller asked if Ms. Roberson was going to introduce into the record for this proceeding, the GAZ Report (Hydrogeologist Report done for the IWWC) noting that it is not a stand-alone report as there is a lot of other evidence that the IWWC is considering in conjunction with it. Attorney Heller noted that it was included on the Exhibit List for this proceeding and he stated that, if the PZC will be considering the Report, he will need to enter additional evidence into the record of this proceeding.
     Ms. Roberson stated that it is not germane. Ms. Sigfridson explained that it is not before the PZC for consideration and it should not be on the Exhibit List. Ms. Roberson will remove it from the Exhibit List. There were no objections.

- Attorney Heller stated that they have reviewed Mr. Hua's Traffic Report and noted that an error was found. Average dailey trips for Wauregan Road was indicated as 2,200, which is inconsistent with the Table 1 (which indicates 534 trips per day). Attorney Heller introduced into the record, a response from David Held of Provost & Rovero, including, as an attachment, the 2013 ADT Count Map from the DOT which indicates an average of 550 trips per day.

  Regarding Mr. Hua's comments about road width, Attorney Heller referred to the Table (Figure 4E) in the Report, Attorney Heller explained that existing conditions on Wauregan Road and Maynard Road, as cited in the Report, meet the requirements contained in the Table.

  Regarding the two accidents cited in the Report: Attorney Heller explained that they do not believe that either are related to gravel hauling on the road.

  Regarding the recommendation for hours of operation being limited from 9 a.m. to 4 p.m.: This is a serious problem for the Applicant. Attorney Heller stated that operations start at 7 a.m. and he referred to the Report noting that there is really no significant difference in background traffic from 7 a.m. to 9 a.m. Attorney Heller's interpretation of Mr. Hua's Report is that the capacity for roads like Wauregan Road and Maynard Road is about 1,200 vehicle trips per hour, so the background traffic is really minimal.

  Attorney Heller stated that the Report does not address the Canterbury Agreement. He explained that the Canterbury Agreement is contractually enforceable and they have no objection, and recommend, if the PZC approves this Application, that the Commission incorporate the parameters in the Canterbury Agreement into the conditions of approval, so that the Brooklyn PZC would have enforcement powers within its jurisdiction. He noted that the traffic under the Canterbury Agreement can exist whether it is coming from the Potvin site or any other site to the east bringing material to the Laframboise Processing Facility.

- Attorney Heller introduced into the record, written responses from David Held, to comments received earlier in the day from Syl Pauley (Engineering Plan Review, dated March 3, 2020), for SPG 19-003 SPG 19-004.
  Responses as follows:
  - Comment #1. If the Town wants silt/compost stocks instead of staked hay bales or silt fence, they are okay with that.
  - Comment #2. They feel that jute netting for slope stabilization is an unnecessary expense. They have provided the methodology for slope stabilization: To apply a good depth (2 feet) of a fine silt material to the embankment slopes, then topsoil, loam, seed and hay; proposing 30 percent final slopes.
  - Comment #3. No locations shown for stockpile material because the methodology is to not stockpile material (they show a stockpile location for topsoil because all topsoil will be retained on-site for final stabilization. Excavated commercial material will immediately be loaded onto the truck to be brought to Laframboise.
  - Comment #5. Detail for the anti-tracking pad will be added to the plan: typical 100-foot width, crushed stone anti-tracking pad in accordance with the 2002 E&S guidelines.
  - Comment #6. Fueling pads are drawn to scale and a note will be added indicating that a fuel-spill kit will be maintained on-site during all operations..
  - Comment #7. Concerns relating to over-excavation were addressed on the February 14, 2020, plan revision, which was in response to

comments from the Hydrogeologist (One Earth Environmental, LLC). Only material (which is washed material from the processing plant) which is clean fill will be utilized for slope stabilization. Regarding over-excavation, Attorney Heller explained the down-cutting methodology: they will always be working internal to the excavation area, never working on the exterior slopes. He explained that they are limited by the parameter that they must maintain a minimum of five feet above monitored groundwater. He said that what they mean by over-excavation is that they will stabilize and reshape the vertical face for final loaming and seeding at a 30-percent grade.

Comment #8. They are committed to operating within the parameters of the Canterbury Agreement and they suggest that the Brooklyn PZC incorporate those parameters into any approval that is granted.

Comment #9. This is a matter of clarification. The note is on the plan.

Comment #10. Mr. Heller said that if Mr. Pauley wants the wetland boundary signs on posts, they will put them on posts.

Attorney Heller requested that the public hearing be continued to the PZC meeting scheduled for March 17th, and he stated that he had confirmed with Ms. Roberson that this would still be within the parameters of the extension that had been granted.

Kermit Hua, KWH Enterprise, LLC, reviewed his Traffic Report.

- He confirmed that Mr. Held is correct regarding the mistake he had pointed out. He explained that it was an oversight and that the average daily traffic (ADT) is in a range of 500.
- Recommendation #1 - Mr. Hua explained his reasoning for his recommendation regarding limiting the hours of operation from 9 a.m. to 4 p.m. He spoke of shoulder width and lane width which, according to recommendations in the ConnDOT *Highway Design Manual*, should be a total of 24 to 28 feet, but he measured only 19 to 22.5 feet.
  Based on field observation, he noted that the trucks, essentially, drive in the middle of the road, and although it is a relatively low volume street, vehicles have to slow down and move to the side for opposing traffic. He said that this is not as much of a concern for passenger vehicles, but he has more concern regarding the size and the way the large trucks drive on the way to the excavation facility and to the facility in Canterbury. He commented that most of the commuting/school traffic happens before 9 a.m. and, in the afternoon, school traffic is probably around 3 p.m. He said that he tried to recommend something that is realistic and workable and, at the same time, be cognizant of the needs of the residents living on these streets and trying to separate the facility-related trucks and the passenger vehicles. He explained that his error regarding the ADT 500 vs. 2,200 does not change his recommendation for hours of operation.
- Recommendation #2 – On Mayard Road there is about ½ of a mile between the Town line to the State road and there are a lot of single-family driveways and he understands the concern regarding speed. He recommends replacing the two existing speed limit signs near both ends on Maynard Road with combinations of solar-powered radar speed signs and normal speed limit signs on a single post. He said that he would check with ConnDot to see what the policy is regarding whether approval is needed from OSTA or DOT.
- He explained that his recommendations have nothing to do with volumes because Maynard Road is a relatively low-volume street. He explained that traffic accident records do not raise a red flag.
- He mentioned that there are some curbs, so you cannot go off the road if needed.

Ms. Sigfridson noted that the Traffic Recorder Data had been recorded from 7 a.m. on Monday, March 22, 2010, until 11 a.m. on Tuesday, March 23, 2010, and Mr. Hua confirmed that is correct. Mr. Hua stated that normal residential morning and afternoon peaks in traffic in suburban areas would be 7 to 9 in the morning and 4 to 6 in the afternoon and, in more rural areas such as Brooklyn, people start a little earlier in the morning and end their day a little earlier. He explained that he didn't base his recommendation on volumes at all (it is a low volume street). He said that the interaction between passenger vehicles and excavation trucks is a valid concern for safety. He said that, ultimately, the decision is up to the Commission.

COMMENTS FROM THE PUBLIC:

Linda Trahan, 26 Maynard Road, expressed concern that traffic was looked at for one day in the winter. She said that these things are normally done over a period of time. Ms. Trahan spoke of the way traffic has to pull over and wait until trucks (which are either going to or coming from Laframboise) pass by because of the narrowness of the road, which is a safety concern all day, every day. Ms. Trahan, for clarification purposes, stated that all of the heavy truck traffic is coming from or going to Laframboise.

Marion Kervin, 48 Maynard Road, stated that she observes trucks travelling to Laframboise as early as 5 a.m. She asked about what happens if the permit gets approved and the trucks don't adhere to the approved hours of operation and the speed limit. She asked if there would be fines.

Ms. Sigfridson explained that the Brooklyn ZEO has the authority to enforce the Brooklyn Zoning Regulations and conditions placed on zoning permits. So, there would be some authority over the trucks going into and out of an approved gravel operation in the Town of Brooklyn, but the ZEO would not have authority over trucks, in general, on the road.

Mr. Ives asked Madeline Smith, Corporate Counsel, Rawson Materials, (seated in the audience) if trucks are currently lining up before 7 a.m. Attorney Smith stated that the hours of operation are 7a.m. to 4:30 p.m. and that they cannot cross the scale and leave the site before 7 a.m. She explained that they cannot stop a truck from arriving at the site early. Mr. Ives said that everyone needs to be on the same page with this. Attorney Heller stated that they can only control their trucks and if the scales do not open until 7 a.m., then Laframboise is in compliance. Mr. Ives commented that they are lining up in the driveway and they can control that. David Held noted a significant difference: there is no scale, no consumer sales proposed for the site, it is completely under the control of Rawson Materials, there are no outside people that would be coming into the site. Mr. Held said that it is not the same as Laframboise. Attorney Heller stated that they certainly can control the Potvin site.

Attorney Heller stated that 4 p.m. is fine, but 9 a.m. is not because they start at 7a.m. and they cannot send them somewhere else for two hours and then come to Potvin.

Linda Trahan asked for clarification on the truck number in the Canterbury Agreement. She said that the trucks are coming at 6 a.m. and are using Mayndard Road. She said that it is not true when they say they have no control over that. She said that those people are contracting to get things from that property, so they know who is coming, when they are coming and what they are coming to get. She said it has to be controlled. She feels the same about the two Applications (SPG 19-003 and SPG 19-004). Mr. Held noted that the hours of operation in the Canterbury Agreement are 7 a.m. to 4:30 p.m. He said that, if there is an enforcement issue in Canterbury, it is not inappropriate to take it up with the Town of Canterbury.

Ms. Sigfridson reiterated that Mr. Held stated that the Applicant does have control over this property.

A.Tanner stated that he has an issue with referencing the Canterbury Agreement. There was discussion and Attorney Heller suggested that, if the Commission is uncomfortable relying

on the Canterbury Agreement, the parameters of the Canterbury Agreement could be incorporated into conditions of approval. Mr. Held explained that they would have to abide by what is approved. Ms. Sigfridson stated that it had been discussed at a previous meeting and that the Applicant has no objection to the Commission putting conditions or limitations in place consistant with what is in the Canterbury Agreement at this time. Ms. Kelleher commented that the Canterbury Agreeent would not be mentioned at all and Ms. Sigfridson stated that the Commission does not have to.

A.Tanner asked about vertical grade/two feet of silt and whether it would be leveled out. Mr. Held explained that it would be leveled out and that two feet of silt is a minimum. Attorney Heller explained that the limits of excavation shown on the plan are the limits of excavation and he also said it is a minimum of two feet. There was discussion regarding maximum which, Attorney Heller explained, is calculable. Ms. Roberson stated that the over-excavation would be creating slopes greater than 30 percent (vertical face). Attorney Heller explained that the operating face is vertical when they are downcutting the slope. He said that final slopes will not be greater than 30 percent.

Ms..Kelleher began discussion regarding Mr, Hua's recommendation for hours of operation being limited to 9 a.m. to 4 p.m. Ms. Sigfridson stated that the Applicant had indicated, at a previous meeting, that they plan to take advantage of the full amount of trips allowed under the Canterbury Agreement. So, if the hours were limited, there would still be the same number of trips on the road in a shorter amount of time. Although, avoiding the hours when school buses are on the road seems like a good idea.

Linda Trahan requested that, if approved, there be a condition that the new speed limit signs, with radar, be installed as she feels that they would be helpful. She commented that she had asked for counters.

Ms. Roberson stated that she had received correspondence from Attorney Brouillard (dated March 2, 2020) on behalf of Troy Sposato regarding that Mr. Sposato had never been presented with any agreement from Strategic Commercial Realty, nor have they been contacted by any lawyer or representative of Strategic Commercial Realty. A motion to intervene will be filed in the Superior Court for the Judicial District of Windham on March 16, 2020. Attorney Brouillard expects the Court to allow Mr. Sposato to intervene as a third-party plaintiff. The Brooklyn Land Use Attorney has been consulted and he advised Ms. Roberson to inform the PZC of this. Ms. Roberson stated that she believes that this matter applies to both this Application SPG 19-003 and to Application SPG 19-004.

Attorney Heller stated, for the record, that he does not believe that it applies to either of the Applications. He said that it is not intervention in this proceeding, it is intervention in the case of Sadlowski vs. LaFramboise Sand and Stone. He explained that if it is granted, it makes Mr. Sposato a party to that proceeding, but it is extraneous to these permitting proceedings.

Motion was made by to A. Fitzgerald continue the public hearing for **SPG 19-003** – Gravel Special Permit, Strategic Commercial Realty, Inc., d/b/a Rawson Materials, 30 acres on south side of Maynard Road (Map 29, Lot 5) in the RA Zone; Excavation of approximately 1.2 million cubic yards of sand and gravel, to the next regular meeting of the Brooklyn Planning and Zoning Commission to be held on Tuesday, March 17, 2020, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by C. Sczuroski. No discussion. Motion carried unanimously (7-0-0).

2. **SPG 19-004** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 200 acres+ on the south side of Rukstela Road (Map 21, Lot 7; Map 30, Lot 16) in the RA Zone; Excavation of approximately 1.5 million cubic yards of sand and gravel.

   IWWC approval was granted.

J. Roberson explained that, if approving the ponds, it would need to be a separate action. She explained about the sample motions/conditions that she had drafted (included in packets to Commission Members). She stated that, should the Commission not incorporate the Canterbury Agreement, there were no conditions drafted to address the issue of truck traffic. She asked the PZC how they wish to proceed. There was discussion. There is no longitudinal traffic proposed in this Application.

Mr. Fitzgerald suggested a condition that every truckload of gravel that comes out of the Rukstel property go across the street to Laframboise. Attorney Heller stated that it has been presented to the PZC and is part of their Application and he said that it could be a condition. David Held stated that it is on the plans. There was discussion and Ms. Sigfridson read from Excavation Note #13 which states that they will not be importing or removing material over roads in Brooklyn. Attorney Heller referred to a map contained in the Environmental Impact Statement indicating how trucks are to cross Wauregan Road into Laframboise (perpendicular crossing).

Attorney Heller's comments:

- He warned against ex parte communications outside of the public hearing record as there would be no opportunity to cross examine or to determine what impact it may have on the Application or the decision making process.
- There are a few (6 or 7) items that need to be added to the proposed Exhibit List, to be included in the record. He specifically noted the following: Natural Diversity Data Base Request; two e-mail communications between Wayne Bugden, One Earth Environmental and David Held.
- Regarding the draft motion to deny the Application for provision to create a pond, regarding possibly polluting groundwater, Attorney Heller referred to the Report from Wayne Bugden, One Earth Environmental, hired at the Applicant's expense to advise the PZC regarding groundwater quantity and quality. He referred to two e-mails between David Held and Mr. Bugden regarding what constitutes clean fill. The consultant advised, after considering the information, that all of his concerns had been addressed. Attorney Heller explained that, when a Land Use Agency acts on technically complex matters (such as pollution), according to Connecticut Case Law, the Commisison has to act on substantial evidence. Expert evidence is required on whether or not an activity constitutes pollution and the only information on groundwater impacts, in the record of this proceeding, are the conclusions from the consultant that the proposed activities will have minimal, if any, impacts on groundwater quantity or quality. He said if the Commission denies the request to excavate ponds on the property, which he submits are in compliance with the permitting parameters of the Regulations, would be a denial of the excavation permit itself. He said that they are simply digging deeper in order to excavate the ponds. He said if that permit were denied, it does not impact the scope of the proposal, only the depth of the proposal which can easily be modified in conditions of approval.
- Attorney Heller stated that he gave his summation at the last public hearing and he believes that they are in compliance with all of the permitting criteria contained in the Regulations and the Application should be approved.

There was discussion regarding hours of operation. Mr. Held explained that the hours of operation listed on the plans were taken verbatim from the Regulations, but the Canterbury Agreement is more restrictive and they would abide by those (7 a.m. to 4:30 p.m. with no hours on Saturdays).

Ms. Roberson stated that she had received correspondence from Attorney Brouillard (dated March 2, 2020) on behalf of Troy Sposato regarding filing a motion to intervene.

Attorney Heller stated, for the record, that the intervention is in the matter of Sadlowski vs. LaFramboise Sand and Stone. It is not an intervention in this proceeding. It is extraneous to deliberations on this Application.

Ms. Roberson commented that she had prepared sample motions.

Gene Flemming, 567 Wauregan Road, asked, if the Application is approved with the ponds, if ongoing groundwater monitoring would be required.

Ms. Roberson explained that there isn't anything in the Zoning Regulations that addresses a requirement for groundwater monitoring, but she said that the Land Use Attorney has recommended it and drafted it as a condition of approval if the ponds were permitted.

Ms. Roberson explained that the Hydrogeologic Review included the distance of the ponds. She referred to the Report and explained that his main concern was about clean fill. She said that the Applicant had made changes to the plans based on the Hydrogeologist's comments. She explained where the fill will come from and she referred to the e-mail between Mr. Held and Wayne Bugden, One Earth Environmental.

Ms. Roberson suggested that the Commission discuss draft conditions and the pond.

Mr. Tanner suggested that Excavation Note #3 on page 14 of the plans be changed to reflect hours of operation to match the Canterbury Agreement. He proposes to make the more limited hours a condition of approval. Mr. Held stated that he would change the note on the final plans. Attorney Heller said to make it a condition of approval.

Ms. Sigfridson asked if there was an objection from the Applicant regarding making groundwater monitoring a condition of approval. Attorney Heller indicated that there was no objection and he suggested that it should be submitted with each renewal. There was discussion and suggested language was, "thereafter, upon each permit renewal."

Motion was made by C. Kelleher to close the public hearing for **SPG 19-004** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 200 acres+ on the south side of Rukstela Road (Map 21, Lot 7; Map 30, Lot 16) in the RA Zone; Excavation of approximately 1.5 million cubic yards of sand and gravel. Second by C. Sczuroski. No Discussion, Motion carried unanimously (7-0-0).

3. **SP 20-001** – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson.

   M. Sigfridson recused herself, turned over the position of Chair to C. Kelleher, and took a seat in the audience.

   J. Roberson explained that the following were included in packets to Commission Members:

   - Revised Application: Bank and Child and Adult Daycare Center were removed from the proposed Uses. Ms. Roberson stated that she had made a note of the plans at the Applicant's request.
   - Written description regarding the general inspiration and design of the building: siding colors; retaining existing stone walls; building a new dry stone wall that will act as a retaining wall, but will also be attractive; keeping many of the existing trees on the site.
   - Letter from Syl Pauley (dated March 4, 2020). Ms. Roberson stated that there are some minor things. She noted that Mr. Pauley brought up some things that he had not identified in his first review of the property.
   - Letter from Dan and Stephanie Kosoff, neighbors (dated February 24, 2020), who express concerns regarding review of the development.

Ms. Roberson displayed the revised plans and gave an overview of her Architectural Design Review Report:

- Southern elevation will be the side that faces Route 6 (the narrower dimension).
- The side with the front door faces west.
- She indicated what would be seen from Hyde Road.
- She stated that new construction and substantial reconstruction in the VCZ should be consistent with the character of that area. The POCD identifies this as a very important part of Town with a lot of integrity in terms of architecture and landscape. She noted that most of the other buildings in the neighborhood of this development have their longer façade facing the road (which is typical). She said in this case, the building has a different orientation so the narrower façade is facing the road to help harmonize with landscape and it allows both, less sitework to be required and enables both stories of the building to be handicap accessible. It helps the building harmonize with the landscap while providing for modern use of a commercial building without the need for an elevator.
- Retaining all existing stone walls on the site and building a dry stone wall (rather than a concrete retaining wall).
- Retaining existing trees.
- Ms. Roberson read aloud the Design Statement.
- Ms. Roberson finds that the Application is consistent with the Design Standards.
- Ms. Roberson noted that the Parking Standards favor traditional materials such as the stone dust that is proposed for the parking area. She said that the handicap spaces would have to be paved.
- Ms. Roberson displayed and orientated the neighborhood from Google Earth.

There was discussion regarding the driveway and parking spaces (20 proposed). Ms. Roberson stated that, based on the square footage of the building, 20 spaces is in excess of what is required (3 spaces per 1,000 s.f.).
The initial use of the building will not require 20 parking spaces and Ms. Kelleher does not like seeing parking spaces that are not required yet. She said the neighborhood has a residential feeling. Although she likes the project, she commented that she is not comfortable approving so many uses (such as a restaurant) ahead of time, without having more information. She cannot recall when the PZC has approved that many uses in the VCZ. She suggested that it if it were approved for a use now, it would not be a big deal to add a use or change a use in the future.

COMMENTS FROM THE PUBLIC:

Dan Kosoff, 94 Providence Road, asked how the front of the building is identified. He noted that the Regulations state that there are to be no parkng lots in the front yard except by special permit.
Ms. Roberson explained that the lot has two frontages because it is a corner lot (Route 6 - along the southern property line and Hyde Road - along the eastern property line). She said that the Regulations do not allow parking in the front yard. However, there is also the ability to flex that. (She referred to Section 4.A.5.3 which authorizes the use of front yard/parking lot/corner lot if the standards of Section 9.D.5. - Special Permit Criteria, have been met).

Ms. Roberson stated that she had found some issues with the landscaping plan and has spoken with Mr. Sigfridson about it earlier in the day. He said that he plans on doing landscaping, but he does not have a plan showing it yet. Ms. Roberson commented that, in her experience, landscaping plans prepared by Surveyors or Engineers are not the best.

The following are additional items that were addressed when Ms. Roberson spoke with Mr. Sigfridson:

- There is a row of boulders shown along the southwestern edge of the western parking area which Ms. Roberson feels will draw attention to the parking area. This is to keep people from driving over the septic system.
  Mr. Sigfridson is willing to do anchored curb stops (which would delineate parking spaces and prevent damage to the lawn) instead of the boulders. This will also address the issue of people protentially driving off of the track rock.
- No Light Fixtures Identified.
  Ms. Roberson suggested a condition that, before a Final Certificate of Zoning Compliance could be issued, the fixtures would be reviewed and approved by Land Use Staff and they would have to be full cut-off light fixtures in compliance with the Regulations and also would have to meet the Design Standards of the District.
- Ms. Roberson suggested a condition that a landscaping plan meeting the full Landscaping Requirements be provided for review by Staff and installed prior to issuing a Zoning Permit or Final Certificate of Zoning Compliance.
- Ms. Roberson explained that parking standards for a restaurant cannot be determined without knowing the number of seats, so she had drafted a condition that, should the Applicant seek approval for a restaurant, the ZEO would have to determine whether the parking met the requirements at that time.

Dan Kosoff referred to his letter and asked if Section 4.A.6.3.5 could be enforced requiring an architect or architectural firm. Ms. Kelleher explained that it is being enforced because Ms. Roberson is qualified as a Planner and has done a review and has commented on it. Mr. Kosoff said that it would give it more due diligence in a sensitive area. He feels that it would be a reasonable expenditure to ensure that it is in keeping with that vernacular.

Mr. Dagostino commented that there is a question regarding front yard and he commented that a landscaping design had not been submitted with the Application and that the landscaping plan that was submitted does not meet the requirements.

Joann Perreault commented that she feels that the Town should not be so cautious to allow new developments into neighborhoods.

Marion Kervin, 48 Maynard Road, asked what the building would be used for.
Mr. Sigfridson explained that he and his wife were looking for space for her law office. He said that, ideally, it will be a professional building.

Stephanie Kosoff stated that she has little objection to the building itself, but as a resident of the VDZ, they owe it to the Town to maintain that area and the historic character could be gone forever by letting in commercial that is not suitable to the area. She said that the VCZ has it own set of regulations so the the historic character can be maintained. As a resident across the street, she objects to the parking and the types of businesses. She said that the site should be developed sensitively to the VCZ.

Gene Flemming, 567 Wauregan Road, asked if the Regulations for the VCZ specifically stipulates restrictions on uses. Ms. Kelleher explained that the Regulations specifically list the uses that are allowed (which are subject to special permit). She also explained the change of use procedure and site plan modification.

Marion Kervin spoke about how it would be good to have more taxes coming into the Town from businesses. She said that it would be good for the growth of the Community.

Ms. Kelleher asked Ms. Roberson about landscaping. Ms. Roberson explained that, if the Commission is not comfortable with landscaping being a condition of approval, then revised plans would be needed because the current landscaping plan does not meet all of the current standards. Ms. Roberson suggested the following condition:

- A landscaping plan consistent with the landscaping regulations contained in Sec. 7.C. including but not limited to: 200 s.f. of landscaping islands within the parking area including 2 2.5" caliper deciduous trees (Sec. 7.C.5), a 10' wide and 3' high front yard landscape buffer between the parking areas and the streets including 9 2.5" caliper deciduous trees (Sec. 7.C.4) shall be provided and approved by Land Use Department staff and the landscaping installed. Prior to issuing a Certificate of Final Zoning Compliance.

Mr. Fitzgerald asked if Dan and Stephanie Kosoff were satisfied regarding architectural review. **Mrs. Kosoff** said that she is good with the plans on the house. **Mr. Kosoff** prefers that an architect be hired to review the exterior of the building.

Mr. D'Agostino asked about the entrance to Hyde Road being on the portion where it is one-way. He asked if there was a report regarding a safety issue. Ms. Roberson explained that right where the driveway intersects (north of the island) is where Hyde Road becomes one-way. Ms. Roberson stated that the Engineer, Syl Pauley, had not identified the driveway openings as a safety issue (Mr. Pauley's Report, dated March 4, 2020, was included in packets to Commission Members). Ms. Roberson displayed the area on Google Earth and indicated where the Road splits, where the entrance drive would be, the exact location where the outlet drive would be (using the existing apron). From the island to the stop sign, it is a two-way Road.

Mr. Tanner feels that more information is needed regarding the landscaping plan and lighting. Mr. Fitzgerald suggested that the public hearing be kept open. Ms. Roberson suggested that the Commission discuss the use of the front yard for parking. Ms. Kelleher suggested that Syl Pauley's comments could be addressed at the March 17th meeting.

Mr. Tanner made a suggestion that the house be moved down fifteen feet.

Motion was made by C. Sczuroski to continue the public hearing for **SP 20-001** – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson, to the next regular meeting of the Brooklyn Planning and Zoning Commission to be held on Tuesday, March 17, 2020, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by A. Fitzgerald.

Discussion:
Ms. Kelleher asked the Applicant if he feels that he had been provided enough information to know what the Commission is looking for.

- A landscape plan
- Parking in the front yard is an issue that needs to be resolved by the Commission (whether it will be allowed)
- Lighting
- Uses
- Parking – Volume and Location
  Ms. Roberson asked how Mr. Sigfridson developed the number of parking spaces and the configuration. Mr. Sigfridson explained that the configuration is utilizing the lay of the land. There was discussion regarding possible solutions for the volume. Ms. Roberson suggested a decorative stone wall in lieu of landscape buffers to minimize the visual of the parking area (if the Commission finds it consistent with the Regulations). She suggested that landscape islands could be located at the ends of the parkings areas.
  Mr. Tanner noted that he does not have a problem with the one on Hyde Road, but the one on Route 6 is much more visible.
  The law office would require two or three spaces (three is the minimum).
  There was discussion regarding the eastern parking area eliminating some spaces and putting trees there and adding some on the other side (reserved for future parking).
  Ms. Kelleher voiced concern for approving so many uses under one special permit with lack of clarity.
  Mr. Sigfridson stated that, if a restaurant were to come in, it would have 42 seats and he asked if the

Commission would deny it. Ms. Kelleher stated that more information would be needed and she would rather see it come back, by itself, to the Commission with more details such as traffic.

Mr. Tanner suggested allowing parking in the front yard with a proper landscape plan. Ms. Kelleher stated agreement with that. There was discussion and there was consensus for the following:

- Remove the southernmost two spaces on the western parking area

Motion carried unanimously (6-0-0). M. Sigfridson had recused herself.

M. Sigfridson returned to the table and resumed the position of Chair.

d. Other Unfinished Business:

1. **SPG 19-003** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 30 acres on south side of Maynard Road (Map 29, Lot 5) in the RA Zone; Excavation of approximately 1.2 million cubic yards of sand and gravel.

   Public hearing was continued to Tuesday, March 17, 2020, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

2. **SPG 19-004** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 200 acres+ on the south side of Rukstela Road (Map 21, Lot 7; Map 30, Lot 16) in the RA Zone; Excavation of approximately 1.5 million cubic yards of sand and gravel.

   THE COMMISSION REVIEWED THE DRAFT MOTION PREPARED BY J. ROBERSON REGARDING THE CREATION OF THE PONDS:

   - Ms. Sigfridson stated that, in light of the Hydrogeologist's Report, she does not see much choice other than to approve the ponds as there is no basis for not doing so. She likes the idea of the monitoring by the Applicant. Agreement was expressed by other Commission Members.
   - Ms. Roberson commented that the second paragraph of the draft motion is regarding groundwater testing and the Commission may decide whether it is needed. However, it is recommended by the Town Attorney and the Applicant stated that they are amenable to it. Ms. Sigfridson added that concern had been expressed from the public. She suggested leaving out the suggestion that it be done on an annual basis.

Motion was made by A. Fitzgerald, in accordance with Section 13.5.1 of the Brooklyn Zoning Regulations, to approve the proposal of Strategic Commercial Realty d/b/a/ Rawson Materials to create two ponds as a result of the gravel excavation below the groundwater table on the 200 acres+/- on the south side of Rukstella Road (Map 21, Lot 7; Map 30, Lot 16), identified in the files of the Brooklyn Land Use Office as **SPG 19-004** on the grounds that based on the evidence provided during the public hearing, the proposal does not appear to have present potential to significantly affect the quantity of groundwater and that potential impacts to groundwater quality can be lessened through mitigation actions as more particularly outlined in the plans and reports provided by the applicant. Said ponds are to be created in the configuration, depth and location as shown on said plans and all mitigation actions shall be implemented in accordance with the plans and reports on file in the Brooklyn Land Use Office.

As a condition of said approval in order to monitor the potential impacts on groundwater quality, the following shall be implemented by the applicant: At the outset of excavation, the applicant shall supply the commission with groundwater testing results to establish a baseline of the water quality of the groundwater. Thereafter at the time of permit renewal, but not later than within thirty days of the anniversary of the initial testing, the applicant shall provide the result of groundwater testing to demonstrate that there has been no change in the quality of the groundwater as compared to the initial testing. If any diminution in the quality of the groundwater is disclosed by the testing, the applicant shall within thirty days present to the commission expert advice as to proposed

protocol(s) to be undertaken to mitigate the change in water quality and to prevent further impacts on water quality.
Second by C. Sczuroski.
Discussion:
A.Tanner asked why the ponds have to be by separate motion if they are part of the plans. Ms. Roberson explained that the Regulations specify that it must be done that way.

Motion carried (6-1-0).
J. D'Agostino was opposed for the following reason:
The proposal submitted to the Commission is not consistent with the purposes of 13.5.1. to protect the quantity and quality of the groundwater at the proposed excavation. The applicant has failed to provide sufficient evidence to satisfy the purpose of the regulation, 13.5.1 to protect the groundwater supply as to quantity and quality. There is insufficient information to conclude that the creation of the ponds will not have an adverse impact on the quantity or quality of the ground water.

THE COMMISSION DISCUSSED THE EXCAVATION:

- Ms. Sigfridson asked the Commission to consider whether over-excavation is appropriate or if it should be prohibited.
- The goal for tonight should be to come to a consensus regarding what conditions the Commission would be looking for to approve so that the language could be drafted.
- There was discussion regarding Ms. Kelleher's question about referring to the Canterbury Agreement (which is part of the Application) regarding truck traffic. She prefers that it not be referred to.
  Ms. Roberson commented that it is within the PZC's authority to specify truck volumes as they have with other gravel operations.
  Ms. Sigfridson stated that each truck that leaves the site goes into Laframboise and she asked if the concern is the trucks going into the site (going up and down the road in a residential area) or is it the number of trucks crossing the road. She stated that the PZC has the authority and the jurisdiction to limit the number of trucks coming out, if the PZC wants to. Discussion continued and Mr. Tanner read from the Canterbury Agreement and it was determined that it does put limitations on the number of trucks. Ms. Sigfridson asked if the Commission wants to specify explicitly or to just rely on the Canterbury Agreement being part of the Application. Ms. Kelleher stated that she prefers to specify rather than having to consult with the Canterbury Agreement. Mr. Tanner stated that it is part of the record and recommended that the date of the particular version of the Canterbury Agreement should be documented. Mr. Sczuroski stated agreement with Ms. Kelleher. Ms. Roberson asked about the increase and Mr. Tanner read the following from the Canterbury Agreement (185 or 370 trip ends).
  The following language was suggested for Condition #11:
  - Truck traffic shall be limited to that allowed by the Canterbury Agreement, Section 16.3 which outlines 250 trips per day, but may be increased in accordance with the Agreement.

- There was discussion regarding hours of operation. The plans state 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to noon on Saturday.
  It was decided to change, as agreed to by the Applicant, to match the Canterbury Agreement: 7:00 a.m. to 4:30 p.m. Monday through Friday. No hours on Saturday.
- There was discussion regarding over-excavation.
  J. Roberson referred to and read from Note #7 (Excavation Notes) and she explained that they are specifying the edges of the hole and that over-excavation would be beyond the contours shown as the final contours on the plan, minus the fill material that they are laying out under the topsoil as part of the reclamation. She said that the issue is that approval would be for a certain volume and that

volume is clearly going to change if they over-excavate. Discussion continued. Ms. Roberson displayed the plan and indicated limits of disturbance. She said that, if the limits of disturbance are three-dimensional, she does not understand the comment about over-excavation. She said that there does not seem to be a need. She said that this needs to be considered.
Ms. Sigfridson asked what concern would be addressed by prohibiting over-excavation. Ms. Roberson stated that, if there is a concern that more material will be removed than the Applicant appears to apply for, this would address that concern. Mr. Tanner asked if it could be verified. David Held, seated in the audience, offered clarification of quantities reported on the plan which were to create final slopes (he said that it had been brought up during the public hearing). Ms. Sigfridson alleviated the confusion by explaining that it is possible to display limits of disturbance in a three-dimensional way with cross-sections in the plan, and that what was meant in the Note was within the perimeter of the disturbed area.

- There was discussion regarding slopes. Ms. Roberson commented about Draft Motion Note #4. She suggested that the Commission consider whether or not the existing Zoning Regulations should be interpreted. She read from Section 13.5.3 which states that "no slope shall exceed ten percent in the area 25 feet to 200 feet from the highway and thirty percent elsewhere." She stated that, as discussed during the public hearing, the method of excavation and removal of material creates faces that are steeper than thirty percent (those are not stable). However, she stated that it is, once it is properly stabilized. She cautioned the Commission that Section 13.5.3 does not specify "final grade." Discussion continued. Ms. Kelleher expressed that she does not feel that it is reasonable to expect them to keep to nothing exceeding thirty percent during excavation. Ms. Sigfridson asked if any Commissioners felt otherwise and there was no opposition stated. Concensus to remove Draft Motion Note #4.

Ms. Sigfridson asked that the Commission Members plan to be ready to take action on this Application at the meeting on March 17, 2020.

Motion was made by A. Tanner to table discussion regarding **SPG 19-004** – Gravel Special Permit, Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 200 acres+ on the south side of Rukstela Road (Map 21, Lot 7; Map 30, Lot 16) in the RA Zone; Excavation of approximately 1.5 million cubic yards of sand and gravel, to the next regular meeting of the Brooklyn Planning and Zoning Commission to be held on Tuesday, March 17, 2020, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by C. Kelleher. No discussion. Motion carried unanimously (7-0-0).

3. **SP 20-001** – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson.

   Public hearing was continued to Tuesday, March 17, 2020, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

VII. New Business:

a. Applications:
   1. Potential amendment to **ZRC 20-001** re: $500 financial guarantee for donation bins (Sec. 6.K.2.2 of the Zoning Regulations).

Motion was made by A. Tanner to table discussion regarding Potential amendment to **ZRC 20-001** re: $500 financial guarantee for donation bins (Sec. 6.K.2.2 of the Zoning Regulations), to the next regular meeting of the Brooklyn Planning and Zoning Commission to be held on Tuesday, March 17, 2020, 6:30 p.m., at the

Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by A. Fitzgerald. No discussion. Motion carried unanimously (7-0-0).

Ms. Kelleher asked if there is a definition in the Regulations for non-profit. Ms. Roberson stated that it is not defined in the Regulations.

b. Other New Business:
   1. Preliminary discussion with Keith Crossman re: Potential zone change application at 340 Christian Hill Road. – See Above (after Item V.).
   2. Preliminary discussion with Paul Archer & Jeff Weaver re: Six-lot Subdivision on Day Street. – See Above (after Item V.).

VIII. Reports of Officers and Committees:

a. Staff Reports (Report dated March 2, 2020 - included in packets to Commission Members).
b. Budget Update (included in packets to Commission Members).
   There was discussion regarding an increase in legal services.
   There was discussion regarding professional services. Ms. Roberson will research on the most ever spent in one year on State Marshal services.
c. Correspondence.
   There was discussion regarding sending a letter to the Connecticut Siting Council regarding the Quinebaug Solar Project. Ms. Roberson will e-mail the letter previously sent to Ms. Sigfridson who will update it and mail it by the deadline (needs to be postmarked by March 5, 2020).
d. Chairman's Report – No Report.

IX. Public Commentary

Mr. Fitzgerald reported that J. D'Agostino has resigned from the PZC and the Commission Members thanked him for his service to the Town of Brooklyn, both as a Member of the PZC and as a citizen.

X. Adjourn

The meeting was adjourned at 10:59 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

RECEIVED
JAN 0 9 2020

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Received Date _____

Application #SP SP20-001
Check # 31490

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Evan Sigfridson Phone 860-234-8869
Mailing Address 90 Fitzgerald Rd. Brooklyn CT Phone _____

Name of Engineer/Surveyor BRUCE WOODS KUDP ASSOCIATES
Address 250 Killingly Rd. Pomfret CTR CT 06259
Contact Person BRUCE WOODS Phone 928-1921 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property location/address 15 HYDE RD BROOKLYN CT 06234
Map# 25 Lot# 58 Zone VCD Total Acres 1.55
Sewage Disposal: Private _____ Public _____ Existing _____ Proposed X
Water: Private _____ Public X Existing _____ Proposed _____

Proposed Activity COMMERCIAL NEW CONSTRUCTION
Retail, Services, ~~Restaurant~~, Office, Health Service, Catering, Health, Indoor Sport
*REVISED TO REMOVE BANKS AND DAY CARE CENTERS 3/4/20

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? No

The following shall accompany the application when required:

Fee $_____ **State Fee ($60.00)** _____ 3 copies of plans_____ Sanitary Report_____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date 12/11/19

Owner: Evan Sigfridson Date 12/11/19

*Note: All consulting fees shall be paid by the applicant

RECEIVED

JAN 0 9 2020

Received Date _____

Action Date_____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Application #~~SPR~~ SP20-001

Check# 31490

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant EVAN SIGFRIDSON Phone 860-234-8869
Mailing Address 90 Fitzgerald Rd. Brooklyn CT Phone_____

Name of Owner Same Phone_____
Mailing Address Same Phone_____

Name of Engineer/Surveyor KWP Associates
Address 250 Killingly Rd. Pomfret Ctr CT 06259
Contact Person Bruce Woods Phone 928-1921 Fax_____

Property location/address 15 HYDE RD BROOKLYN CT
Map # 25 Lot # 58 Zone VCD Total Acres 1.55

Proposed Activity COMMERCIAL NEW CONSTRUCTION

Change of Use: Yes____ No X If Yes, Previous Use_____
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site_____ Municipal _____ Existing_____ Proposed X
Water: Private_____ Public ✓ Existing_____ Proposed_____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee$_____ **State Fee ($60.00)** _____ 3 copies of plans_____ Sanitary Report_____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans
See also Site Plan Review Worksheet

Variances obtained_____Date_____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date_____

Owner: _____ Date_____

* Note: Any consulting fees will be paid by the applicant

SITE PLAN REVIEW WORKSHEET

A site Plan Review is required except for single-family or two-family residences, or for agricultural uses in the RA zone. Application must be made 15 days prior to a regular meeting and must be acted upon within 65 days of receipt (unless an extension is requested). Some of the Site Plan requirements may be waived by the Commission provided that the applicant has requested such waiver in writing.

Requirements (Section 4.5) that may be waived:

	Waiver	Reason
4.5.1 Survey (Class A-2)	_____	_____
4.5.2 Site Plans		
4.5.2.3 Location Map		
4.5.2.4 Easements	_____	_____
4.5.2.5 Proposed Buildings/Uses	_____	_____
4.5.2.6 Parking	_____	_____
4.5.2.7 Signs and Lighting	_____	_____
4.5.2.8 Utilities	_____	_____
4.5.2.9 Drainage	_____	_____
4.5.2.10 Topographic Map	_____	_____
4.5.2.11 Open Space & Landscaping	_____	_____
	_____	_____
4.5.3 General Information		
4.5.3.3 Traffic Data		
4.5.3.5 Staging Plan	_____	_____
	_____	_____
4.5.4 Hazardous Materials and Waste	_____	_____
4.5.5 Other Permits (as appropriate)		
Inland Wetlands		
DOT	_____	_____
DEP	_____	_____
Other _____	_____	_____
Other _____	_____	_____
	_____	_____

A waiver of the items checked above is hereby requested:

_____ Applicant

_____ Date

Jana Roberson

From: Evan Sigfridson <evan@sigfridson.com>
Sent: Thursday, January 30, 2020 11:27 AM
To: Jana Roberson
Cc: 'Michelle Sigfridson'
Subject: RE: Required notices and additional application materials
Attachments: hyde colors.jpg; hyde wall.jpg; Capture.PNG

Follow Up Flag: Follow up
Flag Status: Flagged

Jana,
Thanks so much for laying this out for me in such an organized way, it's very much appreciated.

Please find the attachments portraying the color scheme as well as an approximate representation of the natural (large) stone retaining walls.

Certified letters will be mailed today.

Notification sign will be installed Monday.

I will be sure to get you appropriate time stamps on both.

As for the description:

The general design for the building and inspiration has come from most of the homes / businesses in the Village district ranging from the early 18th century to late 20th century. These homes / businesses have strong characteristics of the Colonial era as well as Greek Revival era. To remain in keeping with the visual context of the neighborhood we have used the local existing design elements in our own design. For example, adjacent to the lot is a colonial circa 1750's which has had some modification, likely in the late 19th century (Picture attached above) Modifications such as the addition of dormers, a front portico, pediment heads, and other items typical during the colonial revival period (1880's) which has helped our inspiration for this design. Although we will be using some modern materials and textures such as cement clapboard siding, standing seam roofing etc. Our resulting design will contain elements of Greek revival as well as Colonial revival but with modern upgrades to the 21st century.

Siding,trim, and roofing colors attached above:
Smooth cement clapboard with a 4" exposure installed as siding. Trim to be combination of painted cement and PVC
Roofing: Charcoal gray standing seam metal roofing
Windows to have a colonial grid pattern

Existing stone walls to remain in location and appearance.
New stone walls to be used as soil retention. Stone to be locally sourced in a dry stack configuration (Photo attached)

Existing trees to remain as listed on site plan. Example: Catalpa tree located on Southern end of lot to remain.

Thank you again
Regards,
Evan

From: Jana Roberson [mailto:J.Roberson@Brooklynct.org]
Sent: Wednesday, January 29, 2020 4:55 PM
To: evan@sigfridson.com
Cc: Audrey Lussier
Subject: Required notices and additional application materials

Evan,

I now have a copy of the building plans including the building elevations and have added them to your Special Permit application. Thank you.
Our regulations ask that you also identify the texture, color and type of building materials to be used. A picture of a retaining wall that looks like the one you want would be helpful.

Additionally, we need all the items identified in Section 9.C.3. SUBMISSION REQUIREMENTS of the Zoning Regulations. There is a checklist in the appendix to help you.
https://www.brooklynct.org/sites/brooklynct/files/uploads/final_zr_effective_10-15-19.pdf It starts on page 187. You will see that any of the items can be presented as a written narrative, a couple of paragraphs at most.

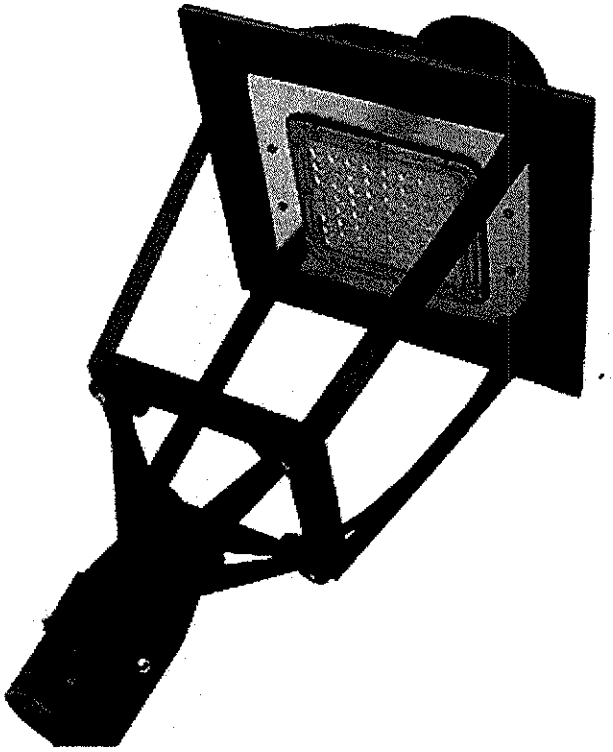
Have you prepared the abutters list? I have attached the official legal notice. You may mail this to the abutters in accordance with the notice requirements of Section 9.I.6.2. Time is of the essence because it must be mailed 15 days before the hearing. Likewise, a sign must be posted 15 days before the hearing in accordance with Sec. 9.I.6.3.

I hope this helps. Have fun on your trip!

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn, CT

j.roberson@brooklynct.org
(860)779-3411 x.14
PO Box 356
Clifford B. Green Memorial Building, Suite 22
69 South Main Street
Brooklyn, CT 06234

EAST
FACADE



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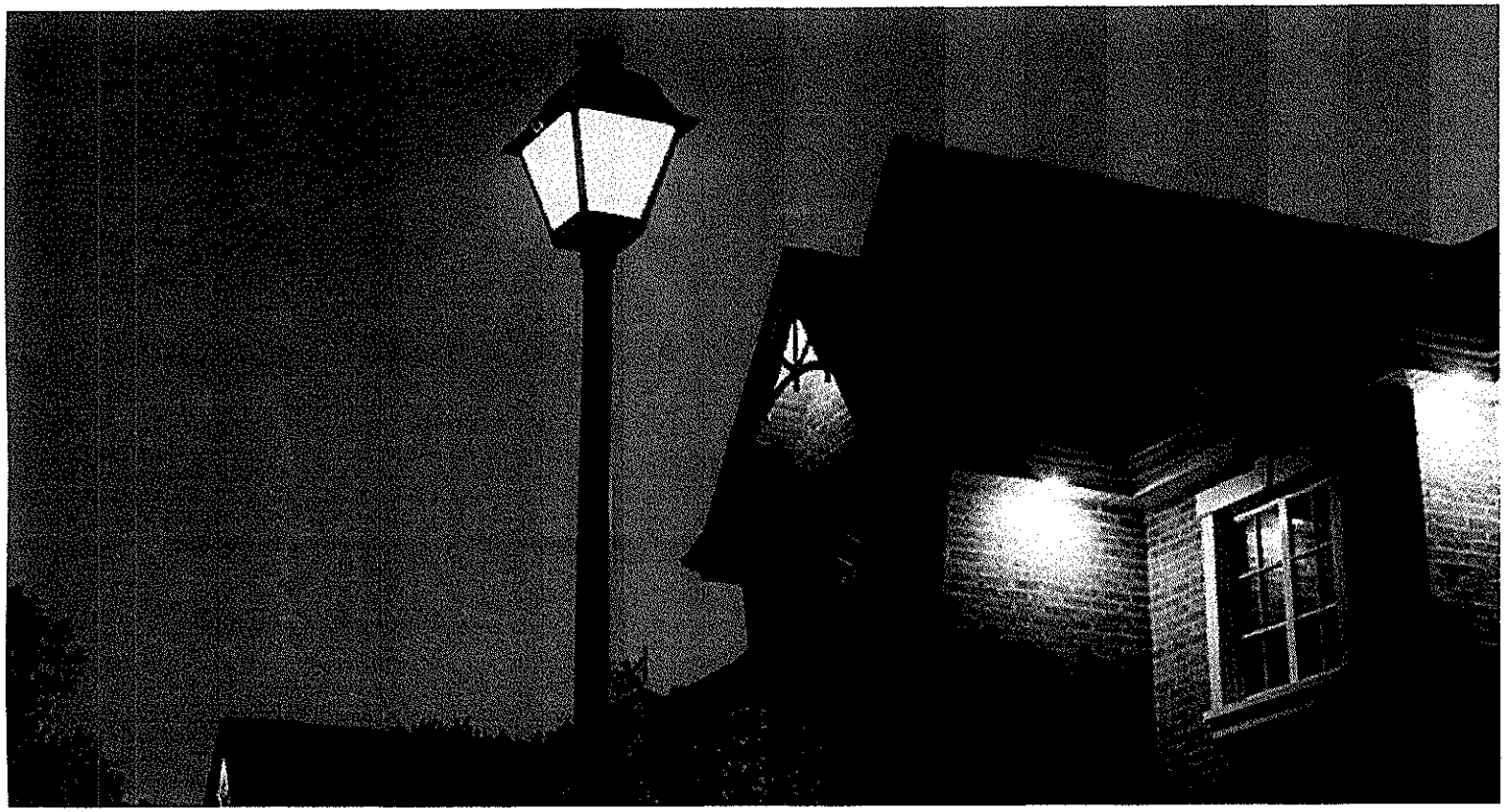
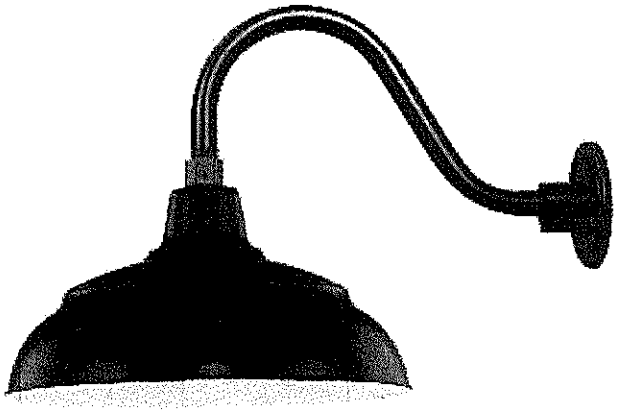
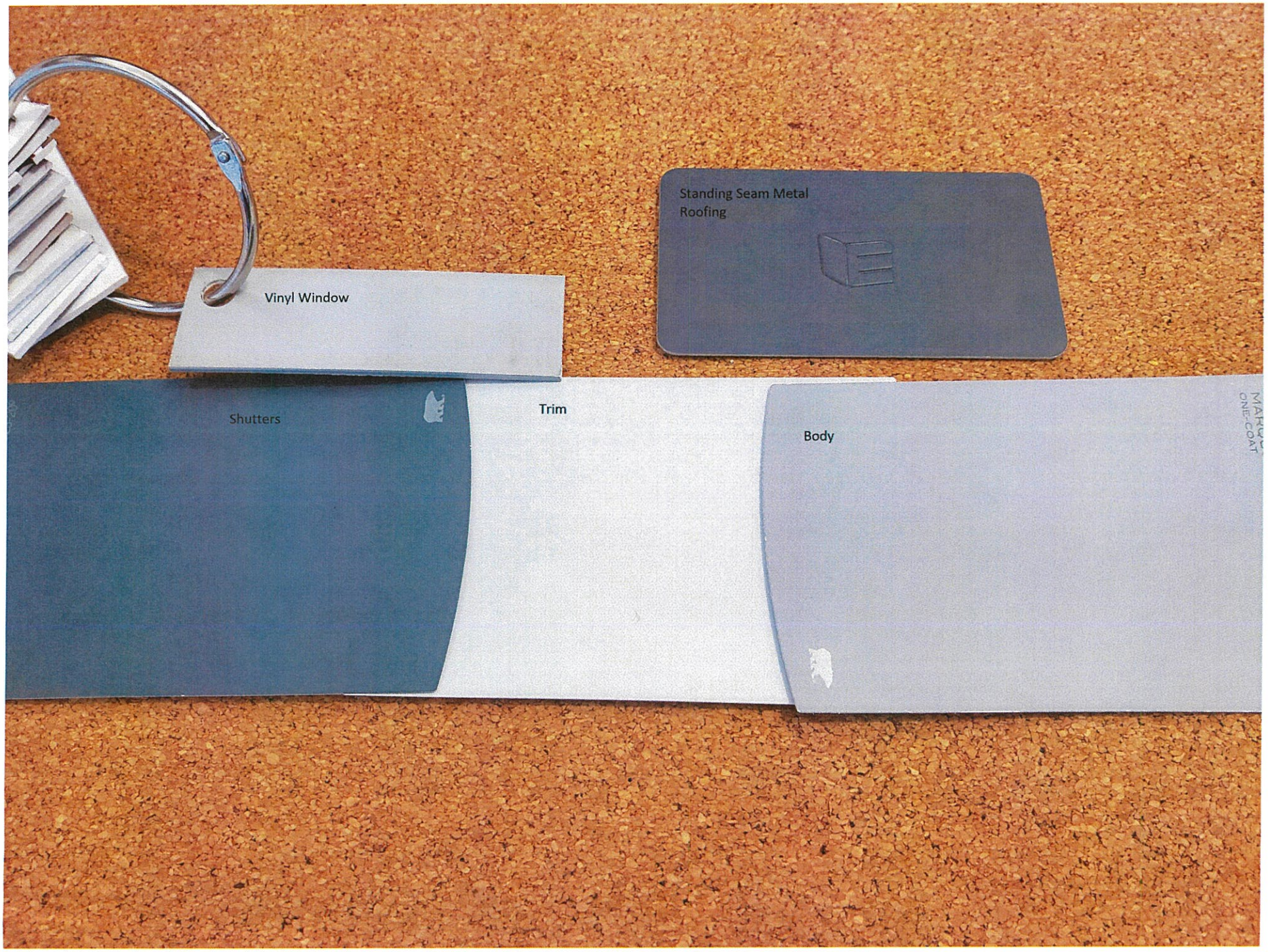
energy saving light bulbs

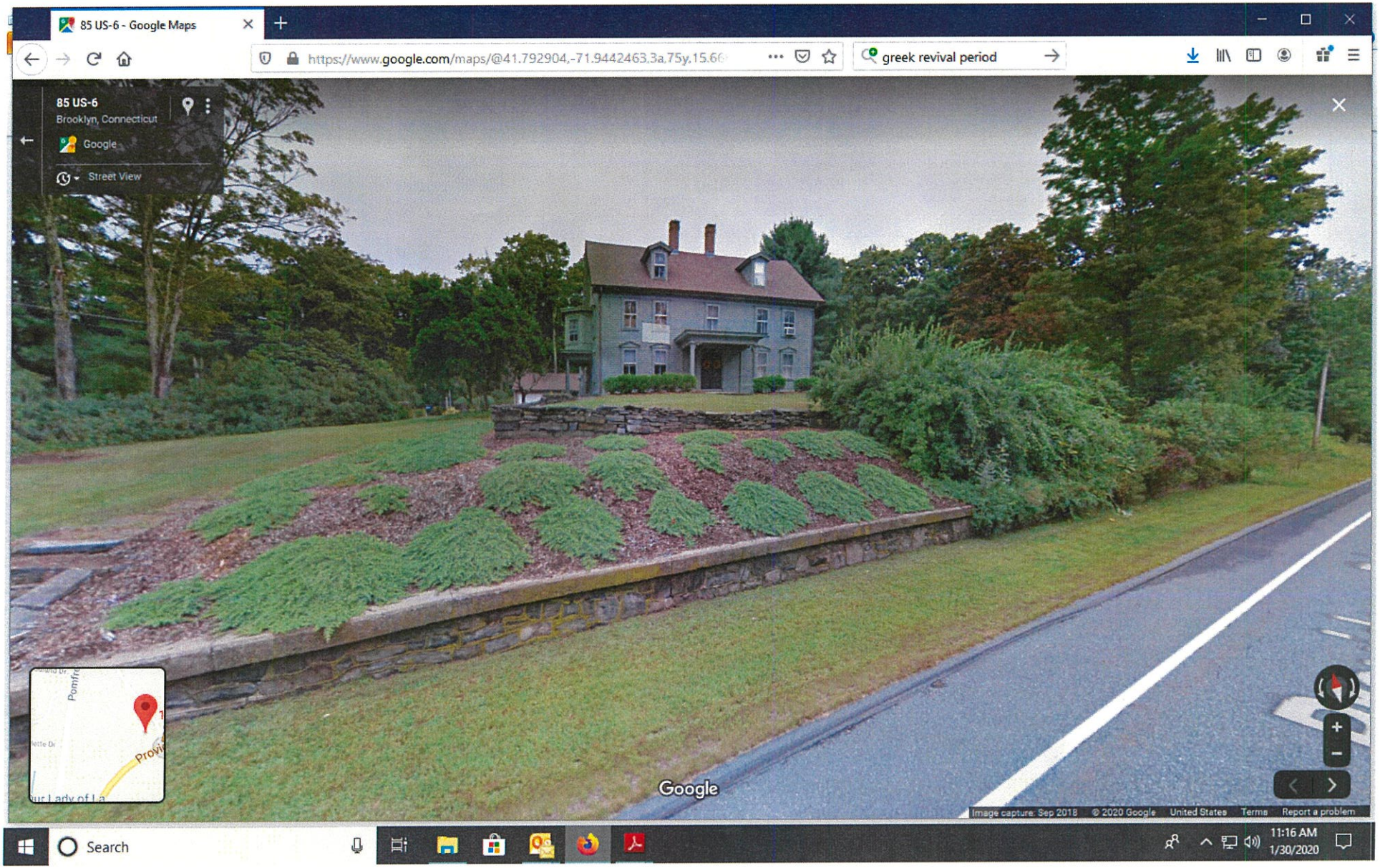




WEST FACADE

FOR SALE OR LEASE
WILL BUILD TO SUIT
1.55 ACRES
TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING LEGAL NOTICE
SPECIAL PERMIT SP20-001 FOR NEW CONSTRUCTION
BUSINESS RELATED USES LOCATED AT 15 HYDE RD.
BROOKLYN CT. 1.55 ACRES IN VILLAGE CENTER DISTRICT
MAP 25, LOT 58
APPLICANT: EVAN SIGFRIDSON
PLANNING AND ZONING COMMISSION WILL
HOLD A PUBLIC HEARING ON:
TUESDAY FEB. 18TH AT 6:30 PM
AT THE CLIFFORD B. GREEN MEETING CENTER
69 SOUTH MAIN ST., BROOKLYN, CT


Vinyl Window
Standing Seam Metal
Roofing
Shutters
Trim
Body
ONE-COAT


85 US-6 - Google Maps
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Brooklyn, Connecticut
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PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN

P.O. BOX 356

CONNECTICUT 06234

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on Tuesday, February 18, 2020 at 6:30 p.m. at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

SP20-001 Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58) Applicant: Evan Sigfridson.

Copies of the above application are on file and available for review in the Land Use Office located at 69 South Main Street, Suite 22, Brooklyn, CT.

All interested parties may appear, be heard and written correspondence received.

Dated this 3rd day of February 2020

Michelle Sigfridson
Chairman

Please publish in the Villager Newspaper, Friday February 7th and Friday February 14th. Call Audrey with any questions at 860-779-3411 Ext 12.

7011 1570 0001 8138 9115

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BROOKLYN, CT 06234

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Sent To: JOHN & CARMILESSE FARRELL

Street, Apt. No.; or PO Box No.: 14 BROOD RD

City, State, ZIP+4: BROOKLYN CT 06234

PS Form 3800, August 2006 — See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$0.55 $4.10	01/31/2020

Sent To: DANIEL & STEPHANIE KOSOFF

Street, Apt. No.; or PO Box No.: 94 PROVIDENCE RD.

City, State, ZIP+4: BROOKLYN CT 06234

PS Form 3800, August 2006 — See Reverse for Instructions

7018 0040 0001 0886 3744

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BROOKLYN, CT 06234

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☐ Return Receipt (hardcopy)	$0.00	Postmark Here
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☐ Adult Signature Required	$0.00	
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Postage	$0.55	
Total Postage and Fees	$4.10	01/31/2020

Sent To: GIDEON MATSON

Street and Apt. No., or PO Box No.: 23 HYDE RD

City, State, ZIP+4®: BROOKLYN CT 0623

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instruc

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Return Receipt Fee (Endorsement Required)	$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$0.55 $4.10	01/31/2020

Sent To: KENNETH LOISELLE TRUSTEE

Street, Apt. No.; or PO Box No.: 357 WRIGHTS CROSSING R

City, State, ZIP+4: POMFRET CTR CT 06259

PS Form 3800, August 2006 — See Reverse for Instruct

7018 0040 0001 0886 3732

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BROOKLYN, CT 06234

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Extra Services & Fees (check box, add fee as appropriate)	$0.00	
☐ Return Receipt (hardcopy)	$0.00	Postmark Here
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.55	
Total Postage and Fees	$4.10	01/31/2020

Sent To: JOSHUA MATTEY

Street and Apt. No., or PO Box No.: 29 HYDE RD

City, State, ZIP+4®: BROOKLYN CT 06234

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructi

94 Providence Rd
Brooklyn, CT 06234

February 24, 2020

RECEIVED
FEB 25 2020
By_____

Town of Brooklyn
Planning and Zoning Commission
PO Box 356
Brooklyn, CT 06234
Michelle Sigfridson, Chair

Dear Mrs. Sigfridson:

As abutting neighbors to 15 Hyde Road, we request that the Planning and Zoning Commission have an architectural firm review the proposed building plans for this project. Section 4.A.6.3.5. Procedures states: ***"All applications for new construction within the VCZ and in view of public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect or planner".*** Beginning on page 49 of the Brooklyn Zoning Regulations dated 10/15/19 section Village Center Zone 4.A.1. structures shall ***"maintain the historic value, distinctive character and landscape of the village center".*** On page 54, section 4.A.5.2.2. ***"All proposed work concerning the exterior of structures and sites in view from public roadways shall relate harmoniously to its surroundings, the terrain and to the use, scale and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed work."***

Brooklyn is graced with numerous antique homes with dormers, pediments, cornices, bay windows, porches, shutters, natural wood clapboards, interesting design and historic integrity. It would negatively affect this zone to have a building that lacked this perspective and sensitivity. As residents of this beautiful historic town, we should strive to maintain the integrity of this unique neighborhood. The Brooklyn Zoning Regulations for the VCZ state it's purpose is ***"intended to protect the distinctive character, landscape and historic structures in view from public roadways within the Village Center Zone".***

The proposed parking plan must also be carefully reviewed. There are large areas of the 15 Hyde Road project dedicated to parking that are in clear view of public roadways. As quoted above, parking shall be designed to be compatible with the elements of the VCZ. The plans show the front elevation facing Hyde Road with a parking lot between the front of the building and the public roadway. Per P&Z regulations 4.A.5.3.1. ***"parking shall not be permitted in any front yard except by special permit***".

We are also interested in viewing a detailed landscape plan. Under section 4.A.5.4.8. Additional Features ***"Each application for commercial use shall include a plan detailing landscaping for those areas within public view".***

Dan and Stephanie Kosoff

Stephanie Kosoff
Dan Kosoff

Brooklyn Inland Wetlands
Commission
P.O. Box 356
Brooklyn, Connecticut 06234

CERTIFIED#
9489 0090 0027 6215 9004 14

February 20, 2020

Evan Sigfridson
90 Fitzgerald Road
Brooklyn, CT 06234

RE: Notice of Decision – 011420B Evan Sigfridson, 15 Hyde Road, Map 25, Lot 58, VCD; New Commercial Construction.

Dear Mr. Sigfridson:

At the February 11, 2020 Inland Wetlands and Watercourses Commission your application 011420B Evan Sigfridson, 15 Hyde Road, Map 25, Lot 58, VCD; New Commercial Construction was approved with standard conditions.

A legal notice of this approval will be published in the Villager Newspaper on Friday, February 21, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please call Margaret Washburn, Wetlands Agent at 860-779-3411 Extension 31.

Signed,

Margaret Washburn

Margaret Washburn
Wetlands Agent

MW/acl
CC: KWP
Enc: Standard Conditions

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION
STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

Notice of Start and Finish. Permittee shall notify the IWWC agent **at least 48 hours** before the approved activity commences and within 72 hours after completion of the activity.

Permit Duration. This permit is valid for a period in accordance with Section 11.6 of the Brooklyn Inland Wetlands and Watercourses Regulations and the Connecticut General Statutes. Any request to renew or extend the expiration date of a permit can be granted only as authorized by the IWWC Regulations. Expired permits may not be renewed.

Erosion and Sedimentation Controls. Permittee is responsible for implementing the approved erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. The permittee shall inspect the erosion controls weekly and after rains and repair deficiencies within twenty-four hours. The IWWC and its staff may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

Stockpile locations. During construction, piles of fill, erodible material and debris shall not be created within regulated areas. The locations of debris and other stockpiled materials shall be shown on the submitted plans. Any material excavated at the site shall be disposed of at upland or off-site locations reviewed and approved by staff.

Permit Transfer. The permittee shall not transfer this permit without the written permission of the IWWC.

Work in Watercourse to Occur During Low Flow. Work within a watercourse is limited to periods of low flow. Low flow periods normally occur between August and October. Upon request of permittee, wetlands staff can determine if the activity can occur at other times following an on-site field investigation.

Scope of Permit. This permit is for the approved activity ONLY. Additional activity may require an additional permit. Note that if an approval or permit is granted by another agency and

(1) the approved activity will affect wetlands and/or watercourses; and/or

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses;

and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

Ongoing Compliance with Permit. The permittee shall comply at all times with the permit.

Other Approvals May be Required. Other permits may be required from Town, state or federal agencies. An Army Corps of Engineers permit may be required: U.S. Army Corps of Engineers, 424 Trapelo Rd., Waltham, MA 02254 1-800-362-4367.

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 23, 2019

Evan & Michelle Sigfridson
90 FitzGerald Road
Brooklyn, CT 06234

SUBJECT: FILE #95000148 -- HYDE ROAD #15, MAP #25, LOT #58, BROOKLYN, CT

Dear Evan & Michelle Sigfridson:

The subject plan (KWP ASSOCIATES, SIGFRIDSON, PROJ#08074, DRAWN 12/05/2019) submitted on 12/9/2019 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a Non-Residential: DF 269GPD building based on the following:

1. CT licensed surveyor must stake house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations.
8. If reserve area is needed for a future repair, leaching system must be rated for H-20 wheel loads.
9. Well abandonment permit required for well within 75' of septic reserve area. Permit to be submitted prior to a Permit to Construct septic system being issued by NDDH.

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.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.
THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

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

Sincerely,

Sherry McGann, RS
Registered Sanitarian ~ NDDH
cc: Brooklyn Building Official; KWP Associates; Dennis Tetreault

MEMORANDUM

TO: Jana Roberson, AICP
Land Use Administrator
Town of Brooklyn, CT

FROM: Syl Pauley, Jr., P.E.
NECCOG Regional Engineer

SUBJECT: Sigfridson Hyde Road Development
SP20-001
Brooklyn, Connecticut

DATE: February 18, 2020

As you requested, I have reviewed the plans for Zoning "Application for Special Permit" #SP20-001, dated January 9, 2020. The plans (2 sheets) were prepared by KWP Associates, entitled "Site Development Plan Prepared for Evan Sigfridson and Michelle Sigfridson, Providence Road (Route 6) /Hyde Road, Brooklyn, Connecticut," dated December 5, 2019 with revision date of January 8, 2020. The most recent Brooklyn Zoning Regulations, dated October 15, 2019, were the basis for my review.

I offer the following comments pertaining to Plan Sheet 1 of 2:

- Zoning Regulation (ZR) 7.B.4. requires loading space for business uses, however, none has been provided on the plan.
- The parking area aisle (driveway) width for 60° parking (shown on the plan) by the requirement of ZR 7.B.5. is to be 18'. The width measured on the plan is less than this.
- No handicapped parking is shown on the plan as required by ZR 7.B.5.
- Screening of off street parking from abutting residential properties has not been provided on the plan, as required by ZR 7.B.5.
- In the event that tractor-trailer deliveries are made, I highly recommend that the consulting engineer provide a tractor-trailer turning plan to show how this will be accomplished since the proposed driveway only measures approximately 15' wide and a WB-40 vehicle needs a 20' wide driveway when making a 180° turn, as depicted on the plan. Furthermore, consideration should be given to having a paved asphalt surface on the driveway to accommodate heavy trucks and also to keep the drivers eye on the road so as not to veer

off and cause rutting on soft shoulders, especially during wet months of the year (note the use of an underdrain adjacent to Hyde Road).

- The dumpster area is to incorporate landscaping as a visual barrier. It is recommended that this be replaced with a 6' (min) stockade type fence with locking gate to keep trash from blowing away from the dumpster and to help minimize intrusion by animals.

If you should have any questions, please do not hesitate to call me at (860) 774-1253 x13.

cc: File
JRMem_SigfridsonHydeRd.doc

March 4, 2020

Ms. Jana Roberson, AICP
Director of Community Development / Town Planner
Town of Brooklyn
5 Wolf Den Road
P.O. Box 356
Brooklyn, CT 06234

SUBJECT: Sigfridson Site Development
Assessor's Map 25, Lot No. 58
Hyde Road
Brooklyn, Connecticut

Dear Ms. Roberson:

As you requested, I have reviewed the revised plans for Zoning "Application for Special Permit" #SP20-001, dated January 9, 2020. The plans (2 sheets) were prepared by KWP Associates, entitled "Site Development Plan Prepared for Evan Sigfridson and Michelle Sigfridson, Providence Road (Route 6) /Hyde Road, Brooklyn, Connecticut," dated December 5, 2019 with most recent revision date of March 2, 2020.

I offer the following comments pertaining to the revised plans:

- The dumpster area is to incorporate landscaping as a visual barrier. It is recommended, once again, that this be replaced with a 6' (min) stockade type fence with locking gate to keep trash from blowing away from the dumpster and to help minimize intrusion by animals.
- Handicap parking spaces (2) have been added to this plan. However, there is no indication that the spaces with access aisles are to be paved with an impervious surface, such as bituminous concrete, so that the aisles and parking spaces can be clearly marked with painted or thermoplastic markings. Aisle markings are an ADA requirement.
- Handicap access ramps are missing in the proposed sidewalks and need to be incorporated into them. An ADA appropriate ramp detail should be added to the plans Detail Sheet (Sheet 2 of 2).
- The width of the proposed sidewalk on the east side of the building appears to be 4' in width, not 5' as on the opposite side of the building. Is this to be Portland cement concrete and, if not, what is the material and cross-section of it? And, the entrances to the building from this sidewalk should be handicap accessible since there is an elevation change on the ground at 511.0 to first floor (FF) 512.80 in a distance of 4'±.
- Test pits (8) on the property generally indicate soil mottling at a depth of 30" (2.5'). However, just past the inbound parking area on the east side of the property there is a 4'+ cut into existing ground to create the driveway leading to the loading space and outbound parking area. My concern is that there may be seasonally high groundwater that will weep out of the slope in this area and also create a waterlogged driveway condition—if not made impassable—with no apparent control shown on how to handle this. This needs addressing.

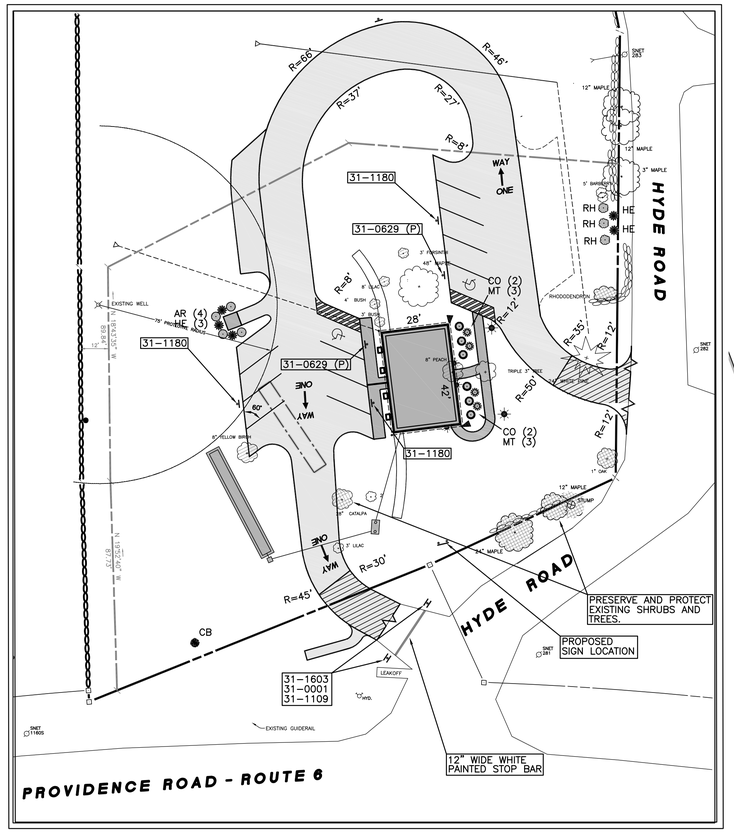
- Without the installation of parking space delineations on the trap rock parking area surface, it is somewhat doubtful that visitors will be aware that parking should be at the angle depicted on the plans because there will be no cue to guide them.
- Anchored vehicle bumper curbs or car stops (angled) should be installed near the edge of the trap rock surfaced parking to help delineate each space and also serve to prevent vehicles from overshooting the edge of the parking area. The curbs can serve as the cue to parking on an angle.
- Runoff from the trap rock runoff will almost always result in some soil erosion and sediment transport toward the wetlands. To minimize this it is recommended that a narrow, shallow, crushed stone filled trench be installed along the entire western edge of the trap rock area to capture the sediment.
- There appears to be a lot of potential for installation of rain gardens in the design of the site, however, none are shown that would mitigate overland flow toward parking areas.
- The trap rock gradation is not described on the plan nor is the thickness of the paved driveway aprons.
- The proposed loading space is pretty remote from the building, which is especially concerning during winter weather.
- If there is to be parking area lighting and/or lighted bollards installed it should be full cutoff type and be drawn on the plan.
- Cleanouts should be located at all bends and blind ends in the underdrain lines.
- Where the sewer line crosses over the domestic water service, it is recommended that the water service be encased in a continuous length of solid PVC pipe centered on the crossing. Additionally, the ends of the PVC must be sealed with a "Fernco" or similar watertight fitting. An alternative to this would be to encase the sewer pipe in concrete over a 20' span, centered on the crossing.
- I recommend adequately sized silt/compost socks be used for erosion and sediment control in lieu of staked hay bales or silt fences. The reason for this is that silt socks are less intrusive to the environment (no digging) as they are just installed directly on the surface of the ground, take less time to install and have been proven to perform better than the alternatives. Straw wattles are not recommended either.
- It is recommended that the sediment control system (silt fence on the plan) be extended an additional 100' to the north.
- The "Water Service Trench Detail" on Sheet 2 of 2 indicates the use of Type N copper tubing, which is a non-existent grade. Tubing, typically used for water services, is soft drawn Type K copper. This should be corrected in the detail and any underground connections should be made with brass compression fittings, not soldered or crimped. Also, the fill placed below and above the soft drawn tubing should be sand, not material with up to 2" rocks, which can easily deform soft drawn tubing, thus reducing flow capacity.
- The warning tape in the "U/G Utilities Conduit in Trench" on Sheet 2 of 2 should be called out as "Detectable Warning Tape" so it can be traced if it has to be located long after installation.

If you should have any questions, please do not hesitate to call me at (860) 774-1253 x13.

Sincerely,

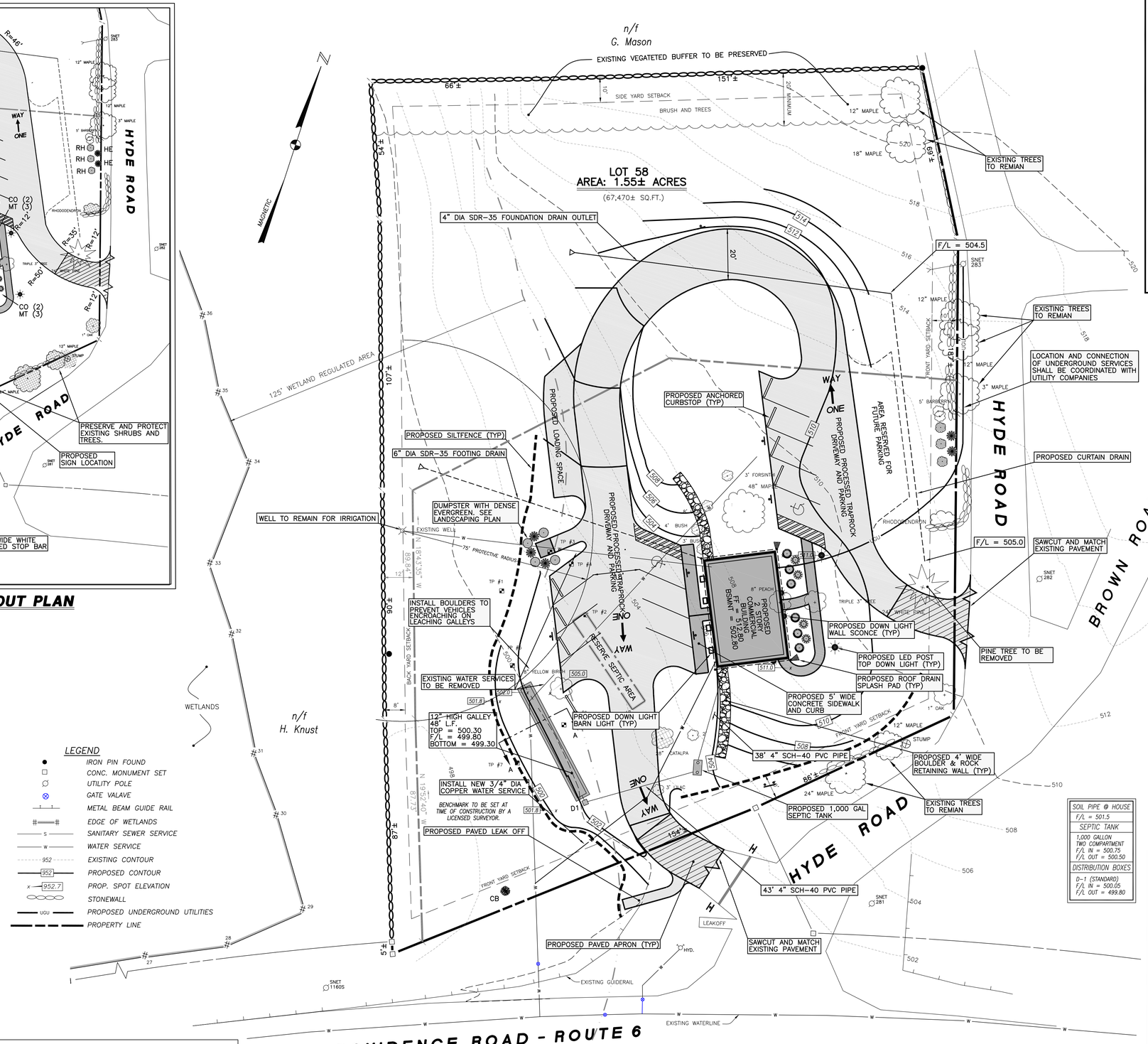
Syl Pauley, Jr., P.E.
NECCOG Regional Engineer

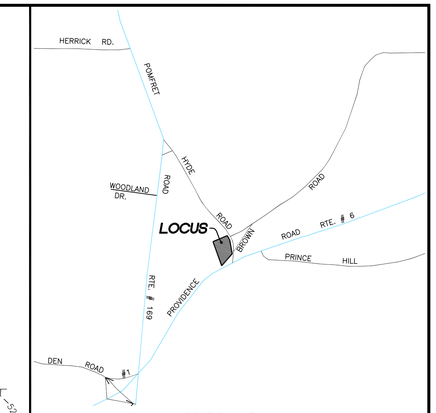
SP/s
cc: File
JRLtr_SlgfridsonHydeRdDevelopment_XmltReviewCmts.doc



LANDSCAPING & LAYOUT PLAN

SCALE: 1" = 30'





LOCATION PLAN

SCALE: 1" = 2000'

SEPTIC SYSTEM CONSTRUCTION NOTES

1. The building and septic system shall be accurately staked in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
2. Topsoil shall be removed and the area of primary leaching field scarified prior to placement of fill. Fill shall meet the gradation requirements noted below. Fill material shall be approved by the engineer or the sanitarian prior to placement. It shall be compacted in six-inch lifts and shall extend a minimum of fifteen feet (15') beyond the last leaching trench before tapering off.

Septic System Fill Gradation Requirements

Coarse Fraction (less than 3" and greater than No. 4 sieve): 45% Max.

Fine Fraction:

	Percent Passing	
Sieve	WET	DRY
No. 4	100	100
No. 10	70–100	70–100
No. 40	10–50*	10–75
No. 100	0–20	0–5
No. 200	0–5	0–2.5

Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

3. All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.

   Solid distribution pipe shall be 4" diameter SDR-35 PVC MEETING ASTM D-3034 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
4. Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or D-3350, 1500 lb. minimum crush.
5. Sewer pipe from the foundation wall to the septic tank shall be centrifically cast iron meeting the requirements of ASTM A 74 or schedule 40 PVC meeting ASTM-1785.
6. Foundation drain outlet shall be 4" diameter SDR-35 PVC meeting the requirements of ASTM D-3034 with rubber compression gasket joints and backfilled with a non free-draining material.

SOIL PIPE @ HOUSE
F/L = 501.5
SEPTIC TANK
1,000 GALLON TWO COMPARTMENT F/L IN = 500.75 F/L OUT = 500.50
DISTRIBUTION BOXES
D-1 (STANDARD) F/L IN = 500.05 F/L OUT = 499.80

EXISTING TREES AND SHRUBS

- EXISTING TREE / SHRUB TO BE PROTECTED AND PRESERVED
- EXISTING TREE / SHRUB TO BE RELOCATED
- EXISTING TREE / SHRUB TO BE REMOVED

NEW TREES AND SHRUBS

AR	ARBORVITAE	RH	RHODODENDRON	CO	CORNUS
HE	HEMLOCK	MT	MOUNTAIN LAUREL	CB	COPPER BEECH

NOTE: ALL TREES TO BE MINIMUM 2" CALIPER
ALL SHRUBS TO BE IN 5 GALLON CONTAINERS

LEGEND

- IRON PIN FOUND
- CONC. MONUMENT SET
- UTILITY POLE
- GATE VALAVE
- METAL BEAM GUIDE RAIL
- EDGE OF WETLANDS
- SANITARY SEWER SERVICE
- WATER SERVICE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. SPOT ELEVATION
- STONEWALL
- PROPOSED UNDERGROUND UTILITIES
- PROPERTY LINE

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 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;
   - Boundary lines shown conform to a Class "D" horizontal accuracy and were compiled from other maps, record research or other sources of information, not to be construed as having been obtained as the result of a field survey, and subject to such change as an accurate field survey may disclose
   - Topographic features conform to a Class "T-D".
   - Survey Type: Site Development Plan.
2. Owner: Evan Sigfridson & Michelle Sigfridson
   90 Fitzgerald Road
   Brooklyn, CT 06234
3. Parcel is shown as Lot #58, on Assessors Tax Map #25.
4. Zone : Village Center District
5. Wetlands shown were flagged by Michael Schaefer, Soil Scientist. See map reference #2.
6. Lot shown is located in Flood Hazard Zone "C" as shown on FIRM Flood Insurance Rate Map #090164 0005 A, Effective Date Jan. 3, 1985.

MAP REFERENCES:

1. "Property Survey Plan Prepared For Brunilda O'Reilly – Providence Road (Route 6) / Hyde Road – Brooklyn, Connecticut – Scale: 1"=20' – Dated July 2008 – Prepared By Archer Surveying."
2. "Survey Plan Prepared for Howard E. Knust & Mary H. Knust – Providence Road (Route #6) & Pomfret Road (Route #169) – Brooklyn, Connecticut – Scale: 1" = 40' – Dated: May 24, 2008 – Dunn Surveying."

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

Bruce D. Woodis 1/8/2020
BRUCE D. WOODIS, Conn. L.S. #13646

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

FOR ALL CONSTRUCTION NOTES AND DETAILS SEE SHEET 2 OF 2.

20 10 0 20 40
scale feet

K W P associates
P.O. BOX 106, POMFRET CENTER, CT. 06259
1/8/2020
DAVID A. SMITH, P.E. #14173 DATE
NOT VALID UNLESS SEAL IS AFFIXED HERETO

REVISIONS

DATE	DESCRIPTION	BY
5/18/2020	REVISED LANDSCAPING AND PARKING LOT	JES
5/11/2020	REVISED LANDSCAPING, LIGHTING AND PARKING AREA	JES
3/2/2020	REVISED DRIVEWAY, PARKING LANDSCAPING AND HANDICAP SPACES	JES
1/8/2020	REVISED BUILDING & DRIVEWAY PLACEMENT, GRADING, ADDED RETAINING WALL	JES

Site Development Plan
Prepared For

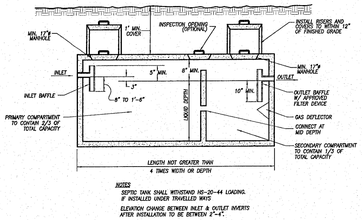
EVAN SIGFRIDSON
&
MICHELLE SIGFRIDSON

PROVIDENCE ROAD (ROUTE 6) / HYDE ROAD
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
250 Killingly Road
Pomfret Center, Ct. 06259-0106

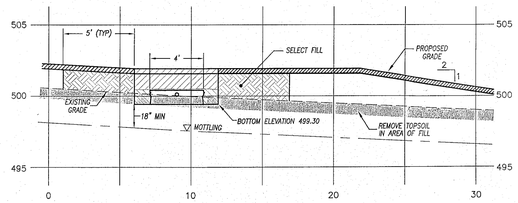
SCALE: 1" = 20'	
DATE: 12/5/2019	
SHEET: 1 OF 2	
PROJ # 08074	FB:
Dwn: JES	Chk:

C:\Users\jerry\AppData\Local\Temp\AcPublish\10128_1.3.3462.dwg 5/5/2020 1:05:34 PM PDF995



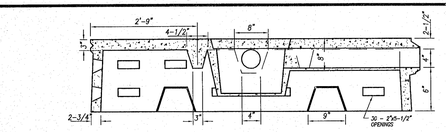
TWO-COMPARTMENT SEPTIC TANK

NOT TO SCALE

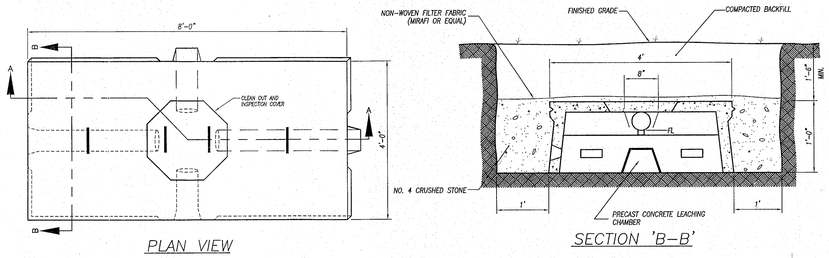


CROSS SECTION 'A-A'

SCALE; 1" = 5'



SECTION 'A-A'

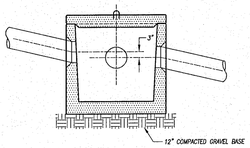


PLAN VIEW

SECTION 'B-B'

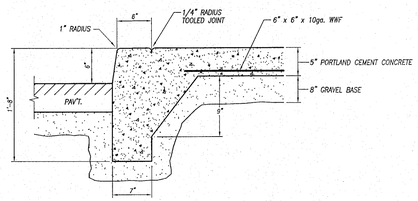
PRECAST CONCRETE 12' SHALLOW GALLEY

NOT TO SCALE



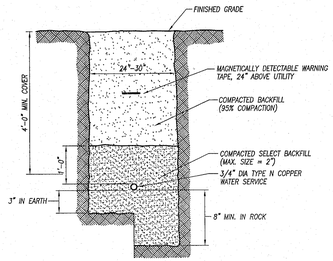
DISTRIBUTION BOX DETAIL

NOT TO SCALE



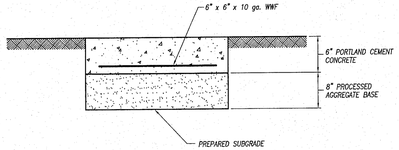
MONOLITHIC CONCRETE SIDEWALK AND CURBING DETAIL

NOT TO SCALE



WATER SERVICE TRENCH DETAIL

NOT TO SCALE



SECTION THRU CONCRETE PAD

NOT TO SCALE

DEEP TEST HOLE EVALUATION – October 22, 2009
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1L	0"– 12"	Fill
	12"– 18"	Organic Topsoil
	18"– 30"	Yellow Brown Fine Silty Loam
	30"– 49"	Grey Very Fine Sandy Loam, Mottled
	49"– 72"	Grey Compact Very Fine Sandy Loam, Mottled
	Ledge	72"
	GWT	N/A
	Mottling	30"
	NOT SUITABLE	
1R	0"– 72"	Junk Fill
	Ledge	72"
	GWT	N/A
	Mottling	N/A
	NOT SUITABLE	
2	0"– 9"	Topsoil
	9"– 31"	Reddish Brown Fine Sandy Loam with Rocks
	31"– 47"	Gray Very Fine Sandy Loam, Mottled with Rocks
	47"– 75"	Dark Gray Compact Fine Loamy Sand with Large Rocks
	Ledge	75"
	GWT	N/A
	Mottling	31"
	Roots	27"
3	NOT SUITABLE	
4	0"– 12"	Topsoil with Rocks
	12"– 30"	Reddish Brown Fine Sandy Loam with Rocks
	30"– 54"	Gray Very Fine Sandy Loam, Mottled
	Ledge	54"
	GWT	N/A
	Mottling	30"
5	0"– 18"	Fill
	18"– 28"	Organic Topsoil
	28"– 30"	Reddish Brown Fine Sandy Loam, with Large Rocks
	30"– 51"	Dark Gray Very Fine Silty Loam, Mottled
	Ledge	51"
	GWT	N/A
	Mottling	30"
		28" = Topsoil Removed on Right Side of Test Pit
6	0"– 9"	Topsoil
	9"– 29"	Yellow Brown Fine Silty Loam, Large Rocks
	29"– 43"	Gray Fine Silty Loam, Large Rocks Mottled
	43"– 73"	Dark Gray Compact Fine Loamy Sand, Rocks
	Ledge	73"
	GWT	N/A
	Mottling	29"
7	0"– 13"	Fill
	13"– 15"	Organic Topsoil
	15"– 32"	Reddish Brown Fine Sandy Loam
	32"– 67"	Gray Compact Very Fine Silty Loam, Mottled
	Ledge	67"
	GWT	N/A
	Mottling	32"

PERCOLATION TEST DATA – October 22, 2009
Performed by: Northeast District Department of Health

HOLE	TIME	READING
A	9:30	11 1/4"
	9:45	16 1/4"
	9:57	18 1/4"
	10:05	19 1/2"
	10:15	20 1/4"
	Depth	23"

Minimum Percolation Rate = 12 min/inch

BASIS OF SANITARY DESIGN

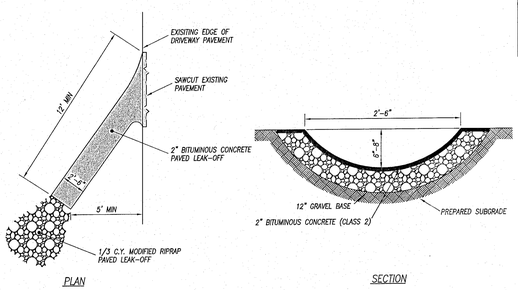
Use = Commercial retail only (no medical or dental)

Percolation Rate	=	12.0 min. / in.
Flow for Commercial Building	=	(2,688 s.f x 01 gpd/sf) = 269 gpd
Area Required	=	(269 gpd / 1.2) = 224 s.f. effective leaching area
Effective Leaching area	=	5.9 s.f. / l.f. of trench
Length Required	=	224/5.9 = 38 l.f.
Length Provided	=	48 l.f.
Min. Leaching system Spread (MLSS)	=	34 x 0.9 x 1.5 = 45.9'
MLSS Provided	=	48'

LEACHING FIELD

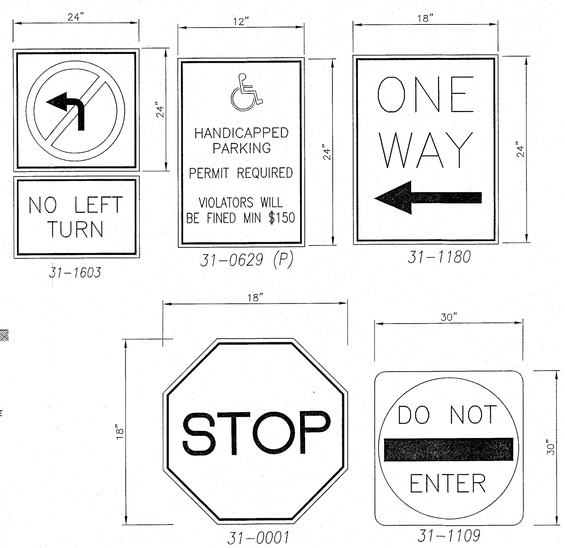
1 Galley @ 48 l.f.

Maximum depth into existing grade 11 in



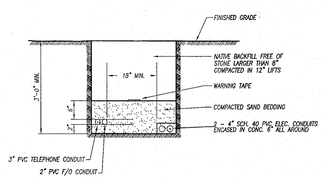
PAVED LEAKOFF DETAIL

NAOT TO SCALE



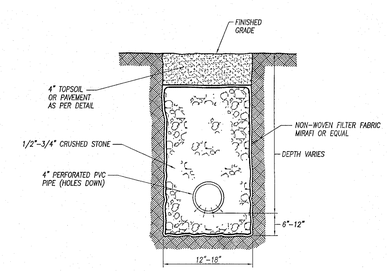
SIGN DETAILS

NOT TO SCALE



U/G UTILITIES CONDUIT IN TRENCH

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
12/31/2019	REMOVED DETAILS AND REVISED CROSS SECTION	JES

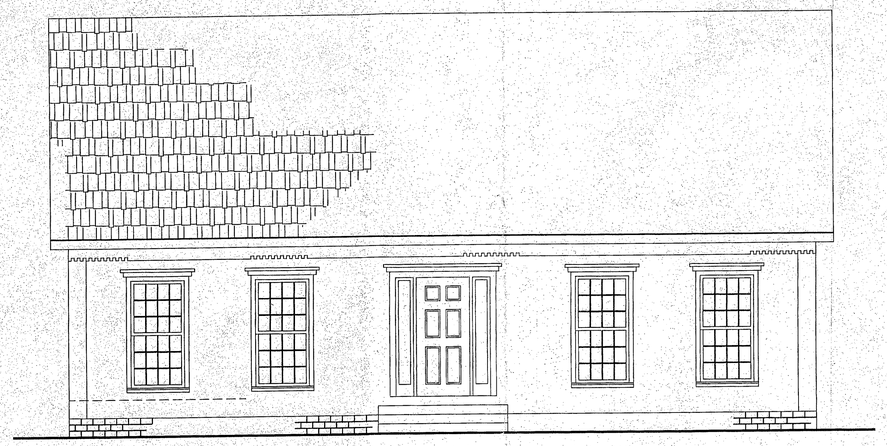
Detail Sheet
Prepared For

EVAN SIGFRIDSON
&
MICHELLE SIGFRIDSON

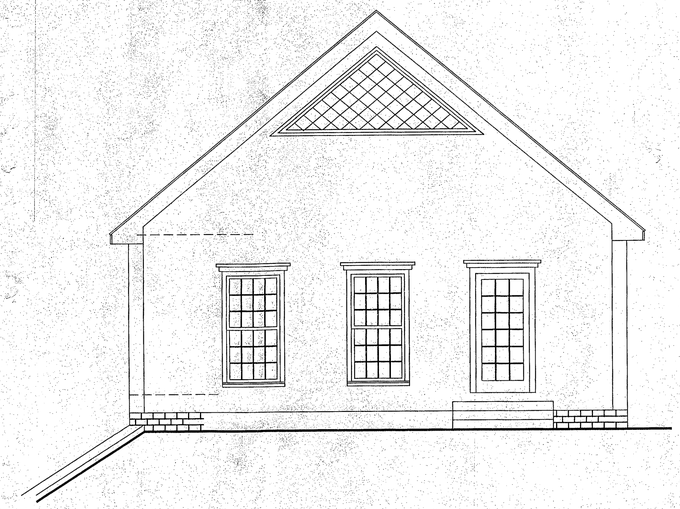
PROVIDENCE ROAD (ROUTE 6) / HYDE ROAD
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
250 Killingly Road
Pomfret Center, Ct. 06259-0106

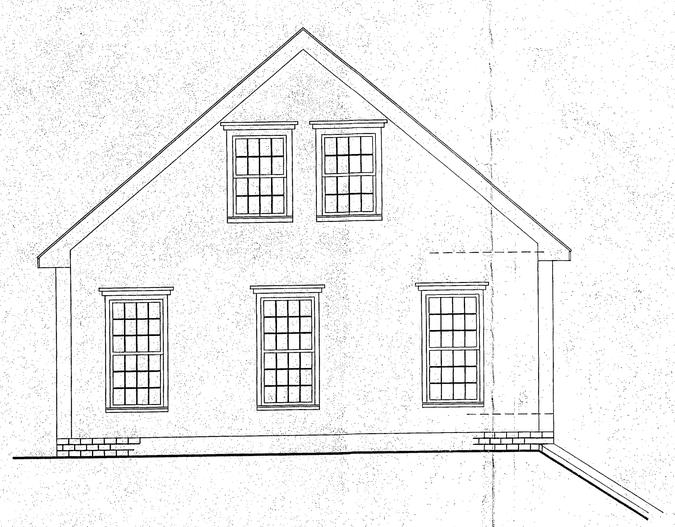
SCALE: AS NOTED	
DATE: 12/5/2019	
SHEET: 2 OF 2	
PROJ # 08074	FB:
Dwn: JES	Chk:



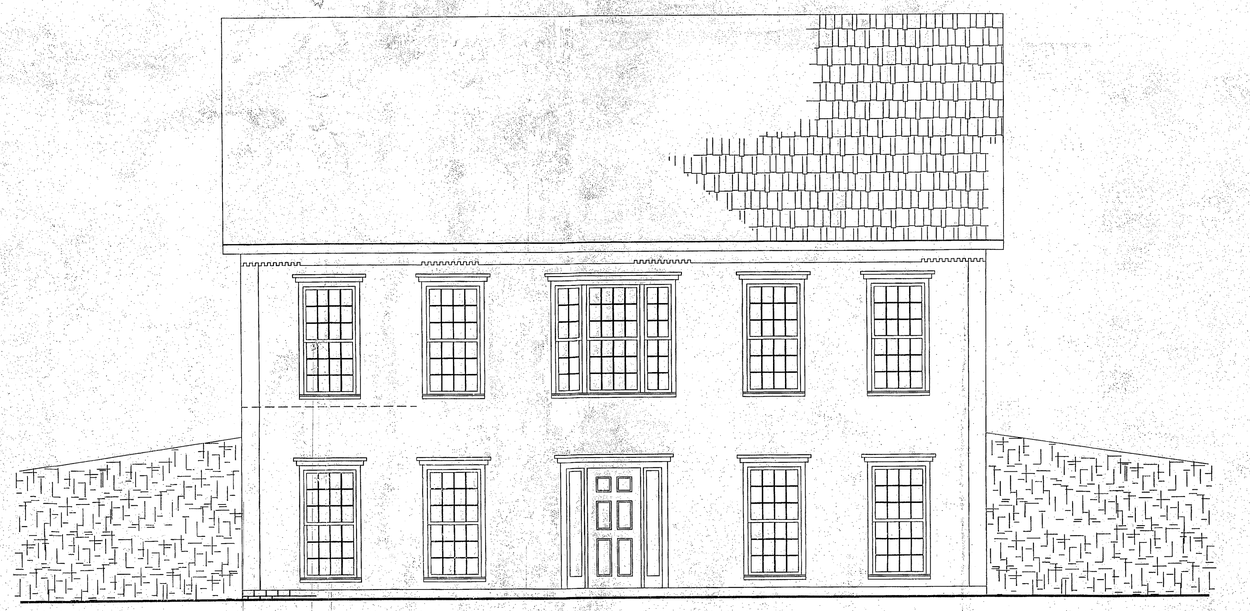
1 FRONT (EAST) ELEVATION
1/4"=1'-0"



2 LEFT (SOUTH) ELEVATION
1/4"=1'-0"



3 RIGHT (NORTH) ELEVATION
1/4"=1'-0"



4 REAR (WEST) ELEVATION
1/4"=1'-0"

REVISIONS	
1	12-14-2019

Sigfridson Wood Products
125 Fitzgerald Rd.
Brooklyn Ct. 06234
P: 860-774-2075
office@sigfridson.com

MODERN STRUCTURAL ENGINEERING
17 PARKER RD
MARLBOROUGH Ct. 06447
P: 860-925-3818
JCOMTOIS@MODERNSTRUCTURALENG.COM

19-12 HYDE RD

DATE: 11-20-2019
SCALE: AS NOTED

SHEET NO. 3 OF

RECEIVED

MAY 0 5 2020

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Received Date _____
Action Date_____

Application #SPR 20-001
Check# 238

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Jason Donahey - Crossfit - Aisling Phone 860-917-2627
Mailing Address 79 Corey Rd. Canterbury, CT 06331 Phone N/A

Name of Owner Joseph Langevin Phone_____
Mailing Address 6 Charles St. Plainfield CT Phone 860-546-5135

Name of Engineer/Surveyor_____
Address_____
Contact Person_____Phone_____Fax_____

Property location/address 208 Providence Rd. Brooklyn, CT 06234
Map #_____ Lot # _____ Zone_____ Total Acres_____

Proposed Activity Fitness studio, group fitness classes to include Crossfit, spin, kickboxing, yoga etc. we are fully insured and already have a Health Club licensein Brooklyn.

Change of Use: Yes____ No ____ If Yes, Previous Use_____
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site ✓ Municipal _____ Existing_____ Proposed_____
Water: Private ✓ Public _____ Existing_____ Proposed_____
well

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee$ 460 **State Fee ($60.00)** _____ 3 copies of plans_____ Sanitary Report_____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans
See also Site Plan Review Worksheet

Variances obtained_____Date_____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date 5/5/2020

Owner: _____ Date_____

* Note: Any consulting fees will be paid by the applicant

Eastern Connecticut Association of REALTORS®

CHANGE OF PURCHASE AND SALE AGREEMENT

ADDENDUM

For the Purchase and Sale Agreement dated 11/24/19 between

Buyer(s) CINDY DONAHEY, and

Seller(s) LANGEVIN REALTY LLC,

for the Property located at 208 PROVIDENCE RD BROOKLYN, CT

The undersigned parties agree to the following changes: (*Check only the paragraphs that apply*):

- ☐ Additional deposit date in Section 1.B to _____, 20____.
- ☒ Mortgage Commitment Date in Section 2.B to MARCH 24, 20 20.
- ☐ Appraisal Report Receipt Date in Section 3.D to _____, 20____.
- ☐ Seller credit for buyer closing expenses in Section 4 to $_____.
- ☒ Closing Date in Section 5 to ~~FEB 25 20 20~~ MARCH 31, 2020
- ☐ Buyer Agent contact information for electronic records in Section 8 to _____.
- ☐ Listing Agent contact information for electronic records in Section 8 to _____.
- ☐ Inspection Report Receipt Date in Section 13 to _____, 20____.
- ☐ Short sale approval date by all Lienholders to _____, 20____.
- ☐ Other: ADDENDUM "A" DUE DILIGENCE ON OR BEFORE ~~JAN 31, 2020~~ MARCH 20, 20 20

x CD Buyer

x JLT Seller MEMBER

x CD Buyer

x JLT Seller MEMBER

The undersigned parties agree that this Addendum is incorporated into and made an integral part of the Purchase and Sale Agreement. The parties agree that all other terms and conditions of the Agreement not addressed herein are to remain the same, unaltered and in full force and effect.

~~x Cindy Donahey~~ Buyer ~~1/13/2020~~ Date ~~x Above Langevin~~ Seller ~~MEMBER~~ ~~1/13/2020~~ Date

→ x Cindy Donahey Buyer ~~2/28/2020~~ Date x John L Fitzpatrick Seller MEMBER POA 3/27/2020 Date

© 2009 Eastern Connecticut Association of REALTORS® Rev. 04/19/18

X

RECEIVED

MAY 0 5 2020

Jana Roberson

From: elizabeth hall hecker <lizheckerisagenix@gmail.com>
Sent: Thursday, May 07, 2020 9:39 AM
To: Jana Roberson
Subject: Re: addendum.pdf

Sorry I missed total vehicular traffic in a day would be under 40.

On Thu, May 7, 2020 at 9:38 AM elizabeth hall hecker <lizheckerisagenix@gmail.com> wrote:
Square footage of the whole space is 7400sq feet. The warehouse space is about 3500sq ft.

Total cars at Max peak time would be under 15.

We are waiting for the state to send us the updated copy of our health club license and I will forward it as soon as we get it.

Thanks,
Liz

On Tue, May 5, 2020 at 3:23 PM Jana Roberson <J.Roberson@brooklynct.org> wrote:

Liz,

Thank you for sending the cancelled purchase agreement.

Here is what we can use for a site plan (see attached). I will add this to your application.

27 spaces

Could you please send a copy of the your health club license?

I also need to know:

- Sq. footage of gym
- Estimated of volume of vehicular traffic daily and peaks (i.e. daily total and the most at one time)

That is all for now. Talk to you soon!

Jana Butts Roberson, AICP

Director of Community Development/Town Planner

Town of Brooklyn, CT

STATE OF CONNECTICUT
EPARTMENT OF CONSUMER PROTECTION

This is your license certificate for your records. Such license shall be posted in a conspicuous place at the licensed location and shown to any properly interested person on request. Do not attempt to make any changes or alter this certificate in any way. This license is not transferable. Questions can be emailed to dcp.investigations@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current. All renewal notifications and certificates will only be emailed to the last reported email on record.

Visit our website to download applications, apply online, obtain rosters and verify licensure at www.ct.gov/dcp.

Mailing Address:

AURON ATHLETICS
79 Corey Road
Canterbury, CT 06331

Email on file to be used for receiving all notices from this office:

JDONAHEY13@YAHOO.COM

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

AURON ATHLETICS

568 PROVIDENCE RD
BROOKLYN, CT 06234-3813

has been certified by the Department of Consumer Protection as a licensed

HEALTH CLUB

License #: HCL.0001186
Effective Date: 05/07/2020
Expiration Date: 09/30/2020

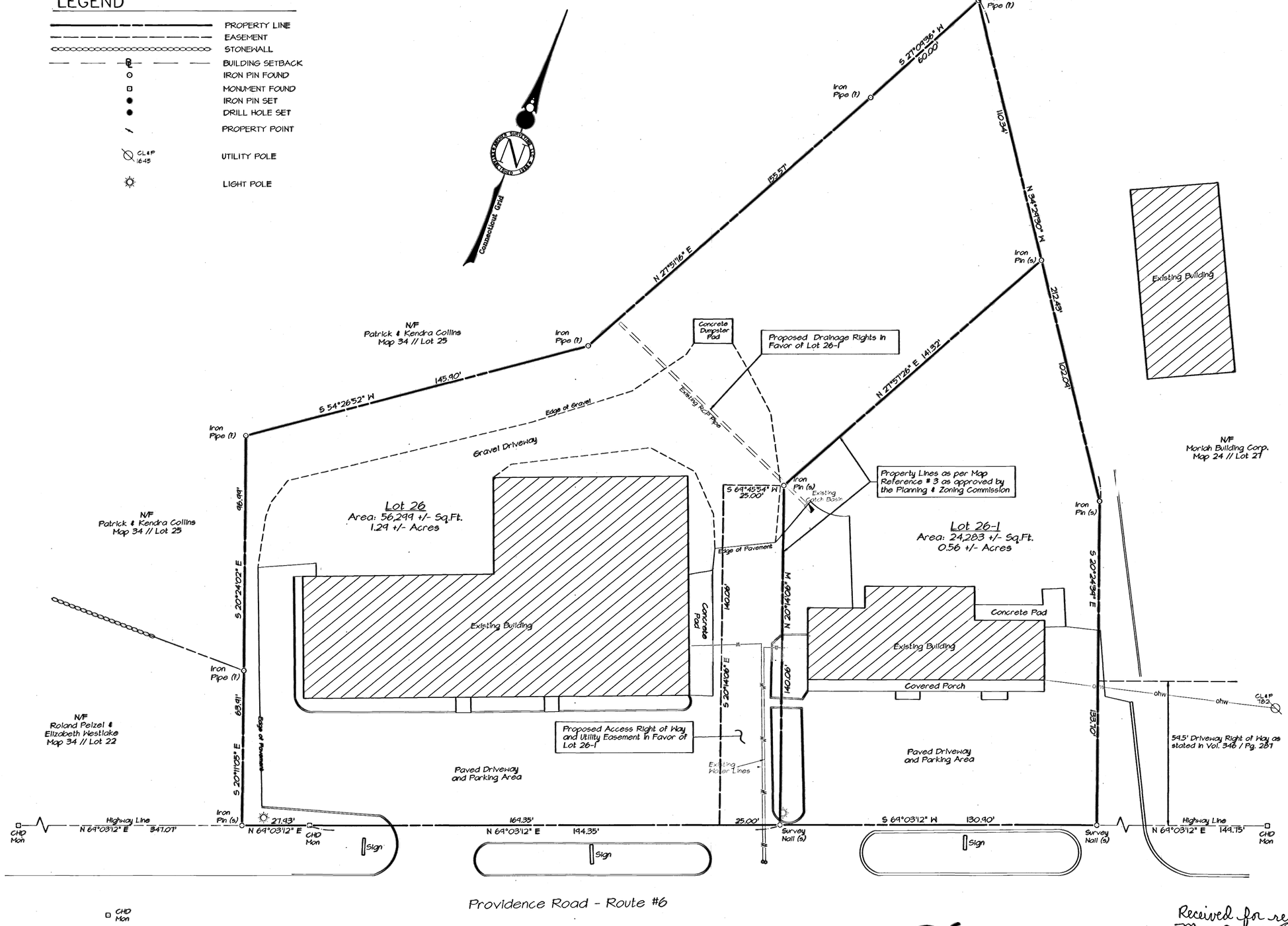
verify online at www.elicense.ct.gov

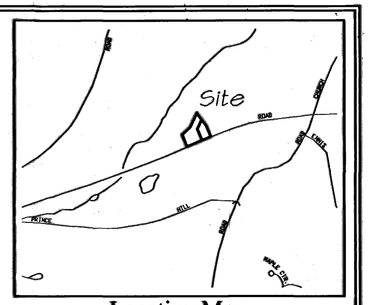
Michelle Seagull, Commissioner

V. 22
P. 111

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- BUILDING SETBACK
- IRON PIN FOUND
- MONUMENT FOUND
- IRON PIN SET
- DRILL HOLE SET
- PROPERTY POINT
- CL&P 1645 — UTILITY POLE
- LIGHT POLE





Location Map

SCALE

1000 0 1000

1" = 1000 FT

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 Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy
- Survey Type: Perimeter Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines

2. Parcels shown as 26 on Assessors Tax Map 34 of the Brooklyn Assessors Office

3. Properties are Zoned: Restricted Business

4. Properties are served by Public Water

Map References

1. Perimeter Survey Prepare for Patrick and Kendra Collins, Brown Road, Brooklyn, Connecticut, Dated: September 2015, Scaled: 1"=80', Prepared by Archer Surveying LLC

2. Reconstruction of U.S. Route 6, Brooklyn, Connecticut, Brooklyn, Connecticut, Dated: May 2002, Scaled: 1"=40', Prepared by The State of Connecticut

3. Site Plan for Proposed Addition on Land of Joseph T. Langevin & Claire B. Langevin, Route 6, Brooklyn, Connecticut, Dated: April 1980, Scaled: 1"=40', Prepared by Kleltyka, Woodis and Pike

4. Map Showing Property of The Moriah Building Corporation, Route 6, Brooklyn, Connecticut, Dated: April 1957, Scaled: 1"=40', Prepared by Thomas Danielson

Perimeter Survey

Prepared For:

Langevin Realty LLC

208 Providence Road

Brooklyn, Connecticut

DRAWING SCALE: 1"=20' 0 10 20 40

This is an original ink drawing produced by Archer Surveying LLC 18 Providence Road, Brooklyn, Connecticut

To My Knowledge and Belief, this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #70013 — Date 5-2-19

STATE OF CONNECTICUT · PAUL M. ARCHER · No. 70013 · LICENSED · LAND SURVEYOR

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

Received for record on May 8, 2019 @ 12:31 P.M.
Leota A. Manville, MMC
Town Clerk

REVISIONS	
4/22/19	Attny's Comments

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	1 OF 1	Project No.	1657	Date:	January 31, 2019

ARCHER Surveying LLC

1) Explanation: The purpose of this change is to remove the requirement for a $500 financial guarantee for donation bins put out by tax exempt organizations. Pg. 132

6.K.2.2 Standards for Donation Bins

Now: The application for a Zoning Permit shall include the contact information for the owner of the bin and the property owner and shall include a $500 financial guarantee to allow the Town to have the donation bin removed if any violation of this section of the Regulations is not resolved following notice from the Town to either party.

Proposed: The application for a Zoning Permit shall include the contact information for the owner of the bin and the property owner and shall include a $500 financial guarantee to allow the Town to have the donation bin removed if any violation of this section of the Regulations is not resolved following notice from the Town to either party. The $500 financial guarantee shall not be collected from an organization that is tax-exempt under section 501(c)(3) of Title 26 of the United States Code.

Margaret's Report 5/1/2020

Final Certificates of Zoning Compliance issued:

83 Beecher Road – VBL Properties LLC. New single-family dwelling with attached garage.

37 Pomfret Landing Road – Paul Szydlo. New rear deck.

162 Windham Road – Barry Builders Inc. New single-family dwelling with attached garage.

289 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage.

Zoning Permits issued:

90 Bush Hill Road – Michelle Cole. New 36 ft. x 24 ft. art studio. Any sales of art will be done on the internet. This studio will not be open to the public.

170 Gorman Road – Pasay Development. New single-family dwelling with attached garage and a rear deck.

211 Windham Road – Patrick Riley. New single-family dwelling with attached garage.

49 Pomfret Road – Mark Olivo and Christine LeMay. New single-family dwelling with two-story garage. New apiary shed.

219 Allen Hill Road – Justin Dumas. Replace existing above-ground swimming pool.

Sign Permits issued: None.

Zoning and Blight Complaints:

I received a blight complaint about Terry Powell having junkyard conditions on several lots in the Paradise Drive vicinity. The previous zoning enforcement officer had issued citations to Terry Powell that were never paid in the past.

TOWN OF BROOKLYN

Expenditure Report

From Date: 3/1/2020 To Date: 5/18/2020

Fiscal Year: 2019 - 2020

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	$0.00	$0.00	$175.00	($175.00)	$0.00	($175.00)	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	$3,500.00	$350.00	$2,150.00	$1,350.00	$0.00	$1,350.00	38.57%
1005.41.4153.53020	Planning & Zoning-Legal Services	$6,000.00	$0.00	$13,505.70	($7,505.70)	$0.00	($7,505.70)	-125.10%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	$120.00	$0.00	$50.00	$70.00	$0.00	$70.00	58.33%
1005.41.4153.53220	Planning & Zoning-In Service Training	$1,000.00	$25.00	$425.00	$575.00	$100.00	$475.00	47.50%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	$2,500.00	$0.00	$0.00	$2,500.00	$0.00	$2,500.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	$2,500.00	$0.00	$1,608.26	$891.74	$147.00	$744.74	29.79%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	$2,000.00	$0.00	$217.93	$1,782.07	$0.00	$1,782.07	89.10%
1005.41.4153.55800	Planning & Zoning-Transportation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	$500.00	$13.29	$13.29	$486.71	$0.00	$486.71	97.34%
1005.41.4153.56950	State marshal Surveyor/Support	$3,500.00	$0.00	$0.00	$3,500.00	$0.00	$3,500.00	100.00%
Grand Total:		**$21,620.00**	**$388.29**	**$18,145.18**	**$3,474.82**	**$247.00**	**$3,227.82**	**14.93%**

End of Report

TOWN OF BROOKLYN

Revenue Report

From Date: 3/1/2020 To Date: 5/18/2020

Fiscal Year: 2019 - 2020

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	($9,000.00)	($1,220.00)	($5,965.00)	($3,035.00)	$0.00	($3,035.00)	33.72%
Grand Total:		**($9,000.00)**	**($1,220.00)**	**($5,965.00)**	**($3,035.00)**	**$0.00**	**($3,035.00)**	**33.72%**

End of Report

SP 20-001 – Special Permit for Business-Related Uses at 15 Hyde Road, 1.55 acres in Village Center Zone (Map 25, Lot 58), Applicant: Evan Sigfridson.

- **The plans have been revised in regard to parking, lighting, and landscaping.**
- **The uses have been revised by the applicant to remove child/adult day care centers, banks, and restaurants.**

Sample Motion to Approve

Move to approve the Special Permit application of Evan Sigfridson for new construction and business-related uses at 15 Hyde Road (Map 25, Lot 58), identified in the files of the Brooklyn Land Use Office as SP 20-001, in accordance with all final documents and testimony submitted with the application with the finding that the design is consistent with the design standards for the Village Center Zone and with the following conditions:

1) The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be printed on paper and submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals, signed by Commission Chairs, and shall be recorded along with the Special Permit in the office of the Town Clerk.

2) In accordance with Sec. 4.A.5.3 of the Brooklyn Zoning Regulations, the Planning and Zoning Commission authorizes the use of the front yard for parking on a corner lot with the finding that the standards of Sec. 9.D.5 have been met.

3) In accordance with Sec. 7.C.3.3 of the Brooklyn Zoning Regulations, the Planning and Zoning Commission finds that the proposed landscaping plan is necessary, reasonable, and in compliance with the intent of the Regulations.

<u>SPR 20-001 – Site Plan Review for Health Club at 208 Providence Road, 1.29 acres in Restricted Business Zone (Map 34, Lot 26), Applicant: Jason Donahey.</u>

- **The owners of Aisling Crossfit intend to move their gym to the old Tractors and Trimmers. We are awaiting some more information to determine parking compliance.**