TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, June 3, 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: 717285652** **Enter meeting password:** **MBkhtJrF846** **Click join meeting**	**Phone** **Dial 1-408-418-9388** **Enter meeting number: 717285652** **You can bypass attendee number by pressing #**

I. Call to Order
II. Roll Call
III. Seating of Alternates
IV. Adoption of Minutes: Regular Meeting May 19, 2020
V. Public Commentary
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 1.05 million cubic yards of sand and gravel.

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 1.05 million cubic yards of sand and gravel.
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 1.55 million cubic yards of sand and gravel.
3. **ZRC 20-001 rev** – A proposal to make amendments to the Zoning Regulations concerning accessory buildings, excavation operations, and other various corrections including Sec. 3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1, 3.C.2.4.5, 4.D.2.1.5, 6.K.2.2, 6.O.4.1, 6.P.3.3, 7.B.5.4.

VII. New Business:

a. Applications:

1. **ZC 20-001** – Zone Boundary Change to R-30/RA boundary on south side of Day St., Applicant: Jeff Weaver, proposed adjustment to match proposed lot lines in subdivision.
2. **SD 20-001 –** 6-Lot Subdivision, Applicant: Jeff Weaver, 8 acres on south side of Day St., (Map 43, Lot 6) in the RA and R-30 Zones; Proposed creation of six residential lots.
3. **SP 08-005 Modification #2** – Walmart, 450 Providence Road (Map 41, Lot 10) Re-striping of eight (8) wider pick-up stalls, new parking lot directional signs and pavement markings, new exterior wall sign.
4. **Request for Waiver of Special Permit Requirement as per Sec. 4.D.6.4.c -** 17 South Main St., The Ice Box, Requestor: Matthew Nemeth, proposed structure in the side yard setback.
5. **SPR 20-002** – Site Plan Review for The Ice Box, 17 South Main St., Applicant: Matthew Nemeth, proposed rear deck.

b. Other New Business:

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 Minutes
Tuesday, May 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 #**

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.

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:40 p.m.

II. Roll Call – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Alan Fitzgerald, Austin Tanner. Charles Sczuroski was absent with notice.

Staff Present: Jana Roberson, Director of Community Development; Richard Ives, First Selectman and ex officio Member of the PZC.

Also Present: Evan Sigfridson; Jason Donahey; Elizabeth Hall Hecker

III. Seating of Alternates – None.

IV. Adoption of Minutes: Regular Meeting March 4, 2020

Motion was made by A. Tanner to approve the Minutes of the Regular Meeting of March 4, 2020. Second by E. Starks. No discussion.
Roll Call Vote: A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; C. Kelleher – yes; M. Sigfridson – yes. Motion carried (5-0-0).

V. Public Commentary – None.

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.

   M. Sigfridson recused herself and turned the position of Chair over to C. Kelleher.

   Applicant was present.

   Plans and documents were displayed as discussed.

   Jana Roberson gave a summary/overview of the project:

   - There have been a couple of modifications to the initial proposal.
   - Proposed uses have been revised – Bank, Daycare Centers and Restaurant have been removed. The remaining uses (Retail Services, Office, Health Services,

Catering, Indoor Sports and Entertainment, Health Club) are all permitted uses within the Zone either by site plan review or special permit.

- Revised plan was displayed.
- Details/photos for light specifications/fixtures (all full cut-off, LED fixtures which should not cast light beyond the property boundary), color scheme, and stone wall were displayed and Ms. Roberson indicated locations. A photo of the house next door was also displayed.
- IWWC approvel letter, dated February 20, 2020, was displayed.
- Letter from Syl Pauley, Town Engineer, dated March 4, 2020, was displayed.
- The most recent changes to the Site Plan were reviewed:
  Reduction of parking spaces. Ms. Roberson explained where spaces were removed. Where there were five spaces on either side, there are now four spaces on either side. In the upper parking area, an area has been reserved for overflow parking which can be added in the future (if necessary). There are thirteen parking spaces proposed (which is in excess of what is required).
- The boulders (which were intended to protect the septic system) have been removed and there is now curbstop at the end of the parking spaces.
- Some landscaping elements were added. Regarding the eastern side, Ms. Roberson noted that vegetation, shrubs and stone walls are potential types of landscaping and buffering. Regarding the northern property boundary, Ms. Roberson noted that there is significant natural vegetation providing a buffer to the closest property to the north. To the west, there is a big swamp and the nearest house is 159 Friendship Valley.
- There has been come concern from neighbors regarding their view across Hyde Road. Ms. Roberson feels that, by retaining the stone walls and providing landscaping, the Applicant has tried to address those concerns. They are also retaining significant vegetation on the site. She noted that retaining stonewalls and existing vegetation are both design standards that the Village Center Zone call for.
- Detail Sheet was displayed.
- Elevations Sheet was displayed. The southern elevation faces the road. It will look like a one-story building from most of the vantage points. From the west façade, it will look like two stories.

From approximately 6:56 p.m. until 7:04 p.m. Ms. Roberson experienced technical difficulties. During this time:

- Ms. Kelleher asked if the Commission Members had any comments or questions on what had been discussed. Mr. Fitgerald stated that he had no problems so far.
- Ms. Kelleher asked if Syl Pauley's comments that are relevant had been addressed. Evan Sigfridson stated that he thinks that they had been.

When Ms. Roberson returned, Ms. Kelleher filled her in on what had taken place during her absence. Ms. Roberson had no further comments. There were no comments from the Commission Members.

There were more technical difficulties at approximately 7:06 p.m. to 7:09 p.m.

Motion was made by A. Fitzgerald to close 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. Second by Earl Starks. No discussion.
Roll Call Vote: E. Starks – yes; A. Fitzgerald – yes; A. Tanner – yes; C. Kelleher – yes. Motion carried (4-0-0). M. Sigfridson had recused herself.

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.

Motion was made by A. Fitzgerald 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.

Second by E. Starks. No discussion.
Roll Call Vote: A. Fitzgerald – yes; A. Tanner – yes; E. Starks – yes; C. Kelleher – yes. Motion carried (4-0-0). M. Sigfridson had recused herself.

VII. New Business:

a. Applications:

1. **SP 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.

M. Sigfridson returned and resumed the position of Chair.

Applicant was present.

Ms. Sigfridson explained that this is for a change of use at this location.

Plans and documents were displayed as discussed.

Jana Roberson gave an overview:

- Crossfit Aisling is currently located in the Ocean State Job Lot Plaza. The business is growing, therefore, the Applicant would like to move to 208 Providence Road. They are interested in purchasing the building, but are currently planning on leasing the eastern side which was most recently occupied by Tractors and Trimmers. The use, Health Club, is permitted in the Zone by site plan review. Ms. Roberson explained that the owner of the property is currently in a nursing home and, therefore, although amenable to this, is inaccessible to obtain signature. The cancelled purchase and sale agreement, which had been signed by Mr. Langevin recently, did not go through due to COVID-19. So, they are working on a lease.
- The building was constructed in 1978 and has had many occupants over the years.
- Maximum parking needs, throughout the day, would be under 15 spaces.
- Total vehicular traffic during the day would be under 40.
- Current State of Connecticut Health Club License was displayed.
- Property survey showing boundary lines was displayed:
  Not proposing any exterior site changes.
  Western side is occupied by Windham Interiors.
  Two entrances were indicated.
  Parking spaces are not striped, but there is ample space for parking. The Application was amended to include a parking layout plan which was displayed (received today, so not included in packets to Commission Members). This Plan, which includes a handicap space, demonstrates that they are capable of meeting the parking requirements (3 spaces for every 1,000 s.f. of floor area) both for Windham Interiors and for Crossfit Aisling. Ms. Roberson explained how she calculated that 18 spaces would be needed for Crossfit Aisling and 12 are needed for Windham Interiors. She said that they would all fit on the existing paved surface. Ms. Roberson feels that the parking requirements have been met.

Ms. Sigfridson commented that she feels that there would be plenty of parking.

- Ms. Roberson commented that the Applicant would like to stay in Brooklyn and would like to utilize a currently vacant space.

Mr. Ives commented that the Health Club has been a terrific addition to the Town and he extended congratulations that the business has grown and needs a bigger space.

Mr. Donahey stated that they had looked for another location for a while and they are happy to have found a permanent home in Brooklyn.

COMMENTS FROM THE COMMISSION

Earl Starks asked about hours of operation.
Mr. Donahey stated that the first class starts at 5:00 a.m. and the last class finishes at 7:00 p.m. Monday through Friday. They close for lunch in the middle of the day. On Saturdays, they only are open in the morning.

Motion was made by C. Kelleher to approve Site Plan Review Application of Jason Donahey for a Health Club at 208 Providence Road (Map 34, Lot 26), identified in the files of the Brooklyn Land Use Office as SPR 20-001, in accordance with all final documents and testimony submitted with the Application with the finding that it is consistent with the Zoning Regulations and the site plan objectives. Second by A. Tanner. No discussion.
Roll Call Vote: A. Tanner – yes; E. Starks – yes; C. Kelleher – yes; A. Fitzgerald – yes; M. Sigfridson – yes.
Motion carried (5-0-0).

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).

   Mr. Ives spoke in favor of waiving the fee for non-profits or at least the ability to waive it. Ms. Sigfridson clarified that it would be for the owner of the bin. She asked if the bin located at the Transfer Station are charged the fee. Ms. Roberson noted that the two locations where they can be permitted are the Planned Commercial Zone and the Transfer Station. When the PZC originally adopted this, the $500 was for anybody. The rational is that sometimes the bins get abandoned and there are costs involved in disposing of them. She stated that the PZC could take this on as a text regulation change. She suggested the following possible language to be added to the end of the existing language: "The $500 financial guarantee shall not be collected from an organization that is tax-exempt under Section 501(c)(3) of Title 2 of the United Stated Code." Mr. Ives stated that it doesn't cost much to get rid of them (scrap iron).

   Discussion continued. There was discussion regarding whether they should all be located at the Transfer Station. Mr. Tanner voiced opposition to this because there would be no access when the Transfer Station is closed. Mr. Kelleher agreed with Mr. Tanner.

Motion was made by A. Tanner to pursue a change in the Zoning Regulations to waive the fee for donation bins of not-for-profit organizations. Second by C. Kelleher. No discussion.
Roll Call Vote: E. Starks – yes; C. Kelleher – yes; A. Fitzgerald – yes; A. Tanner – yes; M. Sigfridson – yes.
Motion carried (5-0-0).

2. Discussion re: temporary outdoor seating at restaurants, etc.

   Ms. Roberson explained that Executive Order 7mm from the Governor authorizes restaurants to have outdoor seating and it also authorizes outdoor retail. Safety is the #1 concern. Within the context of social distancing and worker safety, the Zoning Regulations are, in a sense, by-passed to allow temporary approval to allow outdoor dining and curbside retail. It authorizes certain individuals to issue the temporary approvals (Mr. Ives and Ms. Sigfridson). Mr. Ives noted that the Fire Marshal and

Building Inspector look at it also. The Health Department says that if they have an inside license, they have an outside license. Country View will be open tomorrow morning. Ms. Roberson explained that it is not necessary to amend the Zoning Regulations to accommodate the Executive Order. She said there is a process in place for the temporary approval. She explained that it is a temporary approval with a temporary use, so it does not cover things like permanent structures. It does allow putting up picnic tables in a parking lot. It wouldn't allow building a deck for outdoor seating. The date of termination is September, but it may be continued. The PZC may authorize those uses to continue even after the state of emergency is passed.

Ms. Sigfridson commented that it's great news that there is a streamlined procedure that is already working.

VIII. Reports of Officers and Committees:

a. Staff Reports
Ms. Roberson stated that Margaret Washburn's ZEO Report (dated May 1, 2020) was included in packets to Commission Members. She stated that she had e-mailed the Connecticut Federation of Planning and Zoning Agencies Newsletter. She stated that the Governor's Executive Order has taken up some of her time. The gravel applications will be revisited at the meeting of June 3, 2020.

b. Budget Update – Included in packets to Commission Members.
Ms. Sigfridson stated that there were no surprises.

c. Correspondence. (Addressed under Staff Reports).

d. Chairman's Report. – None.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 7:49 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

OFFICE OF SELECTMEN
TELEPHONE: 779-3411
TOWN CLERK
TELEPHONE: 774-9543
ASSESSOR
TELEPHONE: 774-5611
TAX COLLECTOR
TELEPHONE: 774-4072
JUDGE OF PROBATE
TELEPHONE: 774-5973

TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

RECEIVED
OCT 0 9 2019

Received Date _____ Publication
Fee $ 250 State Fee ($80.00) 60 300-
$5,250 -

Application #SPG 19-003
Check # 13632

APPLICATION FOR GRAVEL BANK
SPECIAL PERMIT

Name of Applicant Strategic Commercial Realty, Inc., d/b/a Rawson Materials Phone 860-963-6584
Mailing Address 6 Kennedy Drive, Putnam, CT 06260
Relation option holder

Property Owner The Potvin Family Trust Phone 860-774-6476
Mailing Address 457 Putnam Road, Danielson, CT 06239

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David Held, P.E., L.S. Phone 860-230-0856 Fax 860-230-0860

Name of Attorney Harry Heller
Address 736 Norwich-New London Turnpike, Uncasville, CT 06382
Phone 860-848-1248 Fax _____

Property address Maynard Road
Property Location southeast side of Maynard Road
Map # 29 Lot # 5 Zone RA Total Acres 29.990

Maximum Area :
Acres of Gravel Removal 20.3 Cubic Yards of Gravel Removal 1,205,000 CY

Is Application for Renewal? Yes ____ No X If Yes, Amount Removed Last Year _____
Original Date of Issuance of Permit _____ Issued To: _____

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

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 10/2/19

Owner: Edward Potvin Date 10/2/19

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

EARTH EXCVATION AND REMOVAL
CHECK LIST

The following items are required as a part of the excavation plan. Note these are minimum requirements. Other information may be required based on your application

__X__ Contours at 2 ' intervals

For renewals:
_____Contours as of original permit approval
-------Contours as of date of survey(updated to present) stamped by a licensed land surveyor

__X__ Amount of material to be removed
For Renewals:
_____ Amount of material originally approved to be removed
------- Amount of material removed to date, by an annual accounting for each 12 month period of the permit
_____ Amount of material to be removed during the next year
_____ Date the permit will next expire if not renewed.

__X__ Maximum depth of excavation
__X__ Depths to water table
__X__ Note measures to be used to protect the water table
__X__ Location of any stock piles

__X__ Areas to be restored
__X__ Restoration Plan

__X__ Erosion and Sediment Control Plan
__X__ Erosion and Sediment Control Narrative

__X__ Erosion and Sediment Control Bond
For renewals:
_____ Amount of bond that has been filed
_____ Verification of Erosion and Sedimentation control measures

__X__ Traffic pattern within the site
____ Will any trucks be repaired on site if so, where
__X__ Location of fueling pad
__X__ Will any equipment or trucks be stored on site
__X__ If so , locate on site
__X__ Average number of trips per day
__X__ Maximum number of trips per day
__X__ Note trucks will be covered when leaving the site

_____ Processing equipment if any and usage
_____ Amount of processing too be done
_____ Per year
_____ Per month

__X__ How will noise issues be addressed
__X__ How will dust issues be address
__X__ Calcium chloride __X__ water _____ at what frequency
__X__ Description of the project, trucks/day, days and hours of operation, completion date etc
__X__ Phasing plan
__X__ Time frame for project

_____Site inspection by staff
_____ Compliance with Article 5 Special Permit
_____ Compliance with Article13 Gravel Banks
For Renewals:
_____ Inland Wetlands Permit if required
_____ Archeological review
_____ DEP Permit if required

Other items to review

Bond amount may need to be updated regarding the following:

_____ Erosion and Sediment Control
_____ Restoration Plan

Inspections will be done through out the year on a Quarterly basis to insure compliance with the original plan and any conditions of renewal

Provost & Rovero, Inc.

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

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

October 9, 2019

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

RE: Rawson Materials – Potvin Property – Maynard Road – Brooklyn, CT
P&R Job No. 173081

Dear Ms. Roberson:

Attached, please find a special permit application and supporting information for a proposed sand and gravel excavation on a 29.99 acre parcel owned by The Potvin Family Trust. The subject property is shown as lot 5 on assessor map 29. Strategic Commercial Realty, Inc., d/b/a Rawson Materials (Rawson) currently has an option to purchase this property. Application materials submitted herewith are as follows:

1. Gravel bank special permit application form.
2. $5,610.00 application fee.
3. 5 copies of site plans dated October 2, 2019.
4. Mutual agreement between Rawson Materials and Tilcon, Inc. for excavation to the common boundary.
5. Amended and Restated Stipulation and Settlement Agreement between Rawson Materials and the Town of Canterbury.

As you know, the subject property was previously proposed for sand and gravel excavation by Brooklyn Sand & Gravel, LLC in 2007 which never came to fruition. As part of that previous permitting effort, the town of Brooklyn requested and received a report from the Eastern Connecticut Environmental Review Team (ERT), a copy of which you have provided for our review. The ERT report raised a number of concerns with the property, some of which are under the jurisdiction of the Inland Wetlands Commission and some of which are under the jurisdiction of the Planning and Zoning Commission. The primary issues which would be of interest to the Planning and Zoning Commission as they relate to the current application appear to be archaeological/cultural resources, traffic impacts, erosion and sediment control during excavation and topsoil for final restoration of the site.

Based on our review of the ERT report, Rawson intends to engage Public Archaeology Lab (PAL) to complete the necessary research, field reconnaissance and reporting to address the potential cultural resources on the subject property. As a standard protocol, PAL will coordinate with the Office of the State Archaeologist throughout this process. Copies of all final reports will be provided to the Brooklyn Planning

Department when they become available. Rawson is in agreement that approval of this special permit would be conditioned upon the completion of all necessary cultural resource surveys to the satisfaction of the State Archaeologist and PAL and would not begin excavation in any areas of the site with outstanding concerns.

The ERT report highlights potential concerns related to truck traffic which is also an item that must be addressed in all excavation applications to comply with the Brooklyn Zoning Regulations. All material excavated from this site will be transported to Laframboise Sand & Stone on Wauregan Road in Canterbury for processing and will be subject to the provisions in the Amended and Restated Stipulation and Settlement Agreement between Rawson Materials and the Town of Canterbury. This agreement (see section 16.4) effectively places a limit on the total number of trucks that may traverse Wauregan Road in Canterbury and Maynard Road in Brooklyn at 150 trip ends per day regardless of the excavation site where the trips originate.

The ERT report raises concerns about erosion and sediment control during excavation. Without actually reviewing the previous plans on which the ERT report was based, we cannot comment on why there were concerns about erosion and sediment control during excavation. With that said, the grading and phasing for the current project ensure that all disturbed excavation areas drain internally; in other words the work area is always self contained. The initial phase of excavation established the access road to be use during all subsequent excavation. It also established the floor of the proposed excavation. This will allow all excavation to proceed by extending a working face at the excavation floor. This basic process can be repeated as necessary with a down cutting excavation technique if vertical subphases are desired to complete the excavation. Because of the self contained nature of this project, the only perimeter E&S controls required will be around a temporary topsoil/subsoil stockpile during the phase 1 excavation.

The ERT report raises concerns about the potential lack of topsoil to support the restoration of the site following excavation. A series of approximately 15 test holes were excavated by hand by the undersigned with a shovel across the proposed excavation area to determine actual soil conditions. Test locations included both relatively flat areas as well as steep slopes along the edges of several upland kettles. This testing indicates that the proposed excavation area is typical of Hinckley and Merrimac soils. The general soil profile observed was 5"-8" of topsoil (A horizon) underlain by 8"+/- of subsoil (B horizon). In several locations the B horizon was at least 12" in thickness at the point where the test hole was ended. The topsoil depth in the bottom of one of the upland kettles was found to be in excess of 16". Based on completion of this testing, there is clearly enough A and B horizon soil within the excavation area to complete the satisfactory restoration of the site. The restoration recommendations on the proposed plans also include the placement of a silt layer below the topsoil and subsoil which will significantly increase the water holding capacity of the soil and enhance the establishment of permanent vegetation.

A restoration bond estimate of $9,500.00 per disturbed acre is proposed for restoration of the site. The bond amount is intended to include fine grading the site to receive topsoil, spreading topsoil/subsoil from an on-site stockpile and applying seed, mulch and fertilizer to establish a permanent vegetative cover.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

David J. Held, P.E., L.S.
Provost & Rovero, Inc.

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

March 12, 2020

CERTIFIED# 9489 0090 0027 6215 9003 53

Strategic Commercial Realty, Inc
d/b/a Rawson Materials
6 Kennedy Drive
Putnam, CT 06260

RE: Notice of Decision - 102219B Strategic Commercial Realty, Inc., d/b/a Rawson Materials, Maynard Road, Map 29, Lot 5, RA Zone: Excavation of approximately 1.2 million cubic yards of sand and gravel.

Dear Strategic Commercial Realty, Inc:

At the March 10, 2020 meeting of the Inland Wetlands and Watercourses Commission your application, 102219B Strategic Commercial Realty, Inc., d/b/a Rawson Materials, Maynard Road, Map 29, Lot 5, RA Zone: Excavation of approximately 1.2 million cubic yards of sand and gravel, based on the plan stamped received on 2/11/2020, was approved with the following conditions:

1. Standard Conditions of the IWWC (attached) shall apply. **THE OPERATOR SHALL MEET WITH THE WETLANDS ENFORCEMENT OFFICER PRIOR TO DISTURBANCE OF THE SOIL TO REVIEW THESE CONDITIONS.**

2. After clearing limits have been flagged by a licensed land surveyor, the applicant shall contact the Wetlands Enforcement Officer to inspect the limits of work prior to starting any clearing of vegetation.

3. **WETLANDS FLAGGING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PERMIT.**

4. Permit Duration: The permit duration is controlled by Inland Wetlands and Watercourses Regulations Section 11.6. Pursuant to this Section, this permit shall be valid for 5 years.

5. Final Plans. The final plans shall place the approval motion on sheet one. One set of final plans shall be submitted with the live signatures and seals of all design professionals with a signature block on each sheet for signature by the IWWC Chair.

6. When the excavation is approximately 20 feet above the proposed bottom elevation, contact the Land Use Department to schedule witnessing deep test pits in order to evaluate the depth to seasonal high ground water. If no seasonal high groundwater indicators are observed, when the excavation is approximately 10 feet above the proposed bottom elevation, contact the Land Use Department to schedule witnessing deep test pits in order to evaluate the depth to seasonal high ground water." to review the limits of work prior to starting any clearing of vegetation.

7. Within 12 months after clearing the site, the applicant shall contact the Wetlands Enforcement Officer to inspect the wetland buffer signs.

8. Revise the grading plan to show a no disturbance setback 125-feet from the kettle wetlands and to show a no disturbance setback 175-feet from the Quinebaug River.

A legal notice of this approval will be published in the Villager Newspaper on Friday March 20, 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 Enforcement Agent

MW/acl
CC: File, H. Heller,
D. Held, J. Roberson

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.

KWH Enterprise, LLC
277 Reservoir Avenue, Suite 1101
Meriden, CT 06451
Phone: (203) 807-5482
Cell: (203) 606-3525
Fax: (203) 440-0788
kermit.hua@kwhenterprise.com

March 1, 2020

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn, CT
PO Box 356
Clifford B. Green Memorial Building, Suite 22
69 South Main Street
Brooklyn, CT 06234

Reference: Traffic Review of Potvin Property, Brooklyn, Connecticut

Dear Ms. Roberson:

Thank you for asking me to assess the traffic impact of the gravel excavation operation on the Potvin property on Maynard Road in Brooklyn, Connecticut.

I am a registered Professional Engineer (PE) in seven states including Connecticut and a Professional Traffic Operations Engineer (PTOE) certified by the Transportation Professional Certification Board. I have 22 years of experience in traffic engineering.

Summary

- I recommend that the gravel operation be limited to 9:00 AM-4:00 PM to reduce potential conflicts between gravel trucks and passenger vehicles.
- Two existing speed limit signs near the both ends of Maynard Road are recommended to be replaced with combinations of solar-powered radar speed signs and normal speed limit signs on a single post. These sign replacements will need approvals from the town local traffic authority, OSTA (Office of the State Traffic Administration), and ConnDOT Traffic Engineering Division.
- Maynard Road carries relatively low traffic volumes and measures 19 feet to 22.5 feet in widths with no or limited shoulders. It is narrower than required 24 foot width for two lanes with two to four foot shoulders on each side for two-lane rural local roads outlined in ConnDOT *Highway Design Manual*.
- Records show that two accidents occurred on Maynard Road during a four-year period of 2016-2019. One was a single-vehicle off-road accident in the rain, and the other was an angle accident involving a heavy truck and a passenger vehicle in blowing snow.

Field Observations, Lane Widths, and Traffic Volumes

I visited the site around lunchtime on Monday, February 24, 2020. The posted speed limit on Maynard Road in Brooklyn is 25 mph. In Canterbury, the road becomes Wauregan Road with a posted speed limit of 30 mph. The width of Maynard Road varies between 19 feet and 22.5 feet, with no or narrow roadway shoulders. The traffic volumes on Maynard Road were light.

About half of the vehicles were heavy trucks or tractor trailers, and some of the heavy truck traffic was from the LaFramboise Sand and Stone, Inc. facility on Wauregan Road in Canberbury. Because of the relatively narrow pavement, all heavy trucks were observed to travel in the middle of Maynard Road.

The ConnDOT *Highway Design Manual* recommends 12 foot lane width and shoulder width of two feet to four feet for two-lane rural local roads with an average daily traffic (ADT) over 2,000. The 2013 ADT for Wauregan Road in Canberbury was 2,200. The ADT for Maynard Road in Brooklyn is assumed to be similar to that for Wauregan Road.

Table 1 Weekday Traffic Volume for Wauregan Road in Canterbury, March 2010

	Two-Way Traffic Volume
12:00 AM-1:00 AM	2
1:00 AM-2:00 AM	2
2:00 AM-3:00 AM	1
3:00 AM-4:00 AM	3
4:00 AM-5:00 AM	1
5:00 AM-6:00 AM	5
6:00 AM-7:00 AM	18
7:00 AM-8:00 AM	41
8:00 AM-9:00 AM	39
9:00 AM-10:00 AM	30
10:00 AM-11:00 AM	45
11:00 AM-12:00 PM	39
12:00 PM-1:00 PM	35
1:00 PM-2:00 PM	44
2:00 PM-3:00 PM	45
3:00 PM-4:00 PM	44
4:00 PM-5:00 PM	50
5:00 PM-6:00 PM	28
6:00 PM-7:00 PM	19
7:00 PM-8:00 PM	14
8:00 PM-9:00 PM	12
9:00 PM-10:00 PM	8
10:00 PM-11:00 PM	7
11:00 PM-12:00 AM	3

Source: ConnDOT

The March 2010 hourly traffic volumes for Waurengan Road are shown in Table 1. Again, it is assumed that similar hourly volumes apply to Maynard Road. The two-way hourly traffic for Wauregan Road, 50 vehicles or fewer, is relatively low. For reference, a rule-of-thumb hourly

traffic capacity for a two-lane road is about 1,200 vehicles per hour. Most of the traffic was between 7:00 AM and 5:00 PM.

Traffic Accident History

Traffic accident records for Maynard Road during a four-year period of 2016 through 2019 were searched using Connecticut Crash Data Repository website maintained by UConn.

A total of two accidents occurred on Maynard Road. One involved a northbound SUV in an off-road collision with fixed objects in front of 42 Maynard Road when it was raining. The other was an angle collision in front of 70 Maynard Road, southwest of the proposed site driveway. It involved a Peterbilt 348 truck and a passenger car making a right turn when there was blowing snow.

Table 2 Accident Record Summary

Location	Maynard Road in Brooklyn, Connecticut
Year	
2016	0
2017	2
2018	0
2019	0
Total	**2**
Accident Severity	
Fatality	0
Injury (No Fatality)	0
Property Damage Only	2
Total	**2**
Type of Collision	
Angle	1
Fixed Object	1
Total	**2**
Weather Condition	
Rain	1
Snow	1
Total	**2**
Road Surface Condition	
Wet	1
Snow	1
Total	**2**
Light Condition	
Daylight	2
Total	**2**

Source: UConn

Recommendations

Because of the deficient widths of Maynard Road, it will be beneficial to limit potential conflicts between the truck traffic and passenger vehicles to the extent feasible, especially during peak weekday morning and afternoon commute hours. It is recommended that the operation of the gravel site on Maynard road be limited to 9:00 AM-4:00 pm on weekdays, outside typical commute hours.

Although the proposed time of operation will limit the exposure of passenger traffic to gravel trucks, some of the existing trucks on Maynard Road, including those associated with the LaFramboise Sand and Stone, Inc. in Canterbury, will not be affected by this time limit.

Maynard Road is a primarily residential roadway with a posted speed limit of 25 mph. Concerns about speeding, especially by heavy trucks that were observed to travel in the middle of the road, are valid and understandable. It is recommended that the applicant replace two existing 25 mph speed limit signs near the both ends of Maynard Road—one facing southwest near the Canterbury town line, and the other facing northeast across from Three Maynard Road—with solar-powered radar feedback signs showing the speeds of approaching drivers installed below normal speed limit signs. (Tree branches near the 25 mph sign across from Three Maynard Road also need to be trimmed so that the new signs are not blocked.)

The request for installation of the solar-powered radar speed signs will need to be made to the Brooklyn local traffic authority (LTA), the First Selectman. If in agreement, the LTA will forward the request to the OSTA and the ConnDOT Division of Traffic Engineering for review. The department and OSTA will decide whether such signs are acceptable.

I appreciate the opportunity to prepare this traffic impact assessment. Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

KWH Enterprise, LLC

Kermit Hua, PE, PTOE
Principal
kermit.hua@kwhenterprise.com
Cell: (203) 606-3525

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF POLICY AND PLANNING
PLANNING INVENTORY AND DATA

TRAFFIC RECORDER DATA

TOWN OF CANTERBURY ROUTE DIRECTION B

WAUREGAN ROAD - EAST OF ROUTE 169

DAY	SUN	MON	TUE	WED	THU	FRI	SAT
DATE	0	03/22/2010	03/23/2010	0	0	0	0
TYPE							
HOUR							

2010 ADT = 550 ACF = NA

****

12A	0	0	2	0	0	0	0
01A	0	0	2	0	0	0	0
02A	0	0	1	0	0	0	0
03A	0	0	3	0	0	0	0
04A	0	0	1	0	0	0	0
05A	0	0	5	0	0	0	0
06A	0	0	18	0	0	0	0
07A	0	42	39	0	0	0	0
08A	0	40	38	0	0	0	0
09A	0	27	32	0	0	0	0
10A	0	49	40	0	0	0	0
11A	0	39	0	0	0	0	0
12P	0	35	0	0	0	0	0
01P	0	44	0	0	0	0	0
02P	0	45	0	0	0	0	0
03P	0	44	0	0	0	0	0
04P	0	50	0	0	0	0	0
05P	0	28	0	0	0	0	0
06P	0	19	0	0	0	0	0
07P	0	14	0	0	0	0	0
08P	0	12	0	0	0	0	0
09P	0	8	0	0	0	0	0
10P	0	7	0	0	0	0	0
11P	0	3	0	0	0	0	0
TOT	0	506	181	0	0	0	0

Figure 4E

RURAL LOCAL ROADS
New Construction/Major Construction

Design Element			*	Manual Section	Design Values (by Type of Roadside Development)		
					Open	Moderate Density	High Density
Design Controls	Typical Number of Access Points/Mile/Side			6-1.03	0 – 15	15 – 30	>30
	Design Forecast Year			6-3.02	20 Years	20 Years	20 Years
	Design Speed	AADT < 50	x	6-2.02	20 – 30 mph	N/A	N/A
		AADT: ≥ 50			30 – 35 mph	30 – 35 mph	30 – 35 mph
	Control of Access			6-4.0	Control by Regulation	Control by Regulation	Control by Regulation
	Level of Service			6-3.0	C – D	C – D	C – D
Cross Section Elements	Travel Lane Width	AADT < 400	x	10-1.01	9′ (V≤40); 10′ (V≥45)	N/A	N/A
		AADT: 400 – 1500			10′ (V≤40); 11′ (V≥45)	10′ (V≤40); 11′ (V≥45)	N/A
		AADT: 1500 – 2000			11′	11′	11′
		AADT > 2000			12′	12′	12′
	Shoulder Width		x	10-1.02	2′ – 4′	2′ – 4′	2′ – 4′
	Typical Cross Slope	Travel Lane	x	10-1.01	1.5 – 2.0%	1.5 – 2.0%	1.5 – 2.0%
		Shoulder (W < 4′)			Same as Adjacent Travel Lane		
		Shoulder (W ≥ 4′)	x	10-1.02	4%	Uncurbed: 4% Curbed: 6%	Uncurbed: 4% Curbed: 6%
	Turn Lanes	Lane Width		10-1.03	1′ Less Than Travel Lane Width — Same as Travel Lane		
		Shoulder Width	x		2′ – 4′		
	Bicycle Lane	Width		15-4.0	5′ or Shoulder Width, whichever is greater		
		Cross Slope			2%		
	Bridge Width/Cross Slope (1)		x	10-4.01	Meet Approach Roadway Width and Cross Slope Sidewalk Width: 5′-6″		
	Underpass Width			10-4.02	Meet Approach Roadway Width Plus Clear Zones		
	Right-of-Way Width			10-5.0	Project-by-Project Basis		
	Roadside Clear Zones		x	13-2.0	See Section 13-2.0		
	Fill/Cut Slopes			10-2.02	See Figure 4G		

* Controlling design criteria (see Section 6-6.0).

Footnote:

(1) Bridge Width. See Section 10-4.01 for additional information on minimum bridge widths. See Section 3-2.04 for local bridge projects.

PROPOSED GRAVEL EXCAVATION

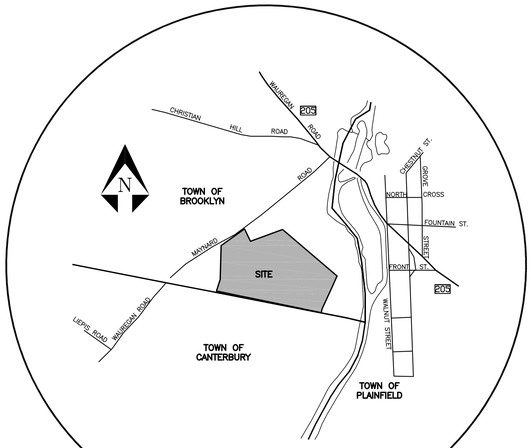
MAYNARD ROAD
BROOKLYN, CONNECTICUT

APPLICANT:
STRATEGIC COMMERCIAL REALTY, INC., D/B/A RAWSON MATERIALS
6 KENNEDY DRIVE
PUTNAM, CT 06260

OWNER:
THE POTVIN FAMILY TRUST
457 PUTNAM ROAD
DANIELSON, CT 06239

LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- WIRE FENCE REMAINS
- UTILITY POLE
- BORING
- MONITOR WELL/PIEZOMETER
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- EXISTING INDEX CONTOUR (200)
- EXISTING CONTOUR (202)
- EXCAVATION PHASE LINE
- PROPOSED FINAL RESTORATION CONTOUR (200)
- PROPOSED GRAVEL REMOVAL CONTOUR (200)
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE BACKED WITH HAYBALES
- TEMPORARY DIVERSION SWALE



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

PREPARED BY:

Provost & Rovero, Inc.

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

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
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www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

OCTOBER 2, 2019

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

ENGINEER DATE

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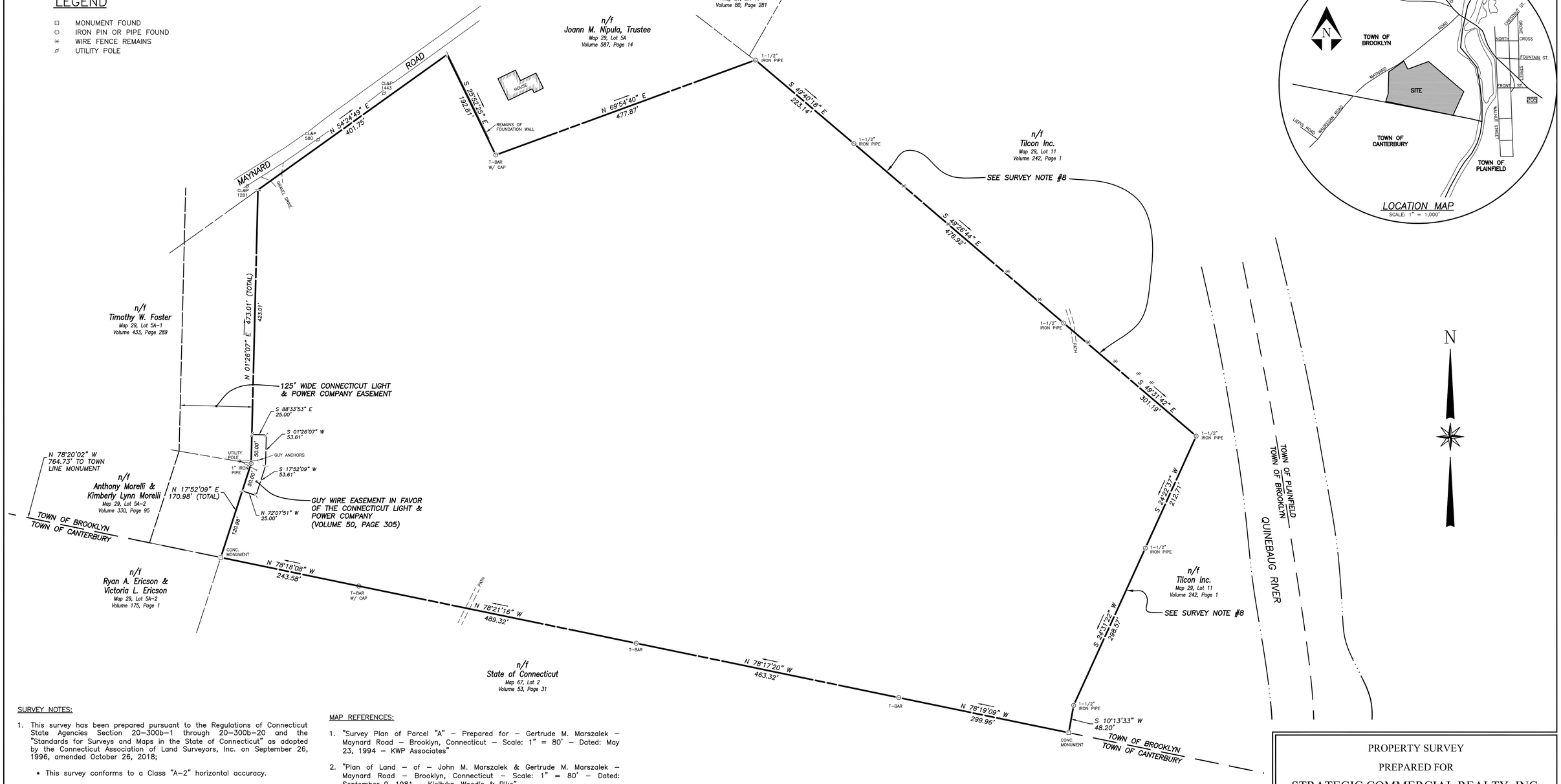
LEGEND

- □ MONUMENT FOUND
- ○ IRON PIN OR PIPE FOUND
- ⋇ WIRE FENCE REMAINS
- ø UTILITY POLE



LOCATION MAP
SCALE: 1" = 1,000'

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, amended October 26, 2018;
   - This survey conforms to a Class "A–2" horizontal accuracy.
   - Boundary Determination Category: Resurvey.
   - Survey Type: Property Survey.
2. Zone: RA.
3. Parcel is shown as Lot 5 on Assessors Map 29.
4. Bearings are referenced to Connecticut State Plane Coordinates, NAD–83(2011), Epoch 2010.0000.
5. Total area of parcel = 29.990 acres (1,306,378 S.F.).
6. Reference is made to a quit claim deed in Volume 357, Page 402 of the Brooklyn land records for the subject parcel.
7. Owner of record: Edward H. & Anne K. Potvin
   457 Putnam Road
   Danielson, CT 06239
8. Reference is made to a mutual agreement for excavation to the common boundary line bewteen the subject property and land now or formerly of Tilcon Inc. to be filed in the Brooklyn land records.

MAP REFERENCES:

1. "Survey Plan of Parcel "A" – Prepared for – Gertrude M. Marszalek – Maynard Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: May 23, 1994 – KWP Associates"
2. "Plan of Land – of – John M. Marszalek & Gertrude M. Marszalek – Maynard Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: September 9, 1981 – Kieltyka, Woodis & Pike"
3. "Subdivision of Land – Owned by – Richard E. Bussiere – Maynard Road, Brooklyn, Connecticut – Wauregan Road, Canterbury, Connecticut – Scale: 1" = 50' – Dated: November 15, 1977 – Albert L. Fitzback R.L.S."
4. "Location of Guying Area of – The Connecticut Light & Power Company – Across the Property of – John M. Marszalek et al. – Town of Brooklyn – County of Windham – State of Connecticut – Scale: 1" = 200' – Dated: January 1971"
5. "Property of – John M. & Gertrude M. Marszalek – to be Conveyed to – State of Connecticut – Wauregan Road – Canterbury, Connecticut – Scale: 1" = 100' – Dated: December 1968 – Harold R. Sanderson"

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

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

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

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

PROPERTY SURVEY

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: DJH
SHEET: 2 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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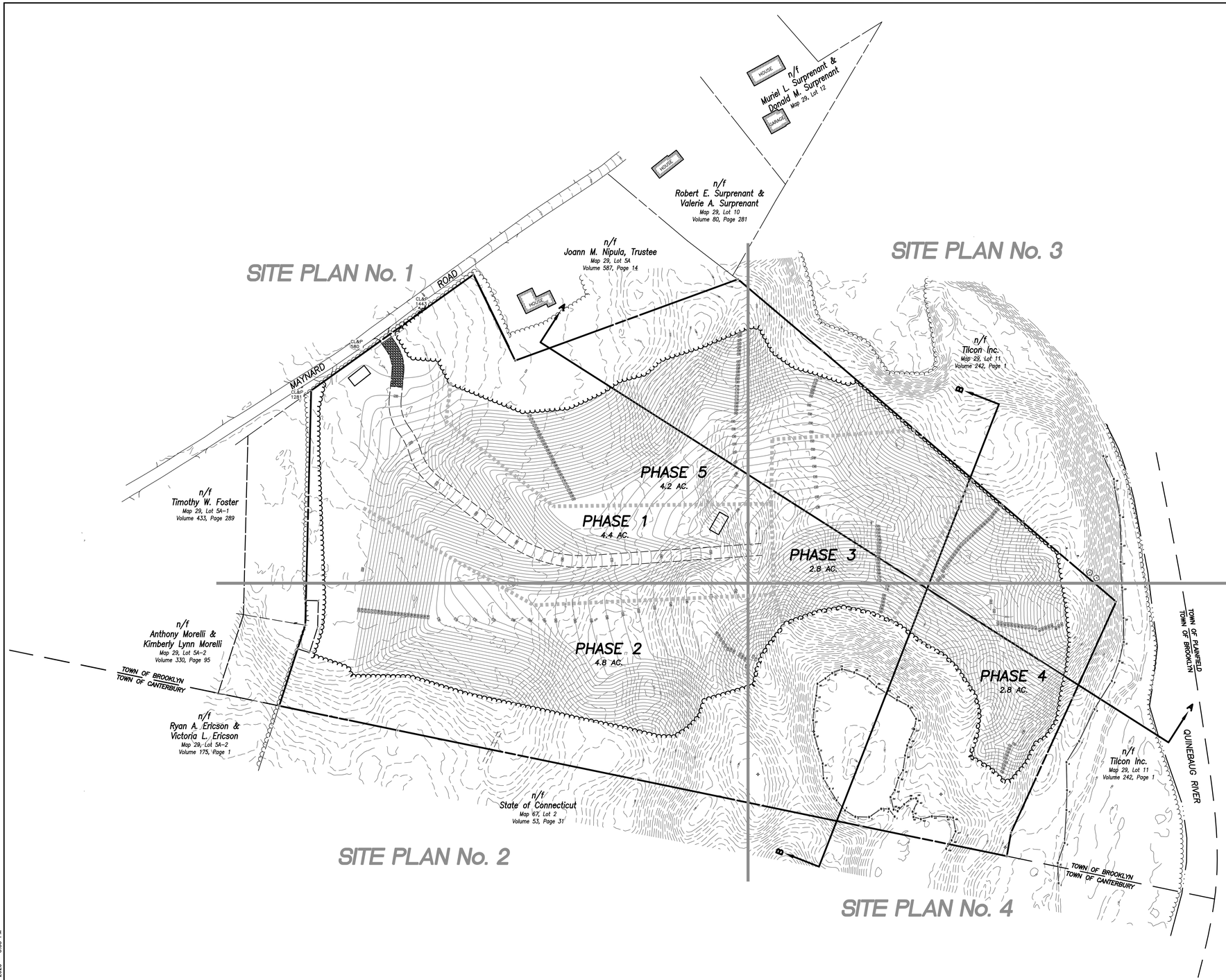

SURVEY NOTES:

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

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

   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2 and T–3" accuracy.

   – Survey Type: General Location Survey.

2. Zone: RA.
3. Parcel is shown as Lot 5 on Assessors Map 29.
4. Bearings are referenced to Connecticut State Plane Coordinates, NAD–83(2011), Epoch 2010.0000.
5. Wetlands shown were flagged in the field by Joseph Theroux in the winter of 2017–2018.
6. The intent of this survey is to show existing topographic conditions for a proposed gravel excavation.
7. Owner of record: The Potvin Family Trust
   457 Putnam Road
   Danielson, CT 06239
8. Reference is made to a mutual agreement for excavation to the common boundary line between the subject property and land now or formerly of Tilcon Inc. to be filed in the Brooklyn land records.
9. Elevations are referenced to the North American Vertical Datum of 1988. Contour interval = 2'.

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

ENGINEER DATE

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

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

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

KEY MAP & PHASING PLAN

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

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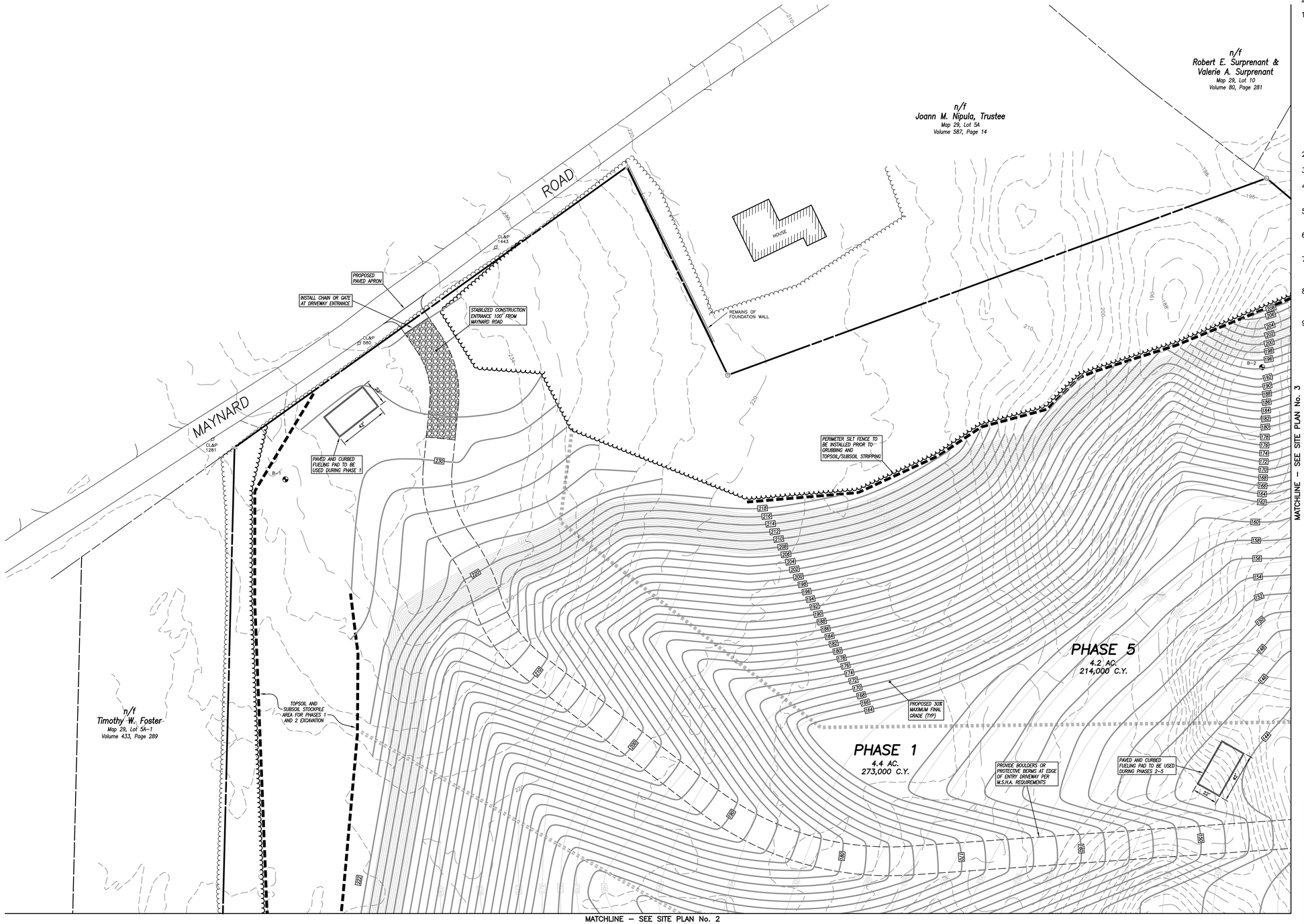

SURVEY NOTES:

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

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9. Elevations are referenced to the North American Vertical Datum of 1988. Contour interval = 2'.

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- WIRE FENCE REMAINS
- UTILITY POLE
- BORING
- MONITOR WELL/PIEZOMETER
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXCAVATION PHASE LINE
- PROPOSED FINAL RESTORATION CONTOUR
- PROPOSED GRAVEL REMOVAL CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE BACKED WITH HAYBALES
- TEMPORARY DIVERSION SWALE

SITE PLAN No. 1

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
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2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

ENGINEER DATE

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

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

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Provost & Rovero, Inc.

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Structural • Mechanical • Architectural Engineering

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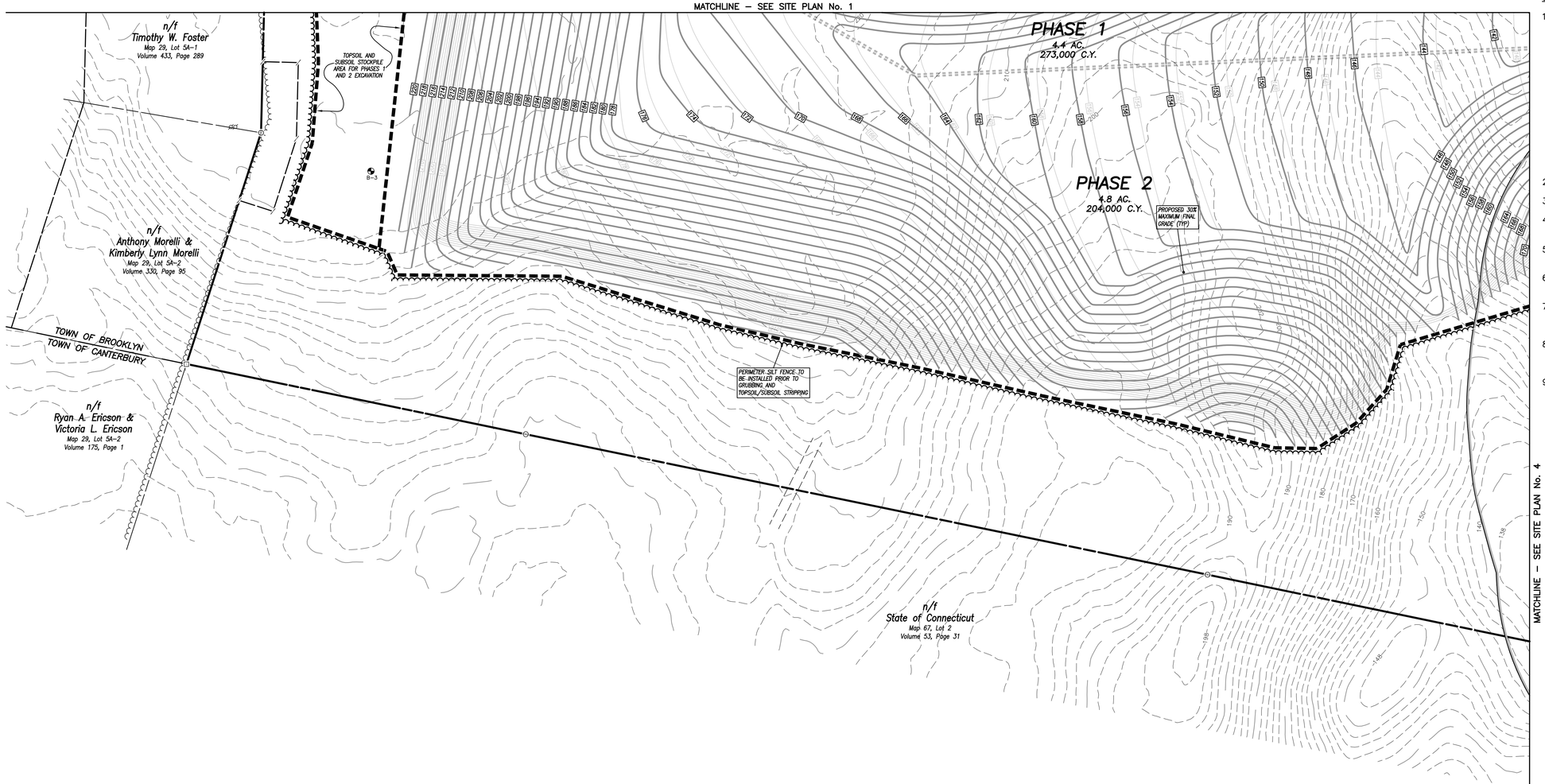
MATCHLINE – SEE SITE PLAN No. 1



SURVEY NOTES:

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

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   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2 and T–3" accuracy.

   – Survey Type: General Location Survey.

2. Zone: RA.
3. Parcel is shown as Lot 5 on Assessors Map 29.
4. Bearings are referenced to Connecticut State Plane Coordinates, NAD–83(2011), Epoch 2010.0000.
5. Wetlands shown were flagged in the field by Joseph Theroux in the winter of 2017–2018.
6. The intent of this survey is to show existing topographic conditions for a proposed gravel excavation.
7. Owner of record: The Potvin Family Trust
   457 Putnam Road
   Danielson, CT 06239
8. Reference is made to a mutual agreement for excavation to the common boundary line between the subject property and land now or formerly of Tilcon Inc. to be filed in the Brooklyn land records.
9. Elevations are referenced to the North American Vertical Datum of 1988. Contour interval = 2'.

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- WIRE FENCE REMAINS
- UTILITY POLE
- BORING
- MONITOR WELL/PIEZOMETER
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXCAVATION PHASE LINE
- PROPOSED FINAL RESTORATION CONTOUR
- PROPOSED GRAVEL REMOVAL CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE BACKED WITH HAYBALES
- TEMPORARY DIVERSION SWALE

SITE PLAN No. 2

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

ENGINEER DATE

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DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 5 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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MATCHLINE – SEE SITE PLAN No. 1

PHASE 5
4.2 AC.
214,000 C.Y.

PHASE 3
2.8 AC.
199,000 C.Y.

PHASE 4
2.8 AC.
160,000 C.Y.

PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO GRUBBING AND TOPSOIL/SUBSOIL STRIPPING

n/f
Tilcon Inc.
Map 29, Lot 11
Volume 242, Page 1

TEMPORARY BENCHMARK
TOP OF PVC CASING
ELEVATION = 200.70

PROPOSED 30% MAXIMUM FINAL GRADE (TYP)

175' REGULATED AREA

QUINEBAUG RIVER

TOWN OF PLAINFIELD
TOWN OF BROOKLYN

MATCHLINE – SEE SITE PLAN No. 4

SURVEY NOTES:

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- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE BACKED WITH HAYBALES
- TEMPORARY DIVERSION SWALE

SITE PLAN No. 3

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

ENGINEER DATE

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3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 6 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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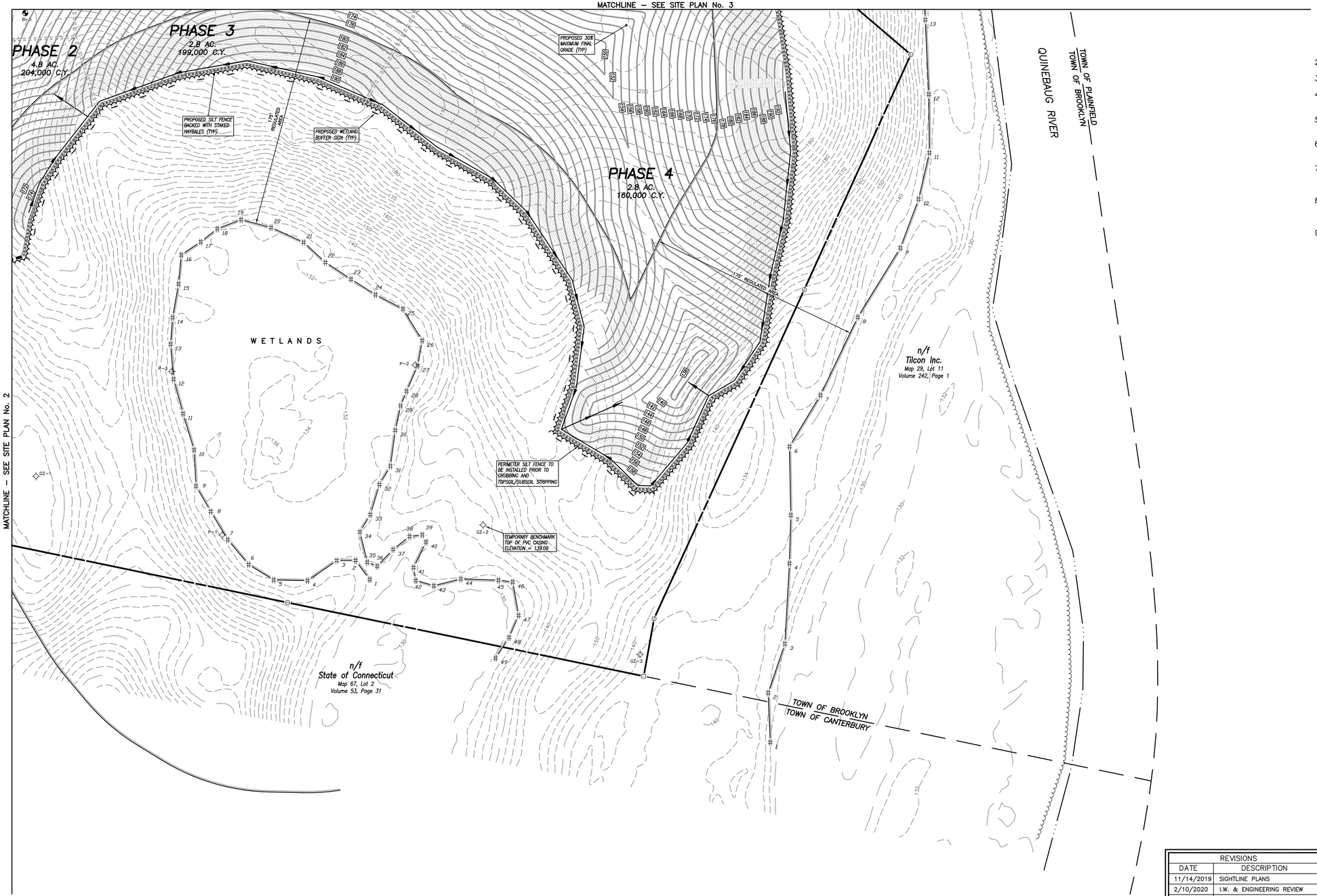

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- BORING
- MONITOR WELL/PIEZOMETER
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED FINAL RESTORATION CONTOUR
- 200 PROPOSED GRAVEL REMOVAL CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE BACKED WITH HAYBALES
- TEMPORARY DIVERSION SWALE

SITE PLAN No. 4

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

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2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 7 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

ENGINEER DATE

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

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

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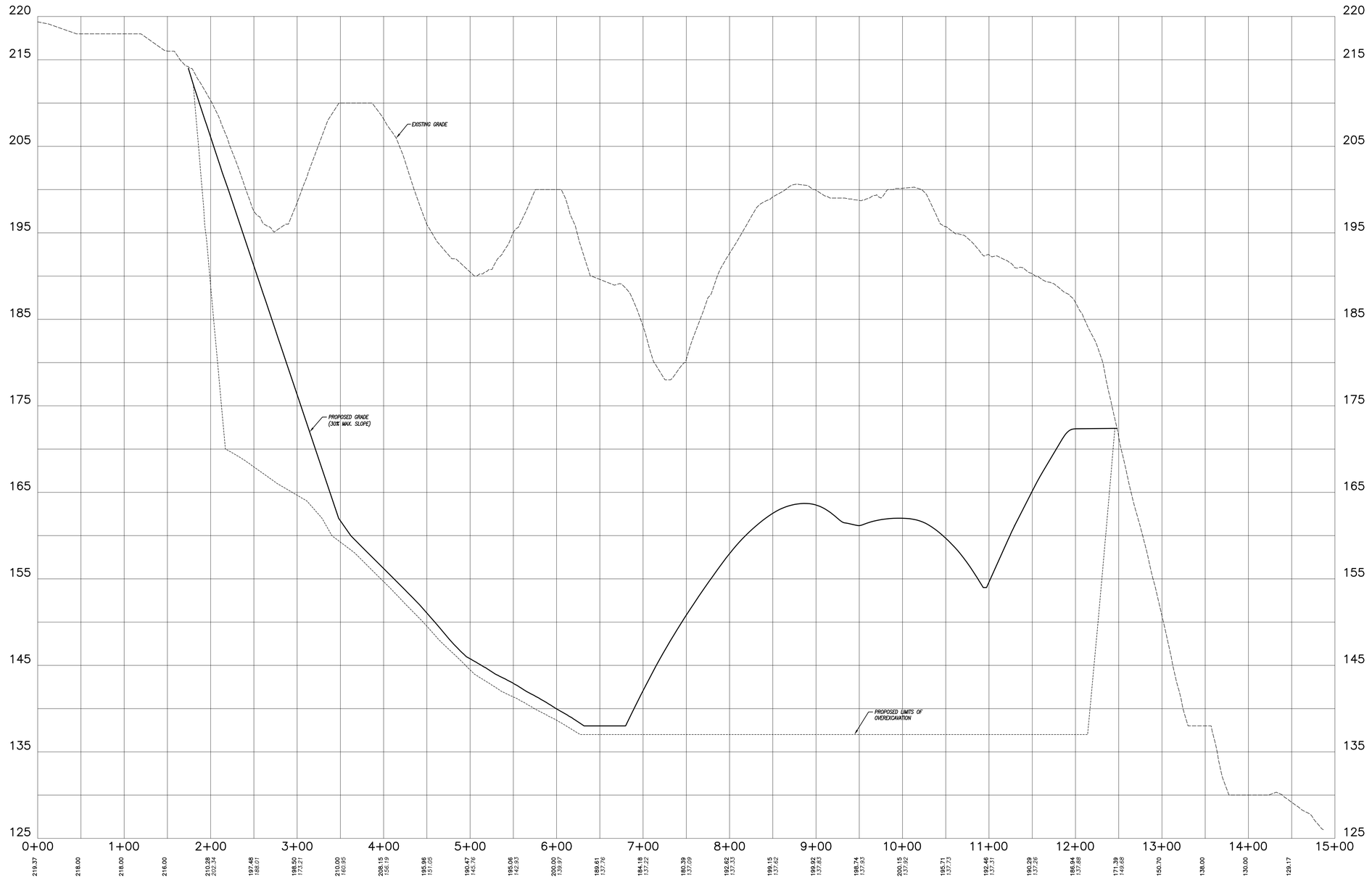

CROSS SECTION A–A

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

EXCAVATION CROSS SECTION A-A

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

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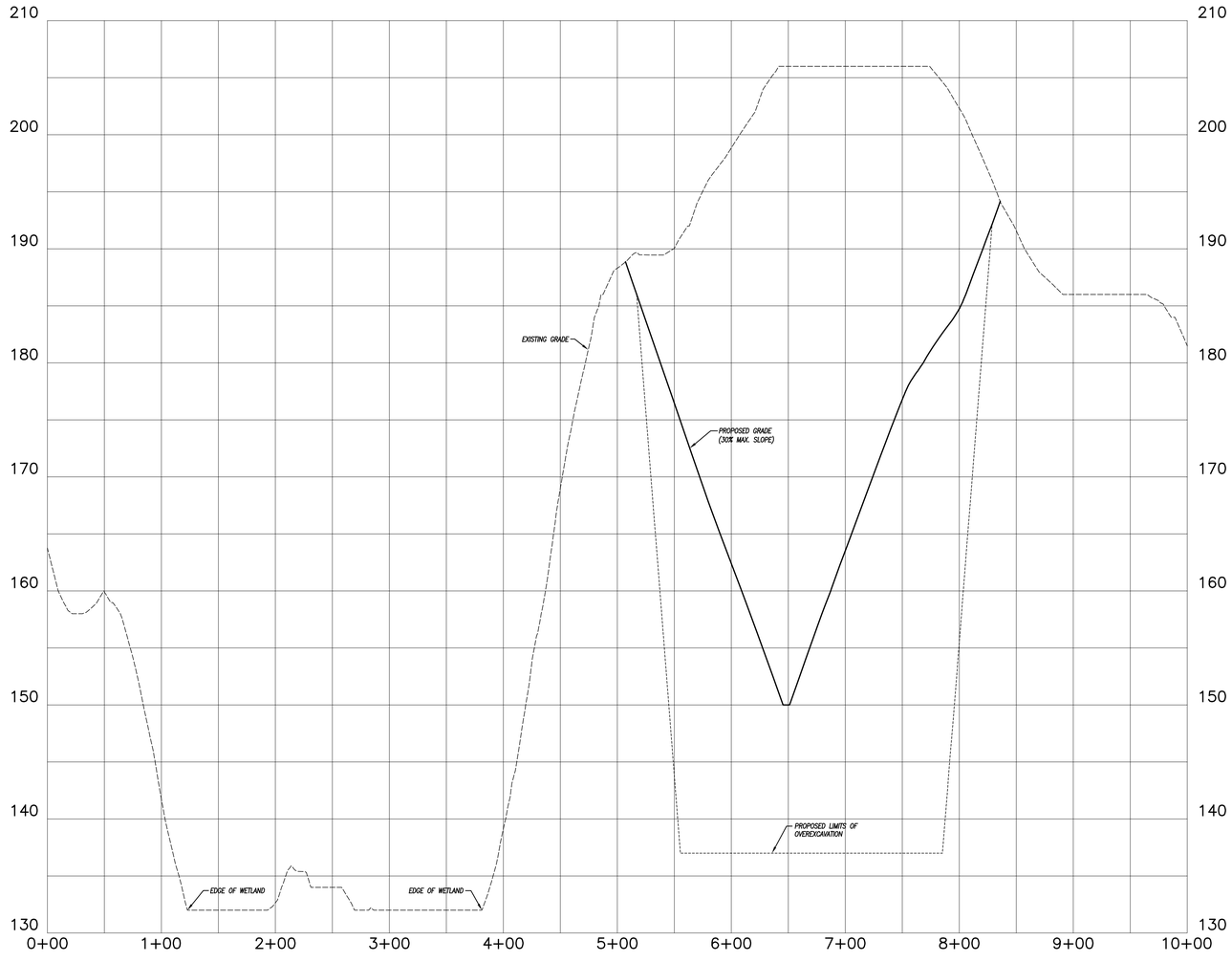

CROSS SECTION B–B

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

EXCAVATION CROSS SECTION B-B

PREPARED FOR

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D/B/A RAWSON MATERIALS

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ENGINEER DATE

J:\173081\Drawings\09 SECTION B-B.dwg Mar 13, 2020 - 4:01 PM

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

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

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:

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

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

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

TIMING CONSIDERATIONS

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

SITE PREPARATION

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

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

SEEDBED PREPARATION

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

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

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

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

PERMANENT VEGETATIVE COVER:

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

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 24" or larger in any dimension will be removed or buried.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix (see Note 5 under Restoration Notes). The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

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

KEEP LAND DISTURBANCE TO A MINIMUM

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

– Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
– Route traffic patterns within the site to avoid existing or newly planted vegetation.
– Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
– Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
– Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

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

– Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
– Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

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

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

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

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

– Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
– Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
– Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
– Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
– Grade and landscape around buildings and septic systems to divert water away from them.

EXCAVATION NOTES:

1. No blasting or on–site processing is anticipated for completion of the work shown. If blasting is required, the owner is responsible for obtaining all necessary permits.
2. The emergency contact for operations at this site is Jeffrey Rawson (860) 963–6584.
3. The allowable hours of operation shall be 7:00 AM to 4:30 PM, Monday through Friday and 7:00 AM to 12:00 noon on Saturday. No operations shall be allowed on Sundays, Christmas, New Years Day, Memorial Day, Fourth of July, Labor Day and Thanksgiving except by special permission of the Brooklyn Planning & Zoning Commission.
4. The owner and/or site operator shall provide adequate dust control to prevent any off–site nuisance. The preferred dust control measure is the application of water to vehicular travel areas.
5. The owner/operator shall install any necessary barricades or barriers to provide protection around the perimeter of open excavation faces and steep slopes.
6. Excavation operations shall be completed in accordance with all appropriate Mine Safety & Health Administration (MSHA) rules and regulations.
7. The proposed excavation shown hereon is anticipated to be completed over the course of several years. The total amount of material to be excavated per the proposed grades shown hereon is approximately 1.05 million CY. All useable material excavated will be transported off–site for processing and/or consumer sales. Over excavation of suitable material within the limits of disturbance and limits of overexcavation shown hereon is allowable. Over excavation shall not include the blasting or removal of ledge rock. Silt from off site aggregate washing and processing shall be imported as necessary to establish final subgrade elevations. Such fill material shall only be imported from processing facilities operated by or under the control of Rawson Materials. No other materials may be imported to the site for use as fill.
8. The site operator is responsible for determining the most appropriate means and methods for excavating material in the applicable phase. In general, excavation shall begin with stripping and stockpiling of topsoil and subsoil which will be utilized for site restoration. Removal of material should begin with a downcutting technique to ensure complete internal drainage with the disturbed area (bowl effect).
9. The entire site, including the active excavation area shall be maintained in a self–contained condition to prevent the discharge of sediment laden stormwater to undisturbed areas, the Quinebaug River, adjacent properties or wetlands.
10. All trucks leaving the site shall have the loads covered.
11. No stumps, trimmings, brush or other deleterious materials shall be buried on site. All such materials shall be chipped for use in site restoration or shall be properly disposed of at an off site facility.
12. All equipment fueling shall take place on the paved fueling pad. A fuel spill kit shall be maintained at the fueling pad throughout the duration of the project.

RESTORATION NOTES:

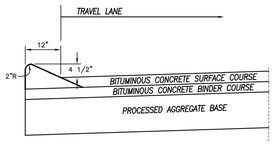
The restoration requirements described below will be applicable to disturbed areas of the site which are no longer required for excavation, stockpiles, or other uses.
When excavation of the site has been completed, all excavation equipment, stockpiles and other equipment shall be removed within 6 months from the termination of operations.

Restoration work shall begin within 12 months of the termination of operation in the respective phase and be completed within 18 months from the termination of operations or the termination of the excavation permit.

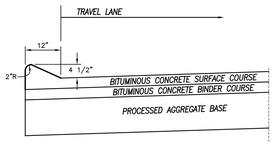
1. Restoration of disturbed areas shall take place following the completion of excavation or other work. Sufficient restoration bonding should be maintained as required by the Town to cover the restoration cost for disturbed/open site areas.
2. Final restoration shall begin with establishing the required subgrade elevations. Proposed grades shown are approximate and may be adjusted to match field conditions at the time of restoration. In general, all disturbed slopes shall be graded to a 30% maximum gradient.
3. Prepare the restoration area by spreading a 12" min. thickness (compacted) layer of silt or washing fines.
4. Complete restoration by spreading on–site stockpiled topsoil to an approximate minimum thickness of 4" (compacted) and seeding for a permanent vegetative cover. On–site topsoil stockpiles may be supplemented with composted organic matter, wood chips and imported topsoil as necessary to provide a suitable planting medium.
5. Spread seed for a permanent vegetative cover over the prepared restoration area. The permanent vegetative cover may be a suitable wildlife habitat mix or the following mixture which is suitable for use in all locations:

Variety	Lbs/Acre
Switchgrass (Blackwell, Shelter, Cave–in–rock)	4.0
Big Bluestem (Niagra, Kaw)	4.0
Little Bluestem (Blaze, Aldous, Camper)	2.0
Sand Lovegrass (NE–27, Bend)	1.5
Bird's–foot Trefoil (Empire, Viking)	2.0
	TOTAL 13.5

6. Hay or straw mulch shall be utilized on 30% slopes to provide temporary stabilization during establishment of permanent vegetative cover. In general, no slopes greater than 30% will be allowable. In the event that steeper slopes are necessary in isolated locations to transition to existing natural grades, no slopes should be steeper than 2:1.
7. Fertilizer and lime shall be provided as required to establish a permanent vegetative cover based on laboratory soil testing results.
8. In lieu of the manual application of mulch and fertilizer, the restoration area may be planted with hydroseeding methods with a suitable tackifier, mulch and fertilizer mix.



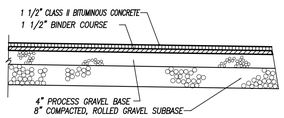
ALTERNATE 1 – CURB ON BINDER



ALTERNATE 2 – MONOLITHIC CONSTRUCTION

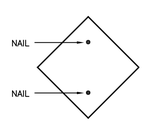
CAPE COD CURBING

NOT TO SCALE

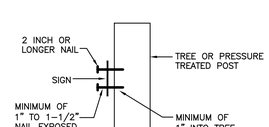


BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



FRONT VIEW

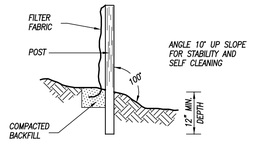


NOTE: SIGN TO BE POSTED AT 5' TO 6' HEIGHT FROM GROUND LEVEL.

SIDE VIEW

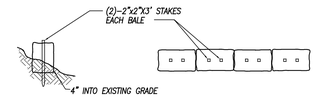
WETLANDS BUFFER SIGN INSTALLATION DETAIL

NOT TO SCALE



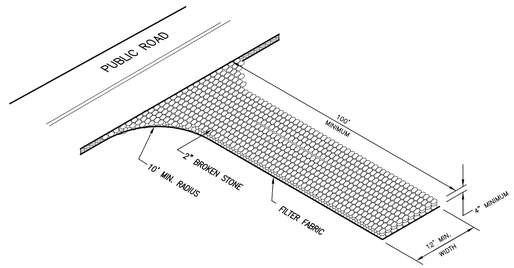
SILT FENCE

NOT TO SCALE



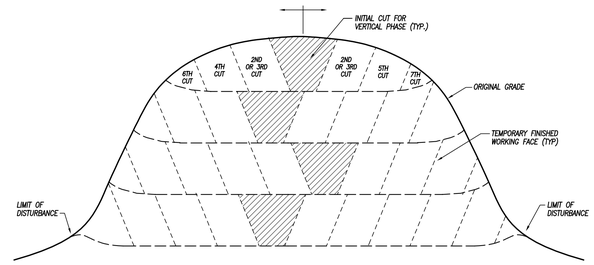
HAYBALE BARRIER

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



EXCAVATION PROGRESSES IN BOTH DIRECTIONS FOR ENTIRE LENGTH OF EACH VERTICAL SUBPHASE, STARTING AT BOTTOM OF INITIAL CUT. THEN AN INITIAL CUT IS MADE FOR THE SUBSEQUENT LOWER VERTICAL SUBPHASE AND THE PROCESS CONTINUES.

DETAIL SHOWING "DOWNCUTTING" EXCAVATION METHOD

NOT TO SCALE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

ENGINEER DATE

DETAIL SHEET No. 1

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 10 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

Provost & Rovero, Inc.

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

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

J:\173081\Drawings\10 DET 1.dwg Mar 13, 2020 - 4:02 PM

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA			
SIZE I.D.	3.75"			
HAMMER WT.				
HAMMER FALL				

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.: 230 | HOLE NO. B-1
GROUND WATER OBSERVATIONS
AT FT. AFTER HOURS
AT FT. AFTER HOURS
START DATE 2/1/18
FINISH DATE 2/1/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL 0.50	230
					BR.FINE-CRS.SAND, SOME GRAVEL, LITTLE SILT	
5					COBBLES OR BOULDER 5.0	225
					BOTTOM OF BORING @ 7.0' (AUGER REFUSAL) 7.0	
10						220
15						215
20						210
25						205
30						200
35						195

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:
SHEET 1 OF 1 | HOLE NO. B-1

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA			NQ
SIZE I.D.	3.75"			2.0"
HAMMER WT.				
HAMMER FALL				

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.: 230 | HOLE NO. B-1A
GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 2/26/18
FINISH DATE 2/26/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL 0.50	230
					BR.FINE-MED.SAND, SOME SILT	
					GREY FINE-CRS.SAND, LITTLE SILT & GRAVEL 2.0	
5					CORED BEDROCK - GNEISS 4.5	225
					RUN #1 4.5' - 9.5' RECOVERED 60"	
10					BOTTOM OF BORING @ 9.5' 9.5	220
15						215
20						210
25						205
30						200
35						195

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 1 OF 1 | HOLE NO. B-1A

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.375"	
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.: 212 | HOLE NO. B-2
GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 2/6/18
FINISH DATE 2/8/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL 0.50	
					BR.FINE-CRS.SAND, SOME SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS	
					GREY FINE-CRS.SAND AND GRAVEL, SOME COBBLES, TRACE TO LITTLE SILT, FEW BOULDERS, LITTLE FINE-CRS.SAND LAYERS 3.0	210
5						
10	1	60	10.0'-10.3'			205
15						200
20	2	18-19-34	20.0'-21.5'			195
25						190
30	3	18-27-60	30.0'-31.3'			185
35						180

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 1 OF 2 | HOLE NO. B-2

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
40	4	60	40.0'-40.0'			175
45						170
50	5	60	50.0'-50.3'			165
55						160
60	6	60	60.0'-60.5'			155
65					BOTTOM OF BORING @ 60.5' (AUGER REFUSAL) 60.5	150
70					NOTE: AUGERS BROKE OFF 5 FEET BELOW THE EXISTING GRADE	145
75						140

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 2 OF 2 | HOLE NO. B-2

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.375"	
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.: 218 | HOLE NO. B-3
GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT 71.4 FT. AFTER 24 HOURS
START DATE 2/24/18
FINISH DATE 2/24/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL 0.50	
					BR.FINE-CRS.SAND, LITTLE SILT, TRACE GRAVEL	215
					GREY FINE-CRS.SAND AND GRAVEL, FEW COBBLES, TRACE TO LITTLE SILT 4.0	
5						
10	1	17-40-37	10.0'-11.5'			210
15						205
20	2	14-24-19	20.0'-21.5'			200
					GREY FINE-CRS.SAND AND GRAVEL, SOME COBBLES, FEW BOULDERS, TRACE TO LITTLE SILT 22.0	195
25						190
30	3	34-28-60	30.0'-31.2'			185
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T. CZMYR
INSPECTOR:
SHEET 1 OF 2 | HOLE NO. B-3

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
40	4	60	39.0'-39.1'		CORED BEDROCK - GNEISS 39.0	180
45					RUN #1 39.0' - 44.0' RECOVERED 60"	
50					BOTTOM OF BORING @ 44.0' 44.0	175
					NOTE: BORING WAS DRILLED 100' NORTH OF STAKED LOCATION AND 166' OFF ACCESS. THE DRILLED LOCATION WAS APPROX. 8 FEET HIGHER THEN THE STAKED LOCATION.	170
55						165
60						160
65						155
70						150
75						145

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T. CZMYR
INSPECTOR:
SHEET 2 OF 2 | HOLE NO. B-3

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

DETAIL SHEET No. 2

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 11 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.375"	
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV. 200 — HOLE NO. B-4

GROUND WATER OBSERVATIONS
AT 75.0 FT. AFTER 0 HOURS
AT 71.4 FT. AFTER 24 HOURS

START DATE 2/6/18
FINISH DATE 2/6/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	0.25 / 200
					BR.FINE-MED.SAND, SOME SILT, TRACE ROOTS	1.5
					GREY FINE-CRS.SAND, GRAVEL AND COBBLES, TRACE TO LITTLE SILT	
5						195
10	1	18-26-30	10.0'-11.5'			190
15						185
20	2	18-60	20.0'-21.0'			180
					GREY FINE-CRS.SAND, TRACE SILT	22.0
25						175
30	3	8-12-18	30.0'-31.5'			170
					GREY FINE-MED.SAND, LITTLE SILT	31.0
35						165

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 1 OF 3 — HOLE NO. B-4

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
					LIGHT GREY FINE SAND, LITTLE SILT	35.0
40	4	8-15-26	40.0'-41.5'			160
45					LIGHT GREY FINE SAND AND SILT	45.0 / 155
50	5	10-14-22	50.0'-51.5'			150
55						145
60	6	17-25-51	60.0'-61.5'			140
65						135
70	7	17-25-36	70.0'-71.5'			130
					GREY FINE-CRS.SAND, LITTLE SILT & GRAVEL	71.0
75						125

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 2 OF 3 — HOLE NO. B-4

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
80	8	16-34-45	80.0'-81.5'			120
85	9	27-36-38	85.0'-86.5'			115
					BOTTOM OF BORING @ 86.5'	86.5 / 85
90					INSTALLED 2" DIA. PVC WELL @ 83.0'	110
95					SAND FILTER FROM 83.0' TO 73.0'	105
100					BACKFILLED FROM 73.0' TO SURFACE	100
105						95
110						90
115						85

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 3 OF 3 — HOLE NO. B-4

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.375"	
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV. 192 — HOLE NO. B-5

GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 2/1/18
FINISH DATE 2/5/18

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	0.25 / 190
					GREY FINE-CRS.SAND AND GRAVEL, SOME COBBLES, TRACE SILT	
5						185
10	1	11-15-21-30	10.0'-12.0'			180
15						175
20	2	11-22-32	20.0'-21.5'			170
					GREY FINE-CRS.SAND, TRACE SILT	27.0 / 165
25						
30	3	8-8-12	30.0'-31.5'			160
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 1 OF 2 — HOLE NO. B-5

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT: RAWSON MATERIALS

PROJECT NAME: POTVIN SITE - SAND AND GRAVEL EXPLORATION
LOCATION: MAYNARD ROAD, BROOKLYN, CT

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
					GREY FINE-CRS.SAND, SOME GRAVEL, TRACE SILT	37.0
40	4	16-20-51	40.0'-41.5'			150
45						145
					GREY FINE-CRS.SAND, SOME GRAVEL, LITTLE SILT	49.0
50	5	40-51-60	50.0'-51.2'			140
55						135
60	6	60	60.0'-60.3'			130
					BOTTOM OF BORING @ 60.3' (AUGER REFUSAL)	60.3
65						125
70						120
75						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: J.BREWER
INSPECTOR:
SHEET 2 OF 2 — HOLE NO. B-5

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

DETAIL SHEET No. 3

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 12 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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www.prorovinc.com

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NOTES:

1. The intent of this restoration plan is to show the general progression of site restoration as it relates to planned excavation phases. Minor variations in the limits of restoration may be necessary to accommodate sloping and the transition of working faces between excavation phases.
2. Adequate restoration bonding shall remain in place to accommodate the actual undisturbed site area at any particular time.
3. It is recommended that final restoration grading be coordinated with spring and fall planting seasons to permit rapid establishment of vegetative cover on restored slopes.
4. See sheet 10 for restoration planting details.

RESTORATION PLAN

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: 1" = 100'	DESIGN: DJH
SHEET: 13 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

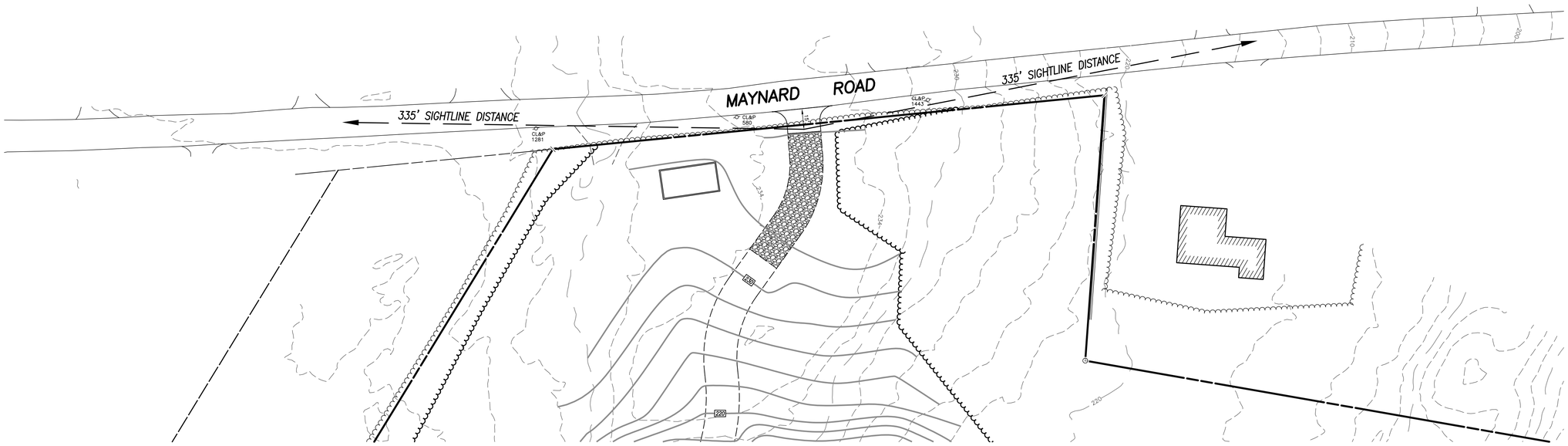
CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

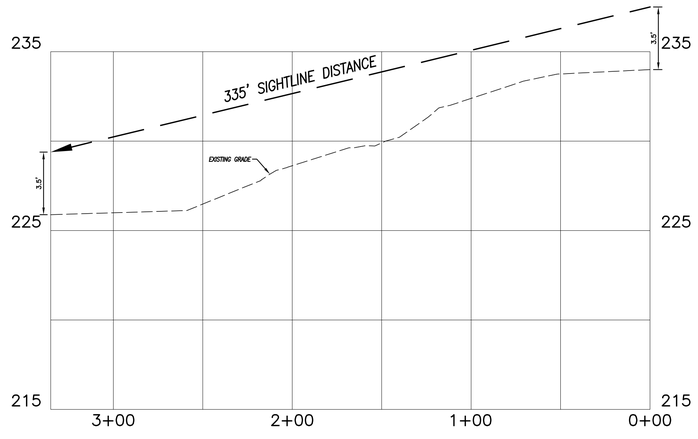
CHAIRMAN DATE

ENGINEER DATE

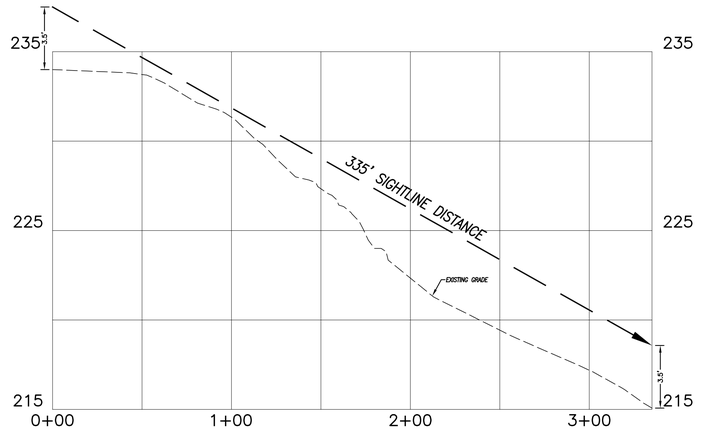
J:\173081\Drawings\13 RESTORATION.dwg Mar 13, 2020 - 4:02 PM



PLAN VIEW
SCALE: 1" = 40'



WESTERLY SIGHTLINE PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



EASTERLY SIGHTLINE PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

SIGHTLINE DEMONSTRATION PLAN No. 1
FOR PASSENGER VEHICLES
PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 14 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

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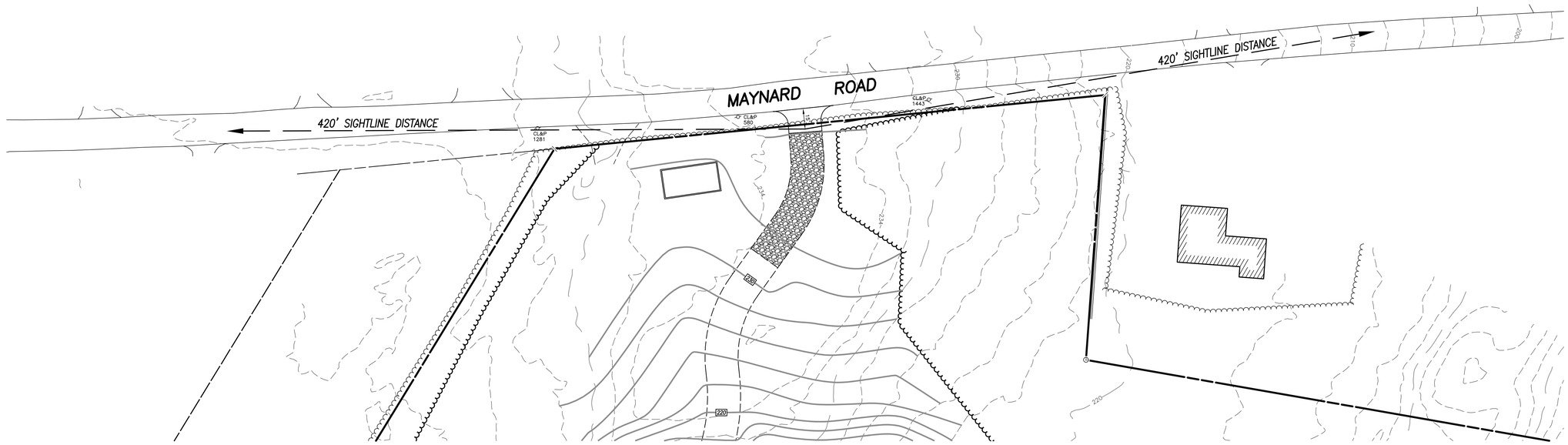
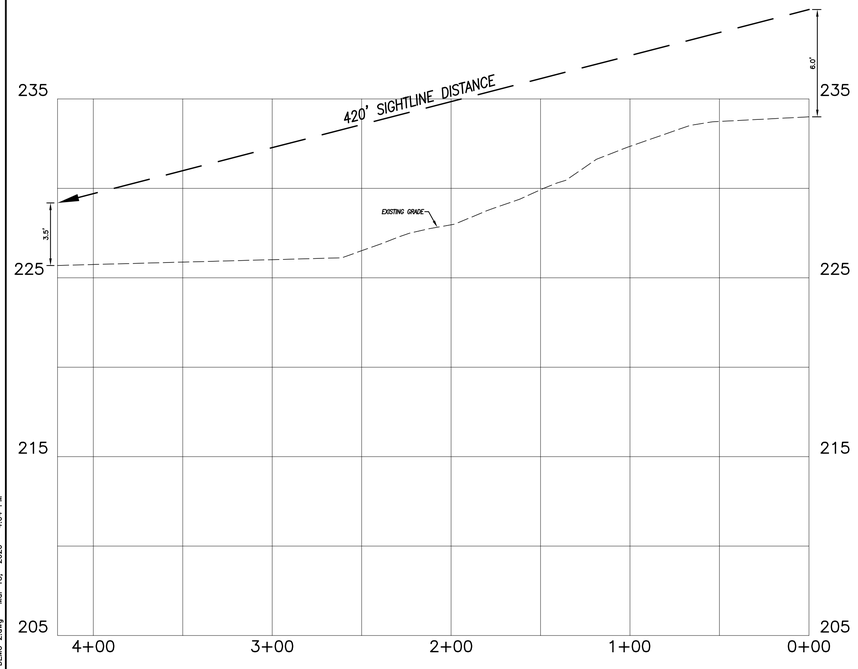


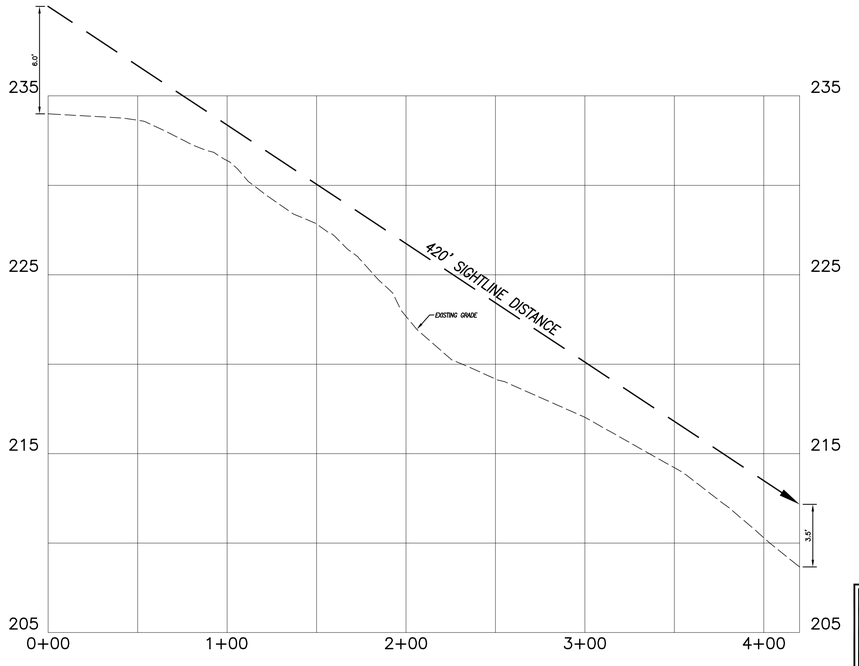
PLAN VIEW

SCALE: 1" = 40'



WESTERLY SIGHTLINE PROFILE

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



EASTERLY SIGHTLINE PROFILE

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

HORIZONTAL SCALE IN FEET
40 20 0 40
4 2 0 4
VERTICAL SCALE IN FEET

ENGINEER DATE

REVISIONS	
DATE	DESCRIPTION
11/14/2019	SIGHTLINE PLANS
2/10/2020	I.W. & ENGINEERING REVIEW
2/14/2020	HYDROGEOLOGIC REVIEW
3/12/2020	I.W. APPROVAL CONDITIONS

DATE: 10/2/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 15 OF 15	CHK BY: ---
DWG. No: HF 321	JOB No: 173081

SIGHTLINE DEMONSTRATION PLAN No. 2
FOR TRUCKS
PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F THE POTVIN FAMILY TRUST

MAYNARD ROAD
BROOKLYN, CONNECTICUT

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OFFICE OF SELECTMEN
TELEPHONE: 779-3411
TOWN CLERK
TELEPHONE: 774-9543
ASSESSOR
TELEPHONE: 774-5611
TAX COLLECTOR
TELEPHONE: 774-4072
JUDGE OF PROBATE
TELEPHONE: 774-5973

TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

RECEIVED
OCT 0 9 2019

Received Date _____ Publication 300-
Fee $ 250 State Fee ($60.00) 60
$5250

Application #SPG 19-004
Check # 13633

APPLICATION FOR GRAVEL BANK
SPECIAL PERMIT

Name of Applicant Strategic Commercial Realty, Inc., d/b/a Rawson Materials Phone 860-963-6584
Mailing Address 6 Kennedy Drive, Putnam, CT 06260
Relation owner of mineral/mining rights on subject properties

Property Owner River Junction Estates LLC Phone 860-919-6413
Mailing Address 204 Munyan Road, Putnam, CT 06260

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David J. Held, P.E., L.S. Phone 860-230-0856 Fax 860-230-0860

Name of Attorney Harry Heller, Heller, Heller & McCoy
Address 736 Norwich-New London Turnpike, Uncasville, CT 06382
Phone 860-848-1248 Fax _____

Property address Rukstela Road
Property Location Southerly of Rukstella Road
Map # 21/30 Lot # 7/16 Zone RA Total Acres 206+/-

Maximum Area :
Acres of Gravel Removal 30 Cubic Yards of Gravel Removal 1,945,000 CY

Is Application for Renewal? Yes ____ No X If Yes, Amount Removed Last Year _____
Original Date of Issuance of Permit _____ Issued To: _____

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

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 10/1/19

Owner: Allan R Rawson Date 10/2/19

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

EARTH EXCVATION AND REMOVAL
CHECK LIST

The following items are required as a part of the excavation plan. Note these are minimum requirements. Other information may be required based on your application

__X__ Contours at 2 ' intervals

For renewals:
_____Contours as of original permit approval
-------Contours as of date of survey(updated to present) stamped by a licensed land surveyor

__X__ Amount of material to be removed
For Renewals:
_____ Amount of material originally approved to be removed
-------- Amount of material removed to date, by an annual accounting for each 12 month period of the permit
_____ Amount of material to be removed during the next year
_____ Date the permit will next expire if not renewed.

__X__ Maximum depth of excavation
__X__ Depths to water table
__X__ Note measures to be used to protect the water table
__X__ Location of any stock piles

__X__ Areas to be restored
__X__ Restoration Plan

__X__ Erosion and Sediment Control Plan
__X__ Erosion and Sediment Control Narrative

__X__ Erosion and Sediment Control Bond
For renewals:
_____ Amount of bond that has been filed
_____ Verification of Erosion and Sedimentation control measures

__X__ Traffic pattern within the site
____ Will any trucks be repaired on site if so, where
__X__ Location of fueling pad
____ Will any equipment or trucks be stored on site
____ If so , locate on site
__X__ Average number of trips per day
__X__ Maximum number of trips per day
__X__ Note trucks will be covered when leaving the site

_____ Processing equipment if any and usage
_____ Amount of processing too be done
_____ Per year
_____ Per month

____ How will noise issues be addressed
__X__ How will dust issues be address
__X__ Calcium chloride __X__ water _____ at what frequency
__X__ Description of the project, trucks/day, days and hours of operation, completion date etc
__X__ Phasing plan
__X__ Time frame for project

_____Site inspection by staff
_____ Compliance with Article 5 Special Permit
_____ Compliance with Article13 Gravel Banks
For Renewals:
_____ Inland Wetlands Permit if required
_____ Archeological review
_____ DEP Permit if required

Other items to review

Bond amount may need to be updated regarding the following:

_____ Erosion and Sediment Control
_____ Restoration Plan

Inspections will be done through out the year on a Quarterly basis to insure compliance with the original plan and any conditions of renewal

Provost & Rovero, Inc.

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P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

October 9, 2019

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

RE: Rawson Materials – River Junction Estates, LLC Property – Brooklyn, CT
P&R Job No. 183028

Dear Ms. Roberson:

Attached, please find a special permit application and supporting information for a proposed sand and gravel excavation on 206+/- acres owned by River Junction Estates, LLC. The subject property is shown as lot 7 on assessor map 21 and lot 16 on assessor map 30. Strategic Commercial Realty, Inc., d/b/a Rawson Materials (Rawson) is the owner of mineral/mining rights on these properties. Application materials submitted herewith are as follows:

1. Gravel bank special permit application form.
2. $5,610.00 application fee.
3. 5 copies of site plans dated September 27, 2019.
4. Amended and Restated Stipulation and Settlement Agreement between Rawson Materials and the Town of Canterbury.

As you know, the subject property was previously approved for excavation which would have resulted in the creation of two permanent ponds and was actively mined until a cease and desist order was issued by the town approximately six years ago. Since that time, the property has not been further mined and no earthwork or grading activities have been performed by the applicant on this property.

Based on our pre-application meeting and site inspection, Rawson will agree as a condition of approval of this permit application to complete temporary grading measures on the previously mined areas to alleviate concerns about steep slopes. This work would be completed prior to the removal of any material from the site.

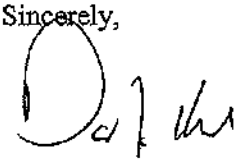
The proposed westerly excavation area is being considered by Nextera Energy for the placement of solar panels as part of the Quinebaug Solar Project. Excavation of this area by Rawson would be required to create suitable grades for the installation of solar panels. Because of the likelihood of this reuse of the westerly excavation area, two alternate restoration plans have been provided to allow Rawson the flexibility to restore the site either for solar development or the creation of two permanent ponds.

All material excavated from this site will be transported to Laframboise Sand & Stone on Wauregan Road in Canterbury for processing and will be subject to the provisions in the Amended and Restated Stipulation and Settlement Agreement between Rawson Materials and the Town of Canterbury. As a result of this, there is no anticipated impact to existing truck traffic patterns on public roads in the Town of Brooklyn.

A restoration bond estimate of $9,500.00 per disturbed acre is proposed for restoration of the site. The bond amount is intended to include fine grading the site to receive topsoil, spreading topsoil/subsoil from an on-site stockpile and applying seed, mulch and fertilizer to establish a permanent vegetative cover.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.

PROPOSED GRAVEL EXCAVATION

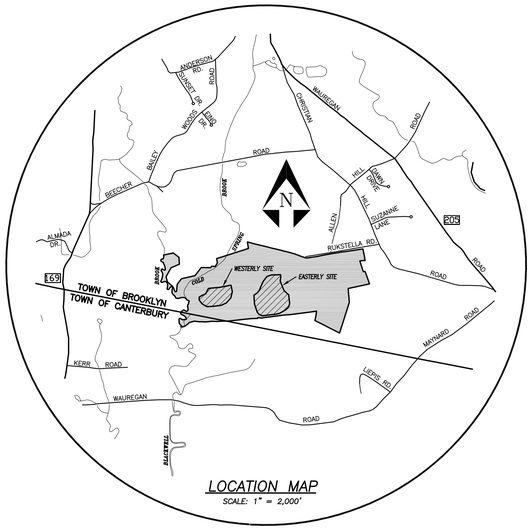
SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

APPLICANT:
STRATEGIC COMMERCIAL REALTY, INC., D/B/A RAWSON MATERIALS
6 KENNEDY DRIVE
PUTNAM, CT 06260

OWNER:
RIVER JUNCTION ESTATES, LLC
204 MUNYAN ROAD
PUTNAM, CT 06260

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE



LOCATION MAP
SCALE: 1" = 2,000'

INDEX TO DRAWINGS

PREPARED BY:

Provost & Rovero, Inc.

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REVISIONS	
DATE	DESCRIPTION
11/5/2019	I.W. COMMENTS
11/12/2019	I.W. AGENT COMMENTS
12/10/2019	REGULATED AREA
1/15/2020	WESTERLY EXCAVATION AREA
2/14/2020	HYDROGEOLOGIC REVIEW

SEPTEMBER 27, 2019

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

ENGINEER DATE

SHEET 1 OF 15
JOB NO: 183028
DWG NO: HF 332

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N

n/f
Strategic Commercial Realty, Inc.
Map 21, Lot 7-1

N 12°00'53" W
116.14'

N 23°29'41" E
45.00'

S 86°47'32" E
107.00'

N 30°20'44" E
100.00'

S 89°25'50" E
267.00'

N 38°13'52" E
265.00'

N 77°04'15" E
388.00'

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

FIELD

FIELD

FIELD

FIELD

G-8

G-9

B-1

B-2

B-3

B-4

B-5

EXISTING GRAVEL EXCAVATION

EXISTING GRAVEL EXCAVATION

FORMER MANURE DUMP PIT

CEMETERY

GRAVEL ROAD

GRAVEL ROAD

GRAVEL ROAD

THERESA HALL ROAD

TOWN OF BROOKLYN
TOWN OF CANTERBURY

n/f
River Junction Estates, LLC
Map 66, Lot 5

S 75°42'32" W
134.94'

N 82°45'36" W
114.70'

S 48°53'10" W
119.95'

N 89°05'11" W
216.80'

S 84°23'32" W
155.20'

N 89°02'26" W
144.31'

S 87°28'43" W
201.87'

N 88°24'25" W
65.69'

S 86°06'15" W
119.01'

S 83°32'24" W
302.18'

S 83°12'47" W
117.30'

S 84°24'55" W
181.29'

S 89°24'45" W
156.06'

S 31°02'58" W
30.59'

S 84°55'05" W
21.84'

N 38°39'53" W
11.63'

N 84°19'22" W
80.40'

S 83°10'29" W
198.88'

S 76°15'43" W
55.76'

S 83°03'08" W
279.44'

S 80°54'52" W
76.77'

S 83°30'10" W
31.87'

S 86°37'14" W
75.47'

S 87°37'49" W
47.09'

S 82°47'48" W
603.90'

100 50 0 100
GRAPHIC SCALE IN FEET

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;

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

   - This survey conforms to a Class "C" horizontal accuracy.
   - Topographic features conform to a Class "T-3" accuracy.
   - Survey Type: General Location Survey.

2. The subject parcels are shown as Map 21, Lot 7 and Map 30, Lot 16 per the town of Brooklyn assessor records.
3. Zone: RA.
4. Owner of record: River Junction Estates, LLC
   204 Munyan Road
   Putnam, CT 06260
5. The intent of this survey is to show existing conditions to support an excavation permit application.
6. Elevations based on NAVD 1988. Contours taken from aerial photogrammetry by WSP USA Inc. Contour interval = 2'.
7. Bearings shown hereon are referenced to CT State Plane Coordinates, NAD-83 (Epoch 2011).
8. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
9. Wetlands shown hereon were field delineated by Joseph Theroux in October and November, 2019.

MAP REFERENCES:

1. "Land of - River Junction Estates, LLC, Strategic Commercial Realty Inc. - and Canterbury Sand and Gravel - Wauregan Road and Rukstela Roads - Canterbury and Brooklyn, Connecticut - Scale: 1" = 100' - Dated: March 22, 2019 - Sheets 1-8 of 8 - WSP USA Inc."

GENERAL LOCATION SURVEY
EXISTING CONDITIONS PLAN
PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/5/2019	I.W. COMMENTS
11/12/2019	I.W. AGENT COMMENTS
12/10/2019	REGULATED AREA
1/15/2020	WESTERLY EXCAVATION AREA
2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 100'	DESIGN: DJH
SHEET: 2 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

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

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

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

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Structural • Mechanical • Architectural Engineering
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Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
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N

n/f
Strategic Commercial Realty, Inc.
Map 21, Lot 7-1

WETLANDS

FIELD

PHASE 3W
(POND)
2.0 AC.
47,000 C.Y.

PHASE 2W
3.7 AC.
157,000 C.Y.

PHASE 1W
3.7 AC.
126,000 C.Y.

PHASE 1E
4.9 AC.
203,000 C.Y.

PHASE 2E
5.0 AC.
204,000 C.Y.

PHASE 3E
4.9 AC.
320,000 C.Y.

PHASE 4E
3.9 AC.
193,000 C.Y.

PHASE 5E
(POND)
8.1 AC.
300,000 C.Y.

PROPOSED WIDENED HAUL ROAD

175' REGULATED AREA

DAVIS ROAD

FORMER MANURE DUMP PIT

CEMETERY

TOWN OF BROOKLYN
TOWN OF CANTERBURY

n/f
River Junction Estates, LLC
Map 66, Lot 5

PROPOSED FUELING PAD

GRAVEL ROAD

ALL EXCAVATED OR IMPORTED MATERIAL SHALL LEAVE OR ENTER THE SITE VIA THE "PINEDALE HAUL ROAD". EXCAVATED MATERIAL SHALL BE TRANSPORTED OFF SITE FOR PROCESSING IN CANTERBURY.

"PINEDALE HAUL ROAD"

B-1 B-2 B-3 B-4

A A-2 B B-2 C C-2 D

G-8

100 50 0 100
GRAPHIC SCALE IN FEET

KEY MAP AND PHASING PLAN

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/5/2019	I.W. COMMENTS
11/12/2019	I.W. AGENT COMMENTS
12/10/2019	REGULATED AREA
1/15/2020	WESTERLY EXCAVATION AREA
2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 100'	DESIGN: DJH
SHEET: 3 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

ENGINEER DATE

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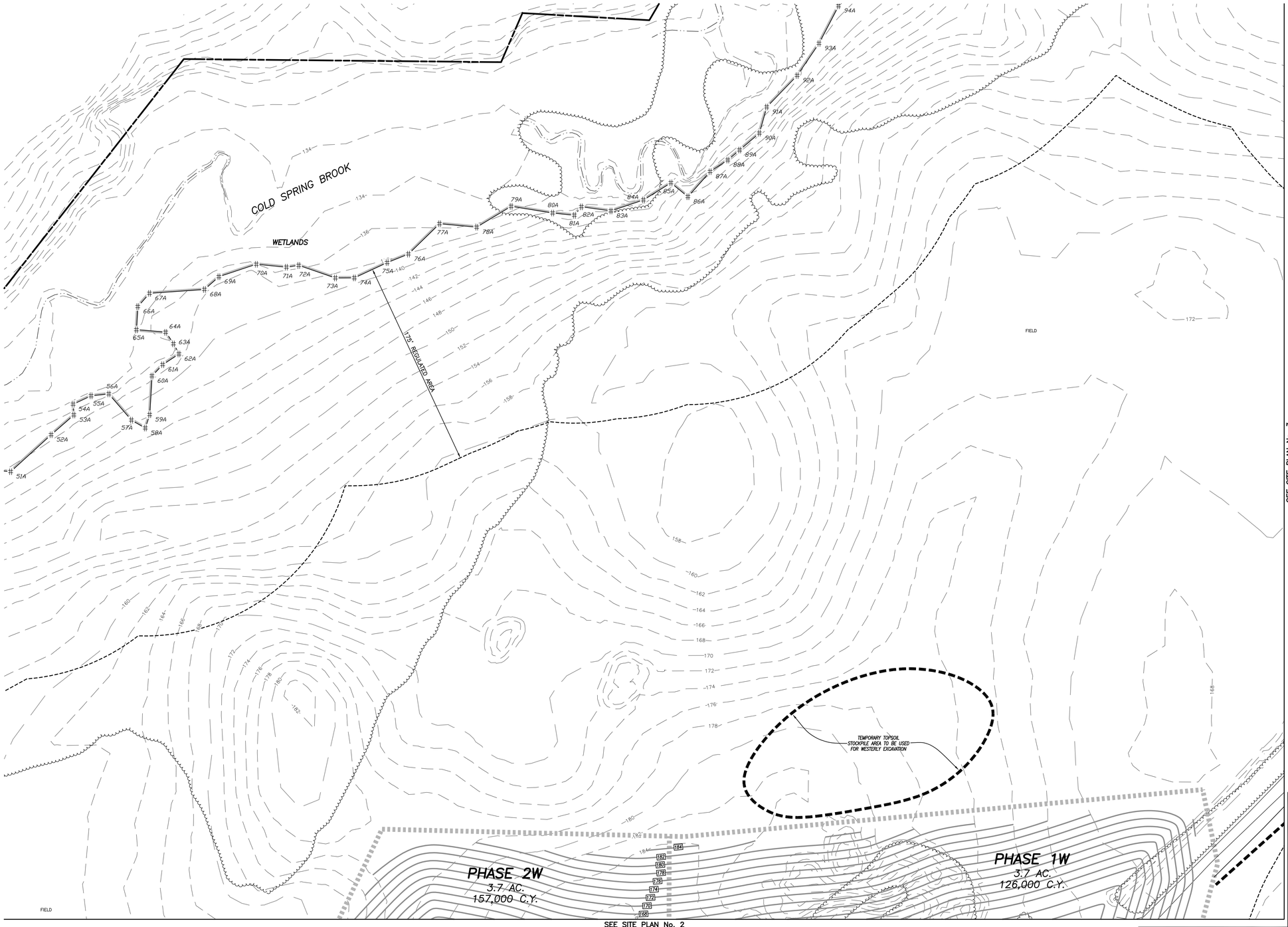

N

40 20 0 40

GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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Certified Soil Scientist Date

ENGINEER DATE

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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

SITE PLAN No. 1

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

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SEE SITE PLAN No. 1

PHASE 1W
3.7 AC.
126,000 C.Y.

PHASE 2W
3.7 AC.
157,000 C.Y.

PHASE 3W (POND)
2.0 AC.
47,000 C.Y.

175' REGULATED AREA

WETLANDS

WETLANDS

TOWN OF BROOKLYN
TOWN OF CANTERBURY

SEE SITE PLAN No. 4

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
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CHAIRMAN DATE

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ENGINEER DATE

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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 5 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

SITE PLAN No. 2

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

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N

40 20 0 40

GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

SITE PLAN No. 3

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 6 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

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CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
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CHAIRMAN DATE

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ENGINEER DATE

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SEE SITE PLAN No. 3

SEE SITE PLAN No. 2

SEE SITE PLAN No. 6

PHASE 2E
5.0 AC.
204,000 C.Y.

PHASE 5E (POND)
8.1 AC.
300,000 C.Y.

PHASE 3E
4.9 AC.
320,000 C.Y.

PHASE 4E
3.9 AC.
193,000 C.Y.

WETLANDS

175' REGULATED AREA

WETLANDS

BITUMINOUS CURB (TYP)

PROPOSED PAVED FUELING PAD

TOWN OF BROOKLYN
TOWN OF CANTERBURY

ALL MATERIAL EXCAVATED FROM THIS SITE SHALL BE TRANSPORTED OFF SITE FOR PROCESSING IN CANTERBURY VIA THE "PINEDALE" HAUL ROAD.

"PINEDALE" HAUL ROAD

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
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CHAIRMAN DATE

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Certified Soil Scientist Date

ENGINEER DATE

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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 7 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

SITE PLAN No. 4

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

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SEE SITE PLAN No. 3

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- 200 EXISTING INDEX CONTOUR
- 202 EXISTING CONTOUR
- EXCAVATION PHASE LINE
- 200 PROPOSED CONTOUR
- 200 PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

175' REGULATED AREA

WETLANDS

PHASE 1E
4.9 AC.
203,000 C.Y.

PHASE 2E
5.0 AC.
204,000 C.Y.

SEE SITE PLAN No. 6

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

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Certified Soil Scientist Date

ENGINEER DATE

SITE PLAN No. 5

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 8 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

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SEE SITE PLAN No. 5

SEE SITE PLAN No. 4

N

40 20 0 40

GRAPHIC SCALE IN FEET

LEGEND

- BORING
- INLAND WETLAND FLAG
- EXISTING TREE LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXCAVATION PHASE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED SILT FENCE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

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Certified Soil Scientist Date

ENGINEER DATE

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DATE	DESCRIPTION
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2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 9 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

SITE PLAN No. 6

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
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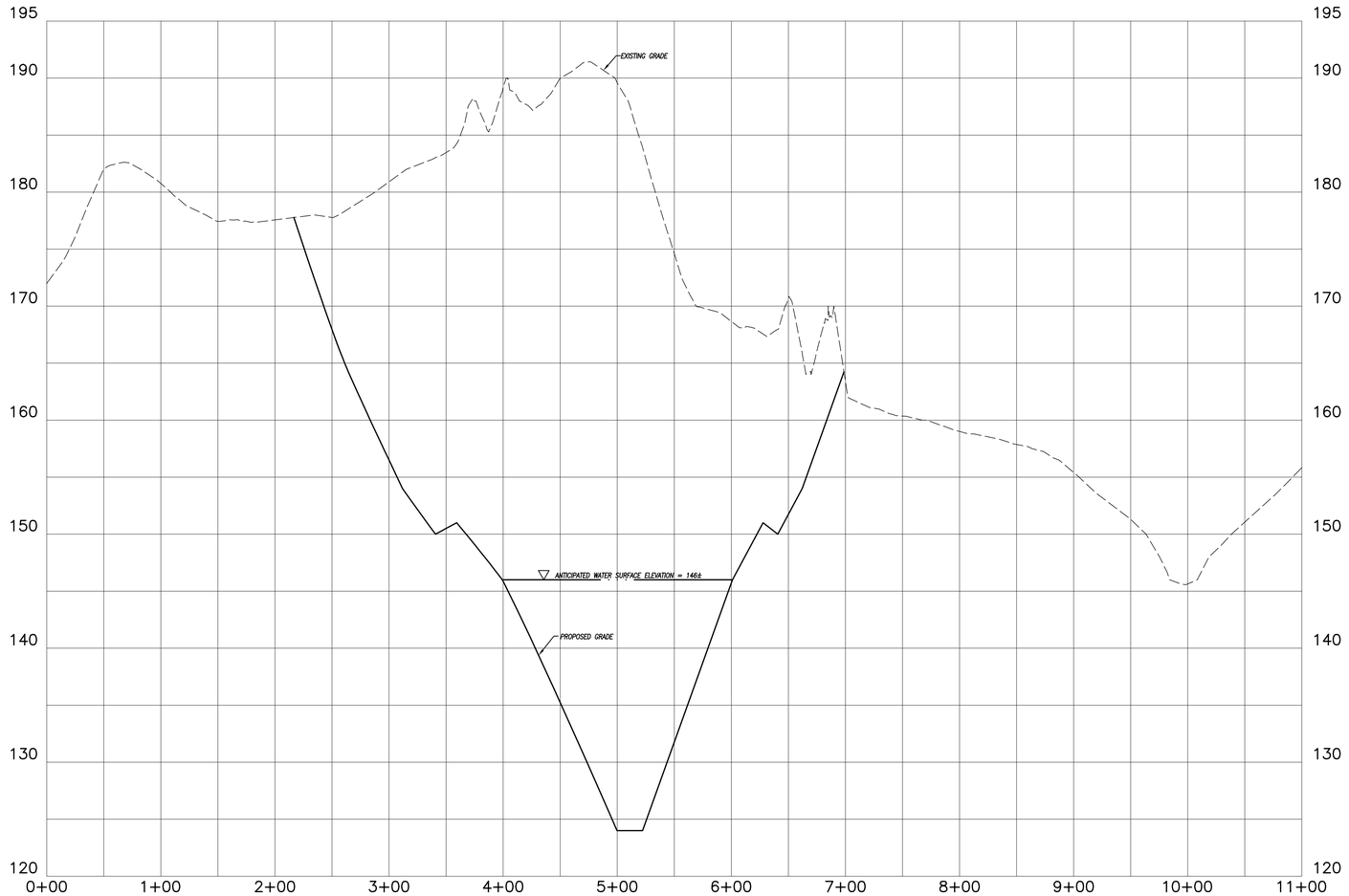

EXCAVATION CROSS SECTION A–A

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

ENGINEER DATE

EXCAVATION CROSS SECTION A-A

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

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DATE: 9/27/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
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DWG. No: HF 332	JOB No: 183028

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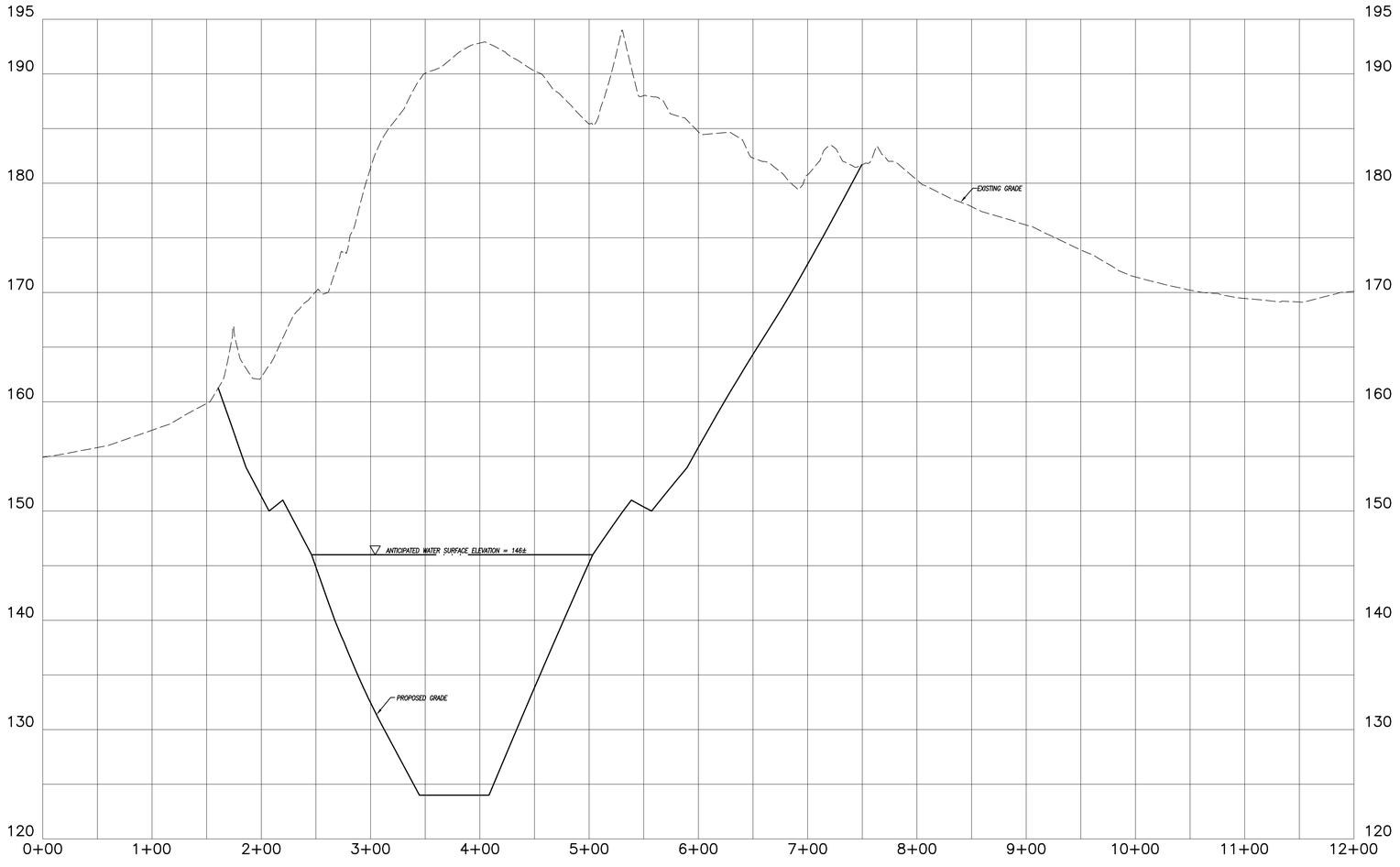

EXCAVATION CROSS SECTION B–B

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

EXCAVATION CROSS SECTION B-B

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

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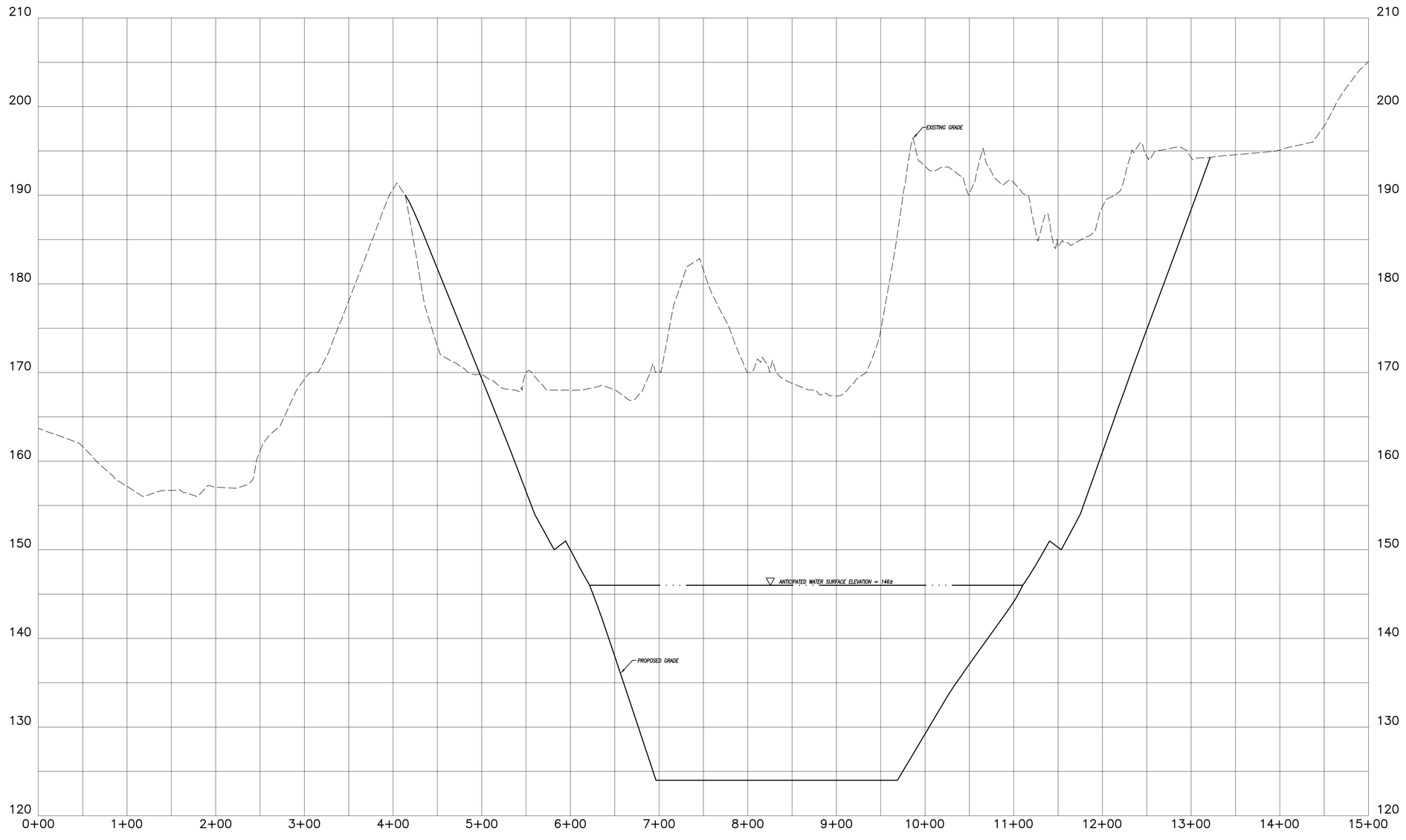

EXCAVATION CROSS SECTION C–C

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

EXCAVATION CROSS SECTION C-C

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

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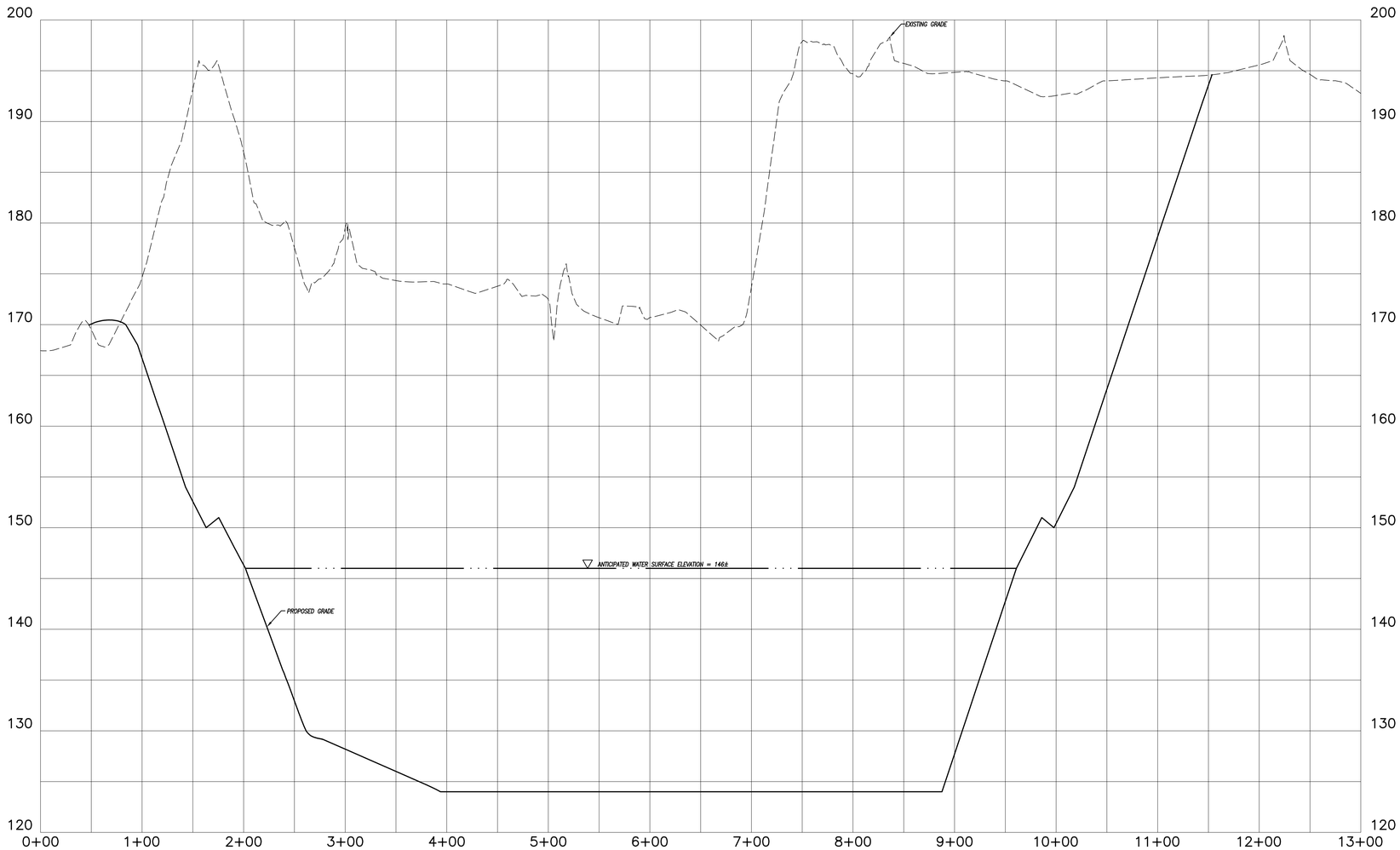

EXCAVATION CROSS SECTION D–D

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE IN FEET
60 30 0 60
6 3 0 6
VERTICAL SCALE IN FEET

EXCAVATION CROSS SECTION D-D

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

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ENGINEER DATE

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

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

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:

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

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

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

TIMING CONSIDERATIONS

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

SITE PREPARATION

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

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

SEEDBED PREPARATION

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

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

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

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

PERMANENT VEGETATIVE COVER:

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

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 24" or larger in any dimension will be removed or buried.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1. See note #5 under General Restoration Notes for seed mix requirements.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

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

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated.

Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

– Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
– Route traffic patterns within the site to avoid existing or newly planted vegetation.
– Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
– Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
– Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

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

– Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
– Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

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

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

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

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

– Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
– Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
– Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
– Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
– Grade and landscape around buildings and septic systems to divert water away from them.

EXCAVATION NOTES:

1. No blasting or on–site processing is anticipated for completion of the work shown. If blasting is required, the owner is responsible for obtaining all necessary permits.
2. The emergency contact for operations at this site is Jeffrey Rawson (860) 963–6584.
3. The allowable hours of operation shall be 7:00 AM to 6:00 PM, Monday through Friday and 7:00 AM to 12:00 noon on Saturday. No operations shall be allowed on Sundays, Christmas, New Years Day, Memorial Day, Fourth of July, Labor Day and Thanksgiving except by special permission of the Brooklyn Planning & Zoning Commission.
4. The owner and/or site operator shall provide adequate dust control to prevent any off–site nuisance. The preferred dust control measure is the application of water to vehicular travel areas.
5. The owner/operator shall install any necessary barricades or barriers to provide protection around the perimeter of open excavation faces and steep slopes.
6. Excavation operations shall be completed in accordance with all appropriate Mine Safety & Health Administration (MSHA) rules and regulations.
7. The proposed excavation shown hereon is anticipated to be completed over the course of several years. The time for completion of the project is dependent on market conditions and the capacity to process excavated materials at an off site location. The total amount of material to be excavated per the proposed grades shown hereon is approximately 330,000 CY in the westerly area and 1,221,000 CY in the easterly area. All useable material excavated will be transported off–site via the "Pinedale" haul road for processing and/or consumer sales. Over excavation of suitable sand and gravel material within the limits of disturbance shown hereon is allowable. Over excavation shall not include the blasting or removal of ledge rock. Silt from off site aggregate washing and processing shall be imported as necessary to establish final subgrade elevations. Such fill material shall only be imported from processing facilities operated by or under the control of Rawson Materials. No other materials may be imported to the site for use as fill.
8. The site operator is responsible for determining the most appropriate means and methods for excavating material in the applicable phase. In general, excavation shall begin with stripping and stockpiling of topsoil and subsoil (in undisturbed areas) which will be utilized for site restoration. Removal of material should begin with a downcutting technique to ensure complete internal drainage with the disturbed area (bowl effect). Excavation shall proceed until the entire excavation area has been brought to a floor elevation approximately 4 feet above the water table. Excavation of ponds shall then commence.
9. Final grading of permanent slopes (above pond water level) should be completed at the conclusion of excavation in the respective phase. A permanent vegetative cover should be established on permanent slopes during the first available spring or fall planting season following the completion of final slope grading.
10. All material excavated below the water table shall be sufficiently dewatered within the active excavation area to prevent the release of sediment laden water during transport of excavated material.
11. The entire site, including the active excavation area shall be maintained in a self–contained condition to prevent the discharge of sediment laden stormwater to undisturbed areas, adjacent properties or wetlands.
12. All trucks leaving the site and entering public roads shall have the loads covered.
13. Allowable truck trips onto public roads shall be governed by the Amended and Restated Stipulation and Settlement Agreement between the applicant and the Town of Canterbury. No material may be removed from or imported to the site over public roads in the Town of Brooklyn.

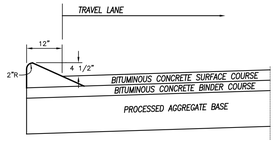
GENERAL RESTORATION NOTES:

The restoration requirements described below will be applicable to disturbed areas of the site which are no longer required for excavation, stockpiles, or ponds

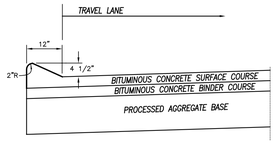
1. Restoration of disturbed areas shall take place following the completion of excavation or other work. Sufficient restoration bonding should be maintained as required by the Town to cover the restoration cost for disturbed/open site areas.
2. Final restoration shall begin with establishing the required subgrade elevations. Proposed grades shown are approximate and may be adjusted to match field conditions at the time of restoration. In general, all disturbed slopes shall be graded to a 30% maximum gradient.
3. Prepare the restoration area by spreading a 12" min. thickness (compacted) layer of silt or washing fines which shall be imported to the site. All imported silt/washing fines shall be stockpiled within the excavation area to prevent any erosion or sedimentation beyond the permitted excavation area.
4. Complete restoration by spreading on–site stockpiled topsoil to an approximate minimum thickness of 4" (compacted) and seeding for a permanent vegetative cover. On–site topsoil stockpiles may be supplemented with composted organic matter, wood chips and imported topsoil as necessary to provide a suitable planting medium.
5. Spread seed for a permanent vegetative cover over the prepared restoration area. The permanent vegetative cover may be a suitable wildlife habitat mix or the following mixture which is suitable for use in all locations:

Variety	Lbs/Acre
Switchgrass (Blackwell, Shelter, Cave–in–rock)	4.0
Big Bluestem (Niagra, Kaw)	4.0
Little Bluestem (Blaze, Aldous, Camper)	2.0
Sand Lovegrass (NE–27, Bend)	1.5
Bird's–foot Trefoil (Empire, Viking)	2.0
	TOTAL 13.5

6. Hay or straw mulch shall be utilized on 30% slopes to provide temporary stabilization during establishment of permanent vegetative cover. In general, no slopes greater than 30% will be allowable. In the event that steeper slopes are necessary in isolated locations to transition to existing natural grades, no slopes should be steeper than 2:1.
7. Fertilizer and lime shall be provided as required to establish a permanent vegetative cover based on laboratory soil testing results.
8. In lieu of the manual application of mulch and fertilizer, the restoration area may be planted with hydroseeding methods with a suitable tackifier, mulch and fertilizer mix.



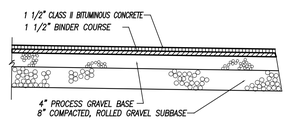
ALTERNATE 1 – CURB ON BINDER



ALTERNATE 2 – MONOLITHIC CONSTRUCTION

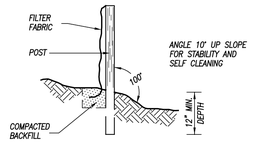
CAPE COD CURBING

NOT TO SCALE



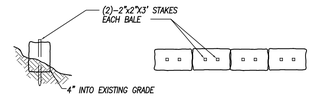
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



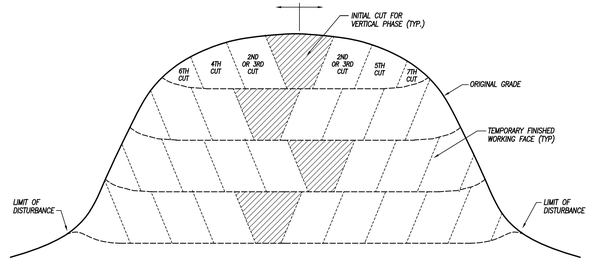
SILT FENCE

NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE



EXCAVATION PROGRESSES IN BOTH DIRECTIONS FOR ENTIRE LENGTH OF EACH VERTICAL SUBPHASE, STARTING AT BOTTOM OF INITIAL CUT. THEN AN INITIAL CUT IS MADE FOR THE SUBSEQUENT LOWER VERTICAL SUBPHASE AND THE PROCESS CONTINUES.

DETAIL SHOWING "DOWNCUTTING" EXCAVATION METHOD

NOT TO SCALE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

ENGINEER DATE

NOTES & DETAILS

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/5/2019	I.W. COMMENTS
11/12/2019	I.W. AGENT COMMENTS
12/10/2019	REGULATED AREA
1/15/2020	WESTERLY EXCAVATION AREA
2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 14 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

Provost & Rovero, Inc.

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

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

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N

n/f
Strategic Commercial Realty, Inc.
Map 21, Lot 7-1

WETLANDS

WETLANDS

FIELD

GRAVEL HAUL ROAD TO REMAIN IN PLACE

GRAVEL ROAD

FORMER MANURE DUMP PIT

PHASE 5E (POND)

FORMER MANURE DUMP PIT

WETLANDS

PHASE 3W (POND)

FIELD

WETLANDS

PHASE 1E

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 1E

PHASE 1W

FIELD

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 2W

PHASE 2E

POND EXTENTS SHOWN SHADED

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 2E

PHASE 2W

POND EXTENTS SHOWN SHADED

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 3E

WETLANDS

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 1W

PHASE 3E

TOWN OF BROOKLYN
TOWN OF CANTERBURY

WETLANDS

PHASE 4E

FINAL SLOPES ABOVE POND TO BE COMPLETED DURING PHASE 4E

n/f
River Junction Estates, LLC
Map 66, Lot 5

REMOVE PAVED FUELING PAD

CEMETERY

WETLANDS

GRAVEL ROAD

"DOUBLE WALL ROAD"

100 50 0 100
GRAPHIC SCALE IN FEET

RESTORATION PLAN

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION
LAND N/F RIVER JUNCTION ESTATES, LLC

SOUTHERLY OF RUKSTELLA ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/5/2019	I.W. COMMENTS
11/12/2019	I.W. AGENT COMMENTS
12/10/2019	REGULATED AREA
1/15/2020	WESTERLY EXCAVATION AREA
2/14/2020	HYDROGEOLOGIC REVIEW

DATE: 9/27/2019	DRAWN: DJH
SCALE: 1" = 100'	DESIGN: DJH
SHEET: 15 OF 15	CHK BY: ---
DWG. No: HF 332	JOB No: 183028

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: _____

CHAIRMAN DATE

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

ENGINEER DATE

Provost & Rovero, Inc.

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

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TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 2/18/2020 REV. 5/19/20 Check #_____ Application #ZRC 20-001

Application Fee: $250_____ State Fee: $60_____ Publication Fee: $600_____

Public Hearing Date_____ Commission Action_____ Effective Date_____

Name of Applicant BROOKLYN PLANNING AND ZONING Phone_____

Mailing Address 69 S. MAIN ST. BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) VARIOUS SECTION(S)_____

If more than one Article is requested please attach separate sheet for each one *SEE ATTACHED

PARAGRAPH TO CHANGE_____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

REASON FOR REQUEST:

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

1) Explanation: The purpose of this change is to allow accessory buildings in front yards by Special Permit. Pgs. 39,43,48,53,64,70

3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1 – Accessory Building

Now: Accessory buildings shall not be located in the front yard.

Proposed: Accessory buildings in the front yard are allowed by Special Permit in accordance with Sec. 9.D.

---

2) Explanation: The purpose of this change is to correct a typo in the Zoning Regulations. Pg. 44

3.C.2.4.5 Permitted Principle Uses in the RA Zone - Other Uses

Now: Earth Materials Processing in accordance with Section 6.B.2P.
Proposed: Earth Materials Processing in accordance with Section 6.P.

---

3) Explanation: The purpose of this change is to correct a numbering error. Pg. 71

4.D.2.1. Agricultural-Related Uses

Now:	Proposed:
5.	1.

---

4) 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.

5) *Explanation: The purpose of this change is to return the separation to groundwater and ledge that existed in the past previous set of Zoning Regulations. Pg. 142-144*

6.O.4.1 Standards for Excavation Operations

Now: The proposed language shall be inserted as Section 6.O.4.1. and all subsequent subsections (1-16) shall be renumbered accordingly.

Proposed: The minimum elevation of the excavation shall be no less than five feet above seasonal high groundwater and no less than 6 feet above ledge. Approval of the creation of a pond or water body requires a separate vote of the Commission.

---

6) *Explanation: The purpose of this change is to correct an oversight in the preparation of the Zoning Regulations. The Planning and Zoning Commission intended to remove all references to importation of material for processing. Pg. 149*

6.P.3.3 Standards for Earth Materials Processing

Now: All earth materials imported for processing must be clean as defined by CT DEEP and free from any solid waste.

Proposed: All processed materials must be clean as defined by CT DEEP and free from any solid waste.

---

7) *Explanation: The purpose of this change is to correct a numbering error. Pg. 164*

7.B.5.4 Surface Material

Now:	Proposed:
e.	a.
f.	b.
g.	c.

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date 6-1-2020

FEE $ 250.00
State Fee $ 60.00

Application # ZC 20-001

Check # _____

Public Hearing Date_____ Commission Action_____
Effective Date_____

Name of Applicant Jeff Weaver Phone 860 450 9432

Mailing Address P.O. Box 9, Brooklyn, CT

Applicants Interest in the Property Owner

Property Owner Jeff Weaver Phone 860-450 9432

Mailing Address P.O. Box 9, Brooklyn CT

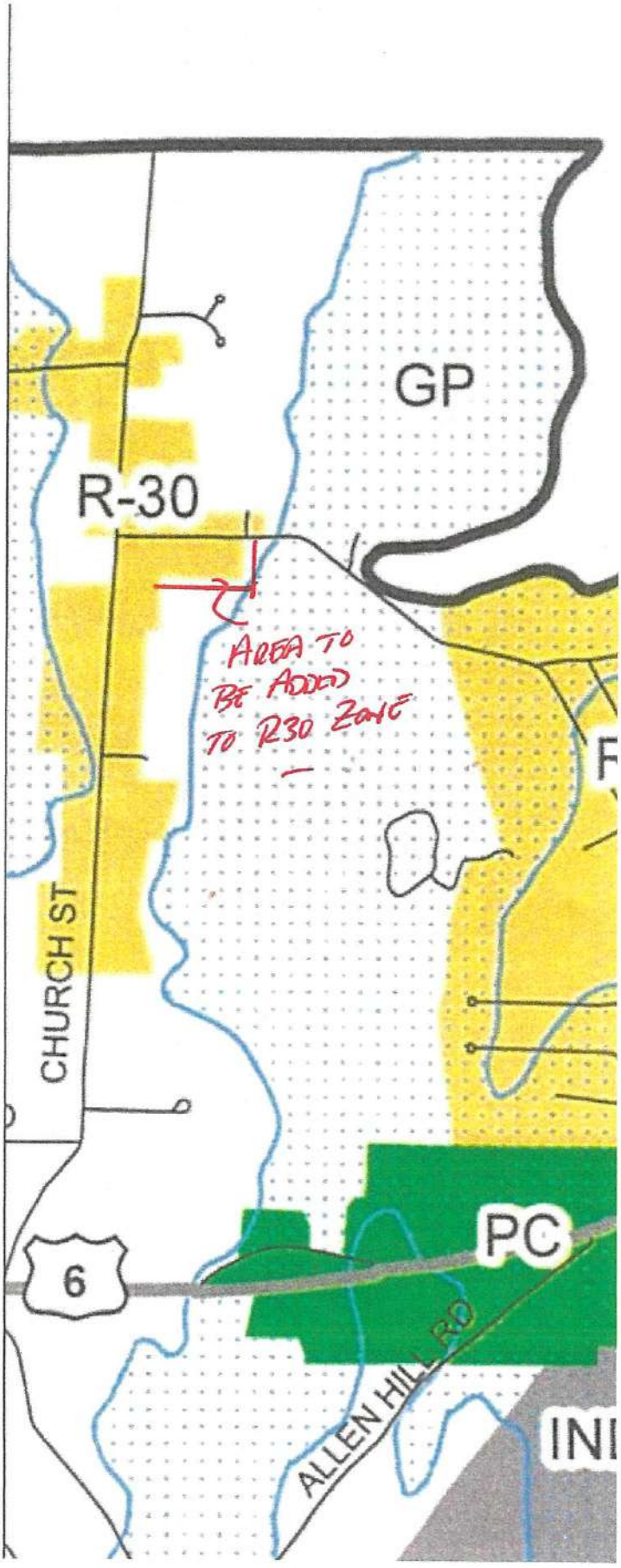
MAP 43 LOT 6 LOT SIZE_____
MAP _____ LOT_____ LOT SIZE_____
MAP _____ LOT_____ LOT SIZE_____
More lots , repeat above on separate sheet

ZONE: R10___ R30___ RA___ VCD___ NC___ RB___ PC___ I___

REQUEST CHANGE: FROM RA TO R30 - 1½ Acre
REQUEST CHANGE: FROM_____ TO_____
REQUEST CHANGE: FROM_____ TO_____
More changes , repeat above on separate sheet

REASON FOR REQUEST: As per Planner Request

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations


GP
R-30
AREA TO
BE ADDED
TO R30 ZONE
CHURCH ST
PC
6
ALLEN HILL RD

Day Street

EXISTING AREA OF R30 - 7± AC

AREA TO BE ADDED TO R30 ZONE 1± ACRE

N/F Regional Properties LLC Map 36 // Lot 64A

N/F William & Emily Macnamara Map 36 // Lot 61

N/F Richard Silverson Map 36 // Lot 10

N/F Jeffrey Weaver Map 45 // Lot 6-5

N/F Linda & Kaleb Sostre Map 45 // Lot 6-6

N/F Jeffrey Weaver Map 45 // Lot 6-7

Zone: R-30
Zone: RA

Proposed Lot 1
Area: 87,802 +/- Sq.Ft.
2.01 +/- Acres

Proposed Lot 2
Area: 30,724 +/- Sq.Ft.
0.71 +/- Acres

Proposed Lot 3
Area: 30,712 +/- Sq.Ft.
0.71 +/- Acres

Proposed Lot 4
Area: 30,809 +/- Sq.Ft.
0.71 +/- Acres

Proposed Lot 5
Area: 35,188 +/- Sq.Ft.
0.81 +/- Acres

Proposed Lot 6
Area: 112,665 +/- Sq.Ft.
2.59 +/- Acres

Proposed Access Easement in Favor of Lot 5

Remaining Land
Area: 2,826,584 +/- Sq.Ft.
58.41 +/- Acres
*Remaining Land Not to be Considered a Building Lot

Remaining Land
Area: 2,826,584 +/- Sq.Ft.
58.41 +/- Acres
*Remaining Land Not to be Considered a Building Lot

100 Year Flood Limits

Iron Pin (f)

Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996
   - This Survey conforms to a Class "A2" Horizontal Accuracy
   - Survey Type: Subdivision Plan
   - Boundary Determination: Reservey on Existing Boundary
     Original on Proposed Boundary
   - Intent: 6 Lot Subdivision
2. Total Lot Area = 60.70 Acres
   Total Area of Subdivision = 7.52 Acres
3. Zone = RA
4. Owner / Applicant = Jeffrey Weaver
   P.O. Box 9, Brooklyn, CT 06234
5. Parcel is shown as Lot 96 on Assessor's Map 648
6. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
7. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in April 2018
8. There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
9. Parcel does not lie within an aquifer protection area
10. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
11. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
12. Passive Solar Energy techniques were considered in the design of the subdivision

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

Paul M. Archer LLS #10015 — Date

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

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- ZONE LINE
- STONEWALL
- STONEWALL REMAINS
- UTILITY POLE
- 100 YEAR FLOOD LIMIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- PROPERTY POINT

REVISIONS	
5/26/2020	Access Right of way

Subdivision Plan
"6 Lot Subdivision"

Prepared For:

Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=50' (0 25 50 100)

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2340

Sheet No. 2 OF 6 | Project No. 1768 | Date: February 7, 2020

ARCHER Surveying LLC

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

RECEIVED
JUN 0 1 2020

SD20-001

Received Date _____ Application # SD _____
Check # 5219

APPLICATION FOR SUBDIVISON/RESUBDIVISION

Name of Applicant Jeff Weaver Phone 860 450-9432
Mailing Address P.O Box 9, Brooklyn CT
Applicants Interest in the Property OWNER

Property Owner Jeff Weaver Phone 860 450-9432
Mailing Address P.O. Box 9, Brooklyn CT

Name of Engineer/Surveyor Archer Surveying LLC
Address 18 Providence RD, Brooklyn CT
Contact Person Paul Archer Phone 775-2240 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision ✓ Re subdivision _____
Property location Day St
Map # 43 Lot # 6 Zone R30/RA Total Acres 60 ± Acres to be Divided 8 ±
Number of Proposed Lots 6 Length of New Road Proposed _____
Sewage Disposal: Private ✓ Public _____
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary _____ Storm _____
Water: Private _____ Public _____

Is parcel located within 500 feet of an adjoining Town? YES

The following shall accompany the application when required:
4.2.2 **Fee $** _____ **State ($60.00)** _____ 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
4.2.6 Erosion & Sediment Control Plans
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

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: Jeffrey A Weaver Date 5/22/20
Owner: Jeffrey A Weaver Date 5/22/20

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

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

March 31, 2020

Jeffrey Weaver
PO Box 9
Brooklyn, CT 06234

SUBJECT: FILE #20000161 – DAY STREET #, MAP #43, LOT #6, BROOKLYN, CT

Dear Jeffrey Weaver:

Upon review of the Subdivision Plan (ARCHER SURVEYING, LLC, PROJECT NO# AS 1033, DRAWN FEBRUARY 7, 2020) submitted to this office on 03/13/2020 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development.

Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots: 1,4, & 6 will require an Engineer's plan. Lots: 2, 3 & 5 will require a Surveyor's plan to be submitted to NDDH for review prior an Approval to Construct.
2. Proposed lots are based on 3 bedroom dwellings. If proposed number of bedrooms are increased, septic system designs must be updated per the Connecticut Technical Standards for subsurface sewage disposal standards.
3. If approved septic system area is relocated additional soil testing may be required.

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

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

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

Sincerely,

Sherry McGann, RS
Registered Sanitarian-NDDH

cc: Town of Brooklyn; Archer Surveying, LLC.; Keven Racine

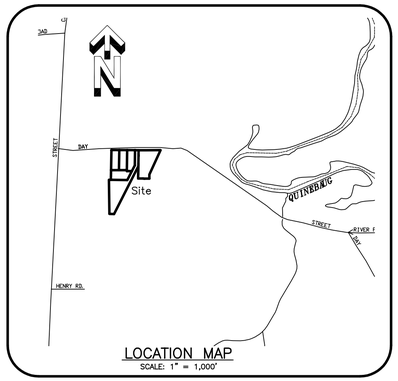
6 LOT SUBDIVISION

PREPARED FOR

Jeffrey Weaver

Day Street
Brooklyn, Connecticut

February 7, 2020



LOCATION MAP
SCALE: 1" = 1,000'

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per section 8.26C of the Connecticut General Statutes. Date: _____

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

Certified Soil Scientist

PREPARED BY

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

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
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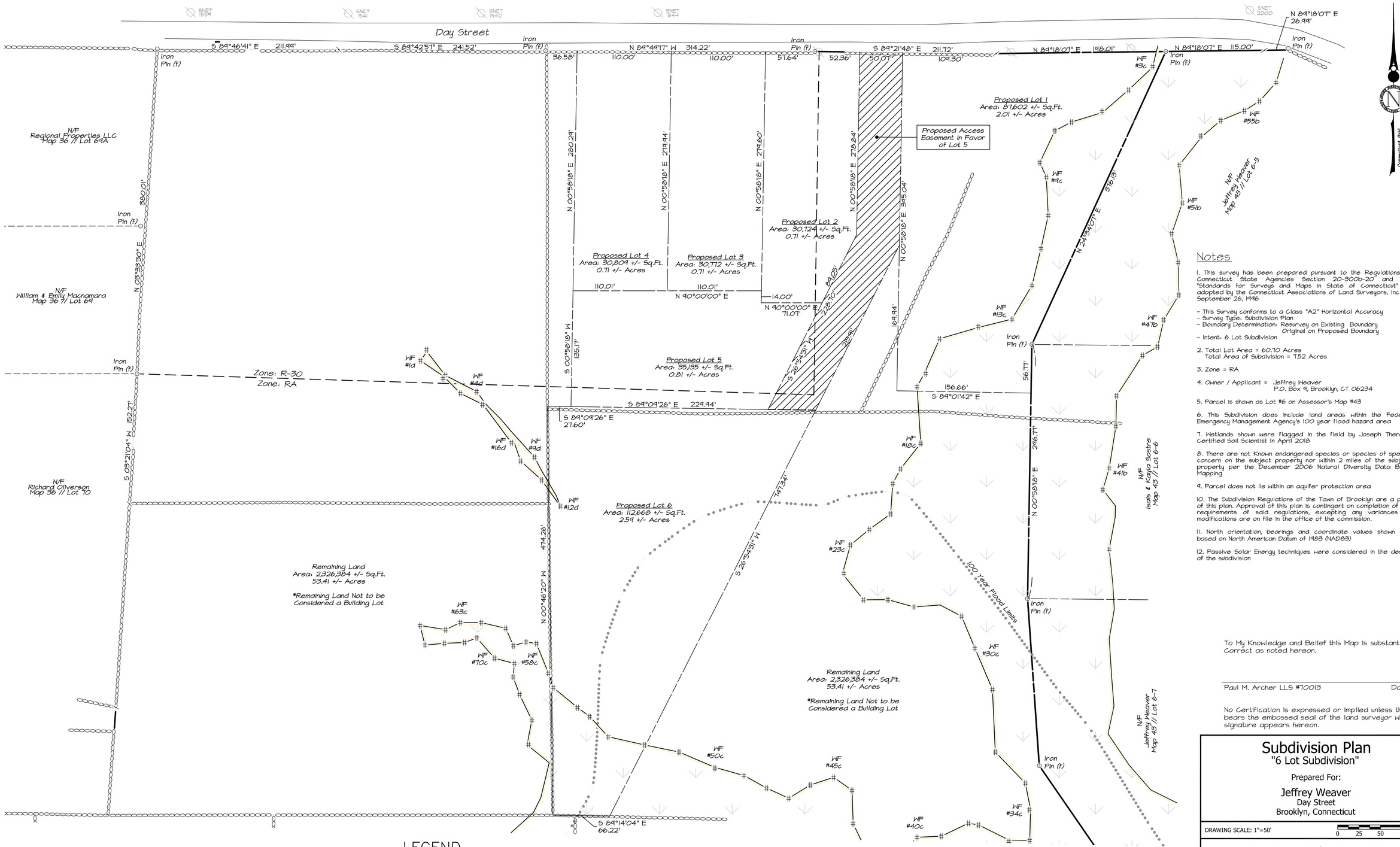
info@prorovinc.com
www.prorovinc.com

INDEX OF DRAWINGS



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 "A2" Horizontal Accuracy
   - Survey Type: Subdivision Plan
   - Boundary Determination: Resurvey on Existing Boundary
     Original on Proposed Boundary
   - Intent: 6 Lot Subdivision
2. Total Lot Area = 60.70 Acres
   Total Area of Subdivision = 7.52 Acres
3. Zone = RA
4. Owner / Applicant = Jeffrey Weaver
   P.O. Box 9, Brooklyn, CT 06234
5. Parcel is shown as Lot #6 on Assessor's Map #43
6. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
7. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in April 2018
8. There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
9. Parcel does not lie within an aquifer protection area
10. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
11. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
12. Passive Solar Energy techniques were considered in the design of the subdivision

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

Paul M. Archer LLS #10013 Date

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

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- ZONE LINE
- STONEWALL
- STONEWALL REMAINS
- UTILITY POLE (CL&P 1645)
- 100 YEAR FLOOD LIMIT
- EXISTING INDEX CONTOUR (100)
- EXISTING CONTOUR (100)
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- PROPERTY POINT

REVISIONS	
5/26/2020	Access Right of way

Subdivision Plan
"6 Lot Subdivision"

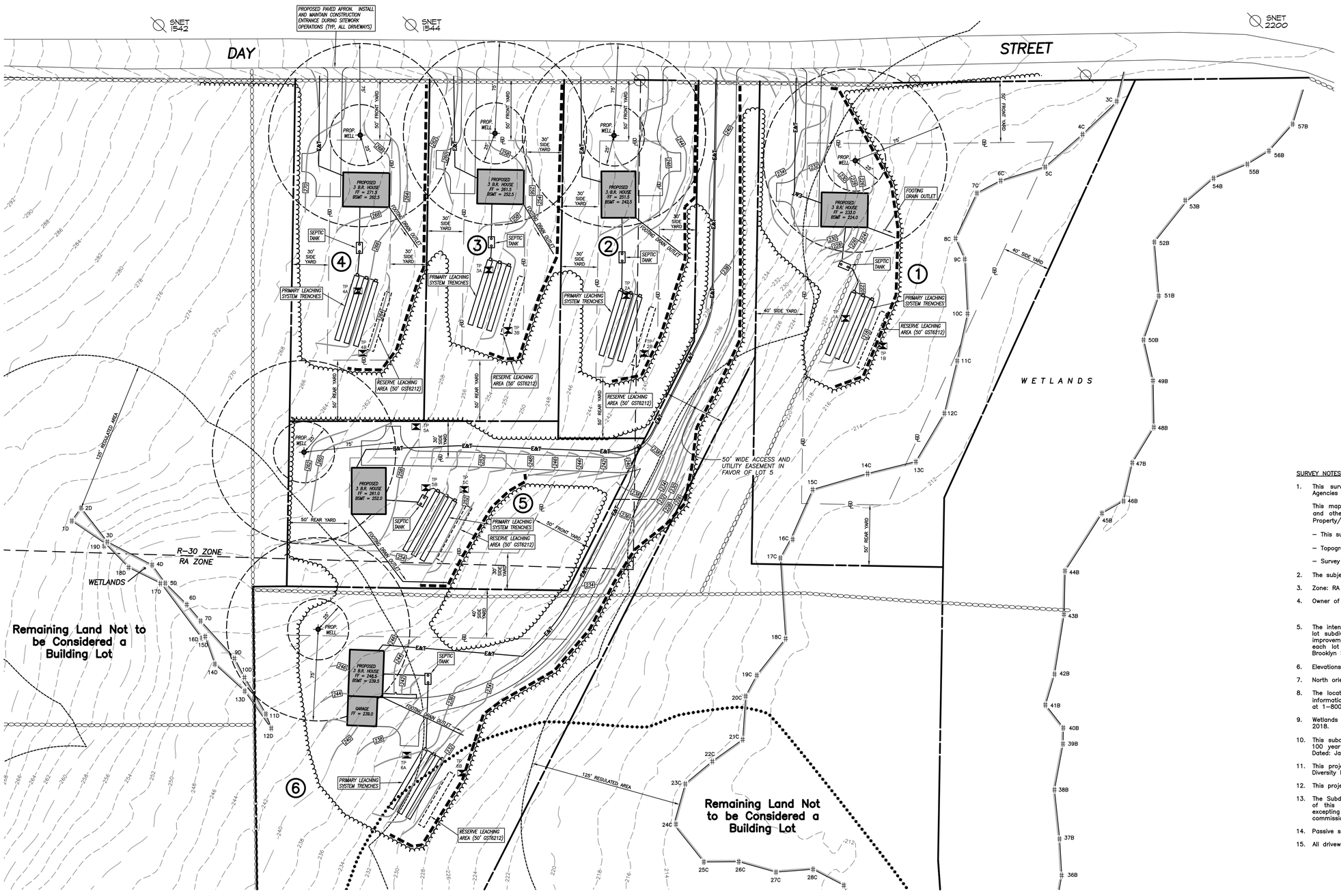
Prepared For:

Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=50' (0 25 50 100)

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

Sheet No.	Project No.	Date:
2 OF 6	1768	February 7, 2020



LEGEND

- TEST PIT
- WETLAND FLAG
- STONE WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UTILITIES
- PROPOSED CLEARING LIMITS
- PROPOSED SILT FENCE
- PROPOSED RETAINING WALL
- BUILDING SETBACK LINE
- 100 YEAR FLOOD ZONE

N

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 as amended on October 26, 2018;

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

   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2" accuracy.

   – Survey Type: General Location Survey.
2. The subject parcel is shown as lot #6, on assessor's map #43.
3. Zone: RA and R–30.
4. Owner of record: Jeffrey Weaver
   P.O. Box 9
   Brooklyn, CT 06234
5. The intent of this survey is to show conceptual development plans for each lot in a 6 lot subdivision. Proposed houses, wells, septic systems, driveways grading and other improvements are conceptual in nature and intended to demonstrate the suitability of each lot for development and compliance with the Brooklyn Zoning Regulations and Brooklyn Subdivision Regulations.
6. Elevations based on NAVD 1988. Contour interval = 2'.
7. North orientation is referenced to Connecticut State Plane Coordinates, NAD83.
8. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455.
9. Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in April, 2018.
10. This subdivision includes land areas within the Federal Emergency Management Agency's 100 year flood hazard area as shown on Flood Insurance Rate Map 090164 003 A, Dated: January 3, 1985.
11. This project is not located within an area of concern on the December 2019 Natural Diversity Data Base map for the Town of Brooklyn.
12. This project does not lie within an aquifer protection area.
13. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications which are on file in the office of the commission.
14. Passive solar energy techniques were considered in the design of this subdivision.
15. All driveways with slopes <10% are to be gravel surfaced.

Site Development Plan
"6 Lot Subdivision"

Prepared For:

Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=40' 0 40' 80'

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
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ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779–2240

REVISIONS	
DATE	DESCRIPTION

STATE OF CONNECTICUT DAVID J. HELD No. 24287 LICENSED PROFESSIONAL ENGINEER

3/12/2020
ENGINEER DATE

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

PAUL M. ARCHER LLS #70013 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

Sheet No.	Project No.	Date:
3 OF 6	AS 1033	February 7, 2020

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ARCHER Surveying LLC

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

DEVELOPMENT SCHEDULE: (Individual Lots):

1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
2. Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
3. Install construction entrance.
4. Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
5. Begin construction of the house, septic system and well.
6. Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
7. The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   - the fence has been overtopped, undercut or bypassed by runoff water,
   - the fence has been moved out of position (knocked over), or
   - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   - the barrier has been overtopped, undercut or bypassed by runoff water,
   - the barrier has been moved out of position, or
   - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

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

TIMING CONSIDERATIONS

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

SITE PREPARATION

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

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

SEEDBED PREPARATION

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

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

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

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

PERMANENT VEGETATIVE COVER:

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

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 24" or larger in any dimension will be removed or buried.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

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

KEEP LAND DISTURBANCE TO A MINIMUM

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

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

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

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

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

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

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

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

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Sherry McGann

WITNESSED BY: Northeast District Department of Health DATE: 1/27/2020

TEST PIT: 1A

0" - 12"	Topsoil
12" - 32"	OB Fine Sandy Loam
32" - 69"	GR Compact Gravelly Loamy Med Sand
69" - 82"	Ground Water

MOTTLES:	32"
GROUNDWATER:	69"
LEDGE:	NO
ROOTS:	26"
RESTRICTIVE:	NO

TEST PIT: 1B

0" - 11"	Topsoil
11" - 20"	BR Fine Sandy Loam
20" - 36"	TN Med Coarse Sand
36" - 82"	Ground Water

MOTTLES:	34"
GROUNDWATER:	36"
LEDGE:	NO
ROOTS:	20"
RESTRICTIVE:	NO

TEST PIT: 2A

0" - 6"	Topsoil
6" - 21"	RB/OB Fine Sandy Loam
21" - 42"	TN Med Loamy Sand
42" - 88"	GR Mod. Compact Gravelly Loamy Med Sand

MOTTLES:	42"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	33"
RESTRICTIVE:	NO

TEST PIT: 2B

0" - 6"	Topsoil
6" - 22"	RB/OB Fine Sandy Loam
22" - 40"	TN Med Loamy Sand
40" - 96"	GR Mod Compact Gravelly Loamy Med Sand

MOTTLES:	40"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	36"
RESTRICTIVE:	NO

TEST PIT: 3A

0" - 4"	Topsoil
4" - 23"	OB Fine Sandy Loam
23" - 36"	TN Fine Loamy Sand
36" - 96"	TN/GR Mod Compact Gravelly Loamy Med Sand

MOTTLES:	36"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	26"
RESTRICTIVE:	NO

TEST PIT: 3B

0" - 5"	Topsoil
5" - 11"	OB Fine Sandy Loam
11" - 40"	TN Fine-Med Loamy Sand
40" - 96"	GR Mod Compact Gravelly Loamy Med Sand

MOTTLES:	40"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	25"
RESTRICTIVE:	NO

TEST PIT: 4A

0" - 10"	Topsoil
10" - 21"	RB Fine Sandy Loam
21" - 31"	TN Fine Loamy Sand
31" - 90"	GR Compact Gravelly Loamy Fine Sand

MOTTLES:	31"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	31"
RESTRICTIVE:	NO

TEST PIT: 4B

0" - 7"	Topsoil
7" - 17"	RB Fine Sandy Loam
17" - 32"	TN Fine Loamy Sand
32" - 96"	GR/TN Compact Gravelly Loamy Med Sand

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	28"
RESTRICTIVE:	NO

TEST PIT: 5A

0" - 7"	Topsoil
7" - 36"	OB Fine Sandy Loam
36" - 52"	TN Fine Loamy Sand

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	52"
ROOTS:	29"
RESTRICTIVE:	NO

TEST PIT: 5B

0" - 8"	Topsoil
8" - 36"	OB/TN Fine Sandy Loam
36" - 96"	GR/TN Mod.Compact Gravelly Loamy Sand

MOTTLES:	36"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	30"
RESTRICTIVE:	NO

TEST PIT: 5C

0" - 6"	Topsoil
6" - 24"	OB Fine Sandy Loam
24" - 40"	TN Med Loamy Sand
40" - 98"	GR/TN Mod. Compact Gravelly Loamy Fine Sand w/ Cobbles, Stones, Boulders

MOTTLES:	40"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	36"
RESTRICTIVE:	NO

TEST PIT: 6A

0" - 7"	Topsoil
7" - 32"	RB Fine Sandy Loam
32" - 80"	GR Compact Gravelly Loamy med Sand w/ Cobbles, Stones

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	52"
ROOTS:	30"
RESTRICTIVE:	NO

TEST PIT: 6B

0" - 6"	Topsoil
6" - 34"	RB/OB Fine Sandy Loam
34" - 51"	GR Compact Gravelly Loamy Fine Sand

MOTTLES:	34"
GROUNDWATER:	NO
LEDGE:	51"
ROOTS:	34"
RESTRICTIVE:	NO

PERCOLATION DATA

PERC 1 - DEPTH 20"

TIME	Drop (Inches)
10:23	4.0
10:33	14.0
10:43	18.5
10:54	21.0 Dry

PERCOLATION RATE > 4.4 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

PERCOLATION DATA

PERC 2 - DEPTH 21"

TIME	Drop (Inches)
11:02	5.0
11:15	15.5
11:25	19.5
11:37	22.5 Dry

PERCOLATION RATE > 4 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

PERCOLATION DATA

PERC 3 - DEPTH 20"

TIME	Drop (Inches)
11:13	3.0
11:23	12.0
11:33	16.0
11:43	19.0
11:52	20.0 Dry

PERCOLATION RATE > 9 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

PERCOLATION DATA

PERC 4 - DEPTH 20"

TIME	Drop (Inches)
11:55	4.5
12:05	13.5
12:15	16.0
12:25	18.0

PERCOLATION RATE > 5 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

PERCOLATION DATA

PERC 5 - DEPTH 20"

TIME	Drop (Inches)
11:59	5.0
12:09	18.0
12:16	20.0 Dry

PERCOLATION RATE > 3.5 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

PERCOLATION DATA

PERC 6 - DEPTH 18"

TIME	Drop (Inches)
12:34	5.25
12:47	12.5
12:58	16.0
1:08	18.0

PERCOLATION RATE > 5 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 1/27/2020
PERFORMED BY Terre Hendricks

SEPTIC SYSTEM DESIGN CRITERIA

LOT 1
TP 1A & 1B
Depth to restrictive layer = 32 in.
Slope % = 9.5 %
Number of Bedrooms = 3
Percolation rate = 4.4 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

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

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'

LOT 2
TP 2A & 2B
Depth to restrictive layer = 40 in.
Slope % = 10.8 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 16 in.
System Size = 495 s.f.

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

18 x 1.50 x 1.00 = 27.0'

MLSS = 27.0'

LOT 3
TP 3A & 3B
Depth to restrictive layer = 36 in.
Slope % = 11.4 %
Number of Bedrooms = 3
Percolation rate = 9.0 min/in
Max. depth into exist. grade = 18 in.
System Size = 495 s.f.

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

20 x 1.50 x 1.00 = 30.0'

MLSS = 30.0'

LOT 4
TP 4A & 4B
Depth to restrictive layer = 31 in.
Slope % = 8.3 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 7 in.
System Size = 495 s.f.

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

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'

LOT 5
TP 5B & 5C
Depth to restrictive layer = 32 in.
Slope % = 12.9 %
Number of Bedrooms = 3
Percolation rate = 3.5 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

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

20 x 1.50 x 1.00 = 30.0'

MLSS = 30.0'

LOT 6
TP 6A & 6B
Depth to restrictive layer = 32 in.
Slope % = 9.5 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

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

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'

STATE OF CONNECTICUT DAVID J. HELD No. 24287 LICENSED PROFESSIONAL ENGINEER

3/12/2020
ENGINEER DATE

Detail Sheet No. 1
"6 Lot Subdivision"

Prepared For:

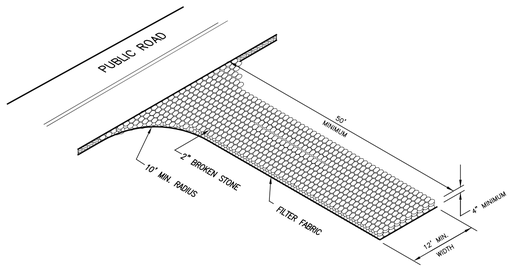
Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DRAWING SCALE: AS SHOWN

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

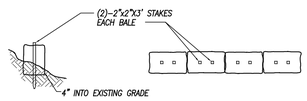
REVISIONS	
DATE	DESCRIPTION

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



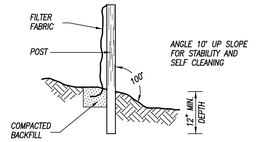
ANTI–TRACKING PAD

NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE

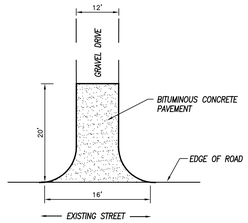


SILT FENCE

NOT TO SCALE

GRAVEL DRIVE DETAIL

NOT TO SCALE



PAVED APRON

SINGLE DRIVE

NOT TO SCALE

3/12/2020

ENGINEER DATE

Provost & Rovero, Inc.

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

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

REVISIONS

DATE	DESCRIPTION

Detail Sheet No. 2

"6 Lot Subdivision"

Prepared For:

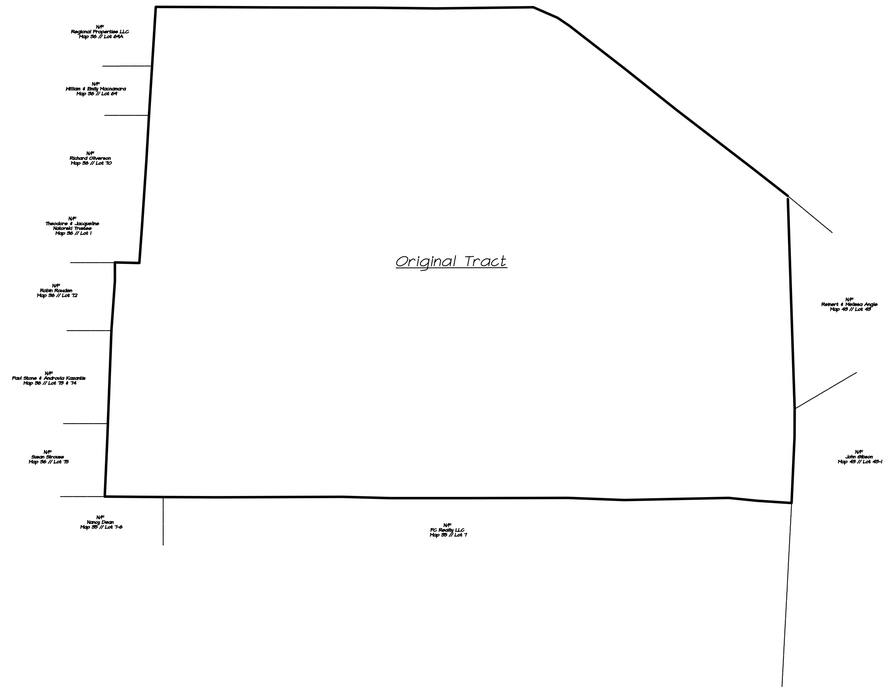
Jeffrey Weaver
Day Street
Brooklyn, Connecticut

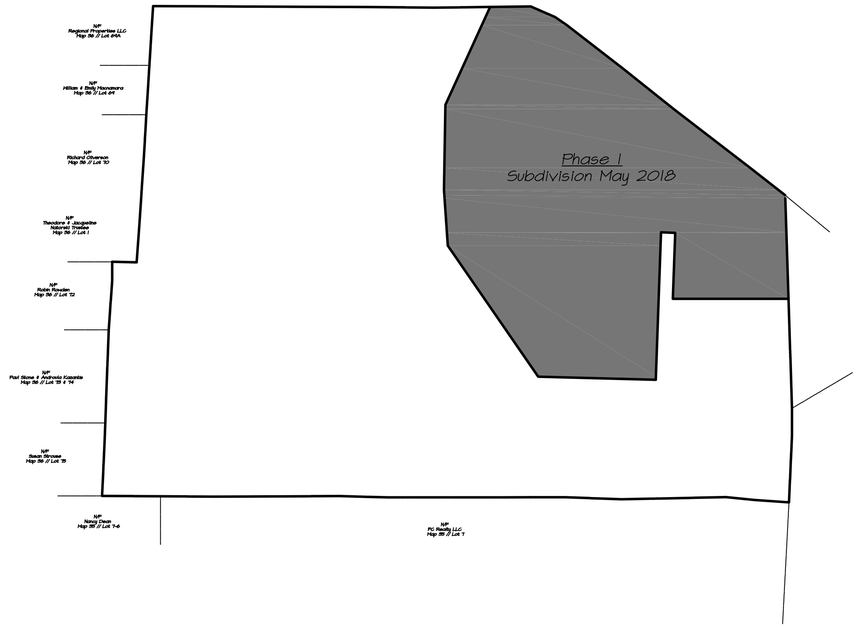
DRAWING SCALE: AS SHOWN

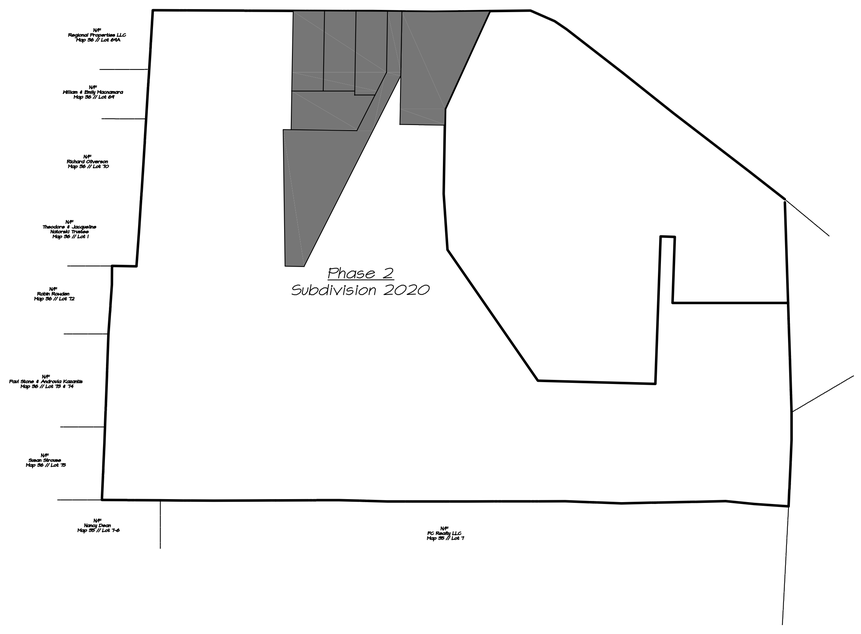
ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779–2240

Sheet No.	Project No.	Date:
5 OF 6	AS 1033	February 7, 2020

J:\2020\AS\Drawings\202016 SP archer revs.dwg







Grantor	Grantee	Date	Vol. / Pg.
	Michael & Sara Lancer	October 1969	48 / 266
Michael & Sara Lancer	Harold Lancer	July 1989	96 / 379
Harold Lancer	Harold Lancer Trustee	July 1997	184 / 89
Harold Lancer Trustee	Jeffrey Weaver	April 2018	608 / 299

REVISIONS	
DATE	DESCRIPTION

History Plan
"6 Lot Subdivision"

Prepared For:

Jeffrey Weaver
Day Street
Brooklyn, Connecticut

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

Sheet No.	Project No.	Date:
6 OF 6	1768	February 7, 2020

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Received Date _____ Application #SP_____
Check # 20678

APPLICATION FOR SPECIAL PERMIT (modification)

Name of Applicant NMA Architects Phone 732-455-3840
Mailing Address 3297 Route 66 Neptune, NJ 07753 Phone 848-219-3883

Name of Engineer/Surveyor n/a
Address
Contact Person Phone Fax

Name of Attorney n/a
Address
Phone Fax

Property location/address Walmart - 450 Providence Rd Brooklyn, CT 06234
Map# Lot# Zone Total Acres
Sewage Disposal: Private Public ✓ Existing Proposed
Water: Private Public ✓ Existing Proposed

Proposed Activity Re-striping of eight (8) wider pick up stalls for On-line Grocery Department

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town?

The following shall accompany the application when required:

Fee $ 310.00 **State Fee ($60.00)** _____ 3 copies of plans Sanitary Report N/A
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: Margaret Garton Higgins for NMA architects Date 5/26/2020
Owner: PRINCIPAL/AOR GABRIEL J MASSA RA, AIA Date 5/26/2020

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

May 26, 2020

Town of Brooklyn, CT Community Development
Clifford B. Green Memorial Building, Suite 22
69 South Main St.
Brooklyn, CT 06234

Attn: Jana Roberson

Ms. Roberson:

Please find attached the Application for Special Permit Modification for the Walmart On-Line Grocery Department in Brooklyn, CT.

With the growing number of people shopping on-line, there has been an extra need for additional services. We are requesting an additional 10 parking spaces so that Walmart can have the space to accommodate additional customers.

With the recent Covid 19 outbreak more people are grocery shopping on-line rather than physically shopping in the store and this request would help Walmart as well as the Community.

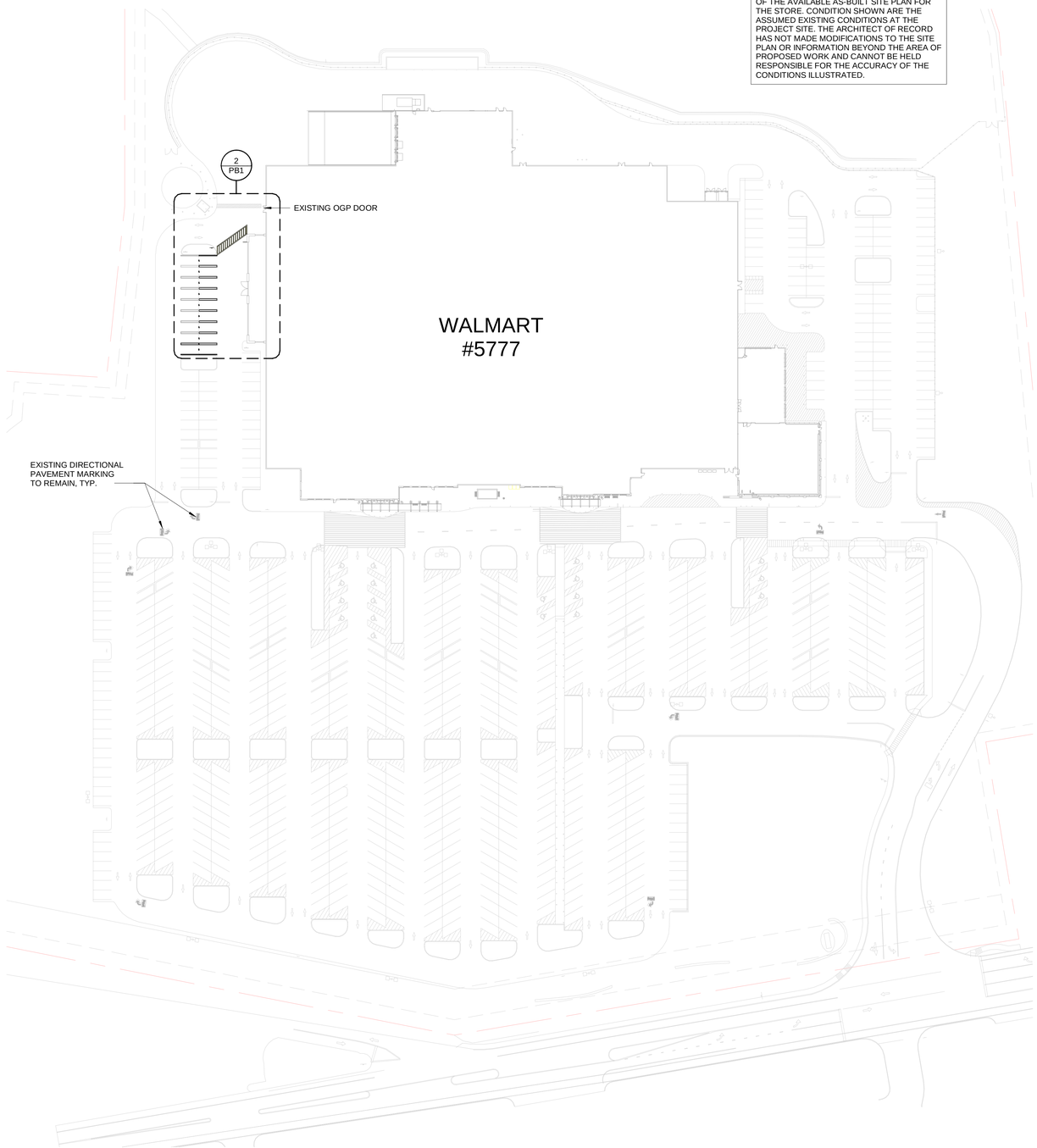
We respectfully request the Planning Board grant this modification in order to help the residents of Brooklyn, CT.

Thank you

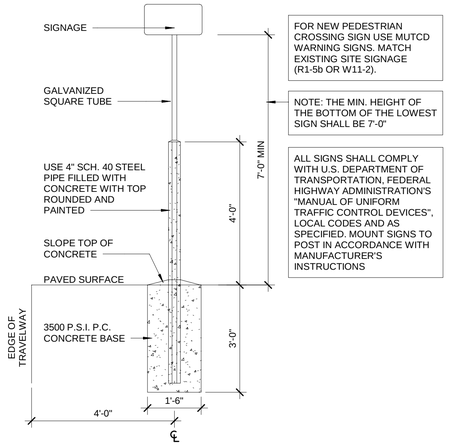
Margie Yarton-Higgins / Project Coordinator
mhiggins@mma-architects.com / d:732.455-3840 / c: 848-219-3883

Massa Multimedia Architecture
Studio B - 3297 Route 66 - Neptune, NJ 07753
732.918.2300
www.mma-architects.com

NOTE:
SITE PLAN SHOWN ON THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT SITE PLAN FOR THE STORE. CONDITION SHOWN ARE THE ASSUMED EXISTING CONDITIONS AT THE PROJECT SITE. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE SITE PLAN OR INFORMATION BEYOND THE AREA OF PROPOSED WORK AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

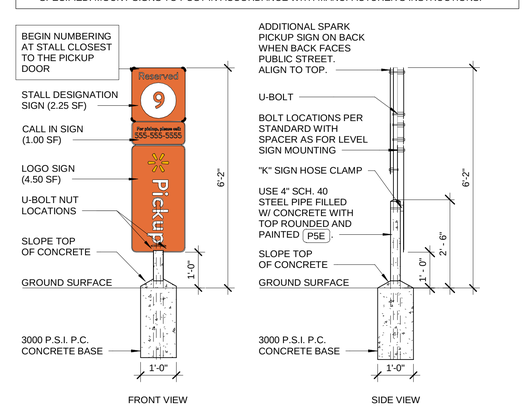


1 OVERALL SITE PLAN
1" = 60'-0"



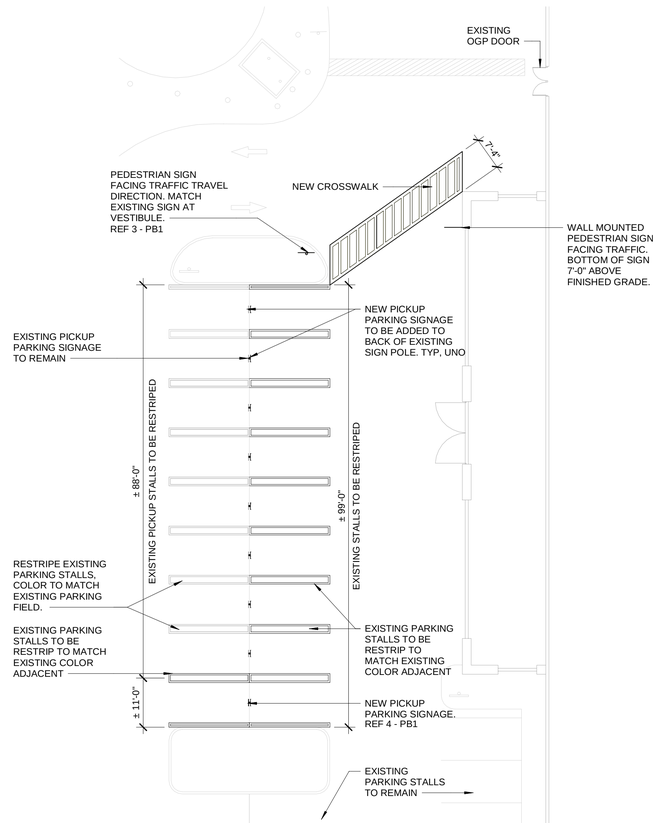
3 SITE SIGN WITH NEW BASE
1/2" = 1'-0"

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



TYPICAL PARKING SIGNAGE IN PAVEMENT

4 PARKING SIGN MOUNTING AND BASE
1/2" = 1'-0"



2 ENLARGED SITE PLAN
1/16" = 1'-0"

LEGEND

EXISTING
NEW

FINISH LEGEND

P5E	SAFETY YELLOW
P126	WALMART ORANGE

PARKING SUMMARY

LOCATION: ROUTE 6, BROOKLYN CT (WINDHAM COUNTY)
ZONE: PLANNED COMMERICAL ZONE (PC)
USE: RETAIL

OVERALL REDUCTION OF (1) PARKING SPACE BASED ON PROPOSED LAYOUT.

Gabriel J. Massa, PA, AAI, NCARB, LEED AP
CT License No: ARI.0009889
MASSA MULTIMEDIA ARCHITECTURE, P.C.
3237 Route 66, Neptune, NJ 07753
t 732.912.2300 f 732.898.7948

STIPULATION FOR REUSE

CONSULTANTS

Walmart
BROOKLYN, CT
STORE NO: 5777.224
JOB NUMBER: 266-20-011 | PROTO: | SPECIAL PROJECT

ISSUE BLOCK

CHECKED BY:	BJK
DRAWN BY:	KL
PROTO CYCLE:	-
DOCUMENT DATE:	5/26/20

May 26, 2020

SITE PLANS & PICKUP SITE DETAIL

SHEET:
PB1

RECEIVED

JUN 0 2 2020

Received Date _____

Action Date_____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Application #SPR 20-002

Check# 1167

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant A'ε'N Ice Cream Co LLC DBA: The Ice Box Phone 860-774-0042
Mailing Address 131 Day Street, Brooklyn, CT 06234 Phone 860-235-5087

Name of Owner Jennifer & Matthew Nemeth Phone 860-235-5087
Mailing Address 131 Day Street, Brooklyn, CT 06234 Phone 860-933-7208

Name of Engineer/Surveyor Archer Surveying
Address 18 Providence Road, Brooklyn, CT, 06234
Contact Person Paul Archer Phone 779-2240 Fax

Property location/address 17 South Main (860-) Street, Brooklyn, CT 06234
Map #_____ Lot # _____ Zone_____ Total Acres_____

Proposed Activity We are seeking a waiver of Special Permit requirement 4.D. & section 4C
4C - The development is not significant and is not likely to have more than a negligible impact on traffic, the neighborhood or the environment.
This will draw people to our expanded back parking lot, thus decreasing activity on South Main
Change of Use: Yes____ No X If Yes, Previous Use
Area of Proposed Structure(s) or Expansion Real deck of 1000 Sq feet

Utilities - Septic: On Site____ Municipal ✓ Existing ✓ Proposed____
Water: Private ✓ Public ✓ Existing ✓ Proposed____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee$ 400.00 **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: A'ε'N Ice Cream Co LLC DBA The Ice Box Date June 2, 2020

Owner: _____ Date 6-2-20
Jennifer Nemeth

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

Connecticut Grid

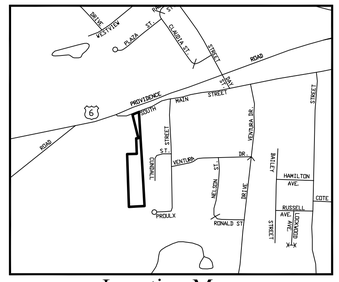
Notes

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: Site Development Plan
- Boundary Determination: Resurvey
- Intent: Site Development

2. Parcels shown as 104 on Assessors Tax Map 41 of the Brooklyn Assessors Office

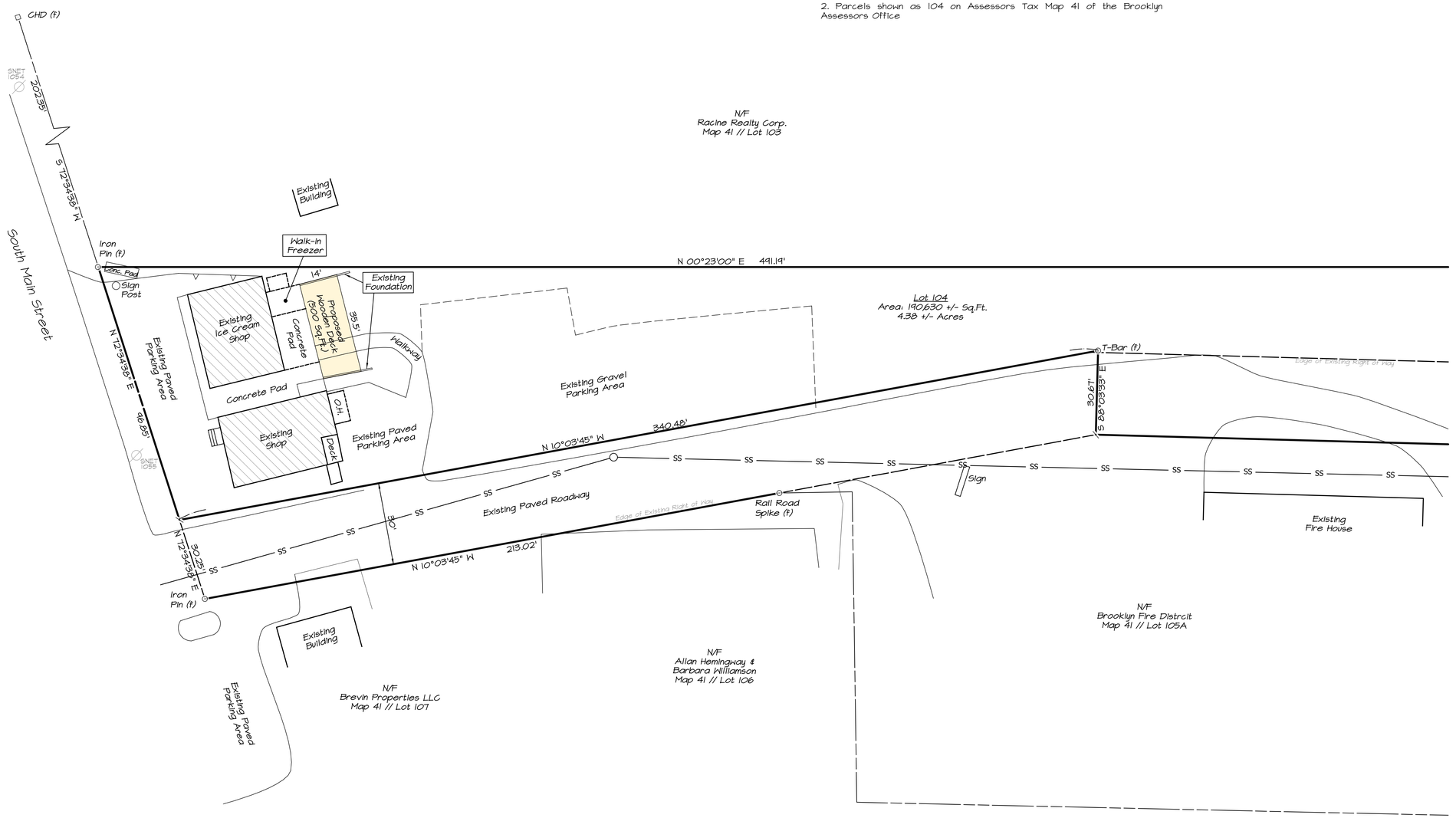


Location Map

SCALE

1000 0 1000

1" = 1000 FT



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE (CL&P 1645)

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

Paul M. Archer LLS #10013 Date

REVISIONS	

Site Development Plan

Prepared For:

JMN Properties LLC

South Main Street

Brooklyn, Connecticut

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

ARCHER Surveying LLC

18 Providence Road, Brooklyn, CT

(860) 779-2240

Sheet No.	Project No.	Date:
1 OF 1	1809	June 2, 2020


Porch
34' 3 5/8"
15' 6 7/8"
4' 6 1/2"
Path
Porch
Dish Room
Bathroom
Kitchen
5' 6"
6' 6 3/4"
24' 6 3/4"
6' 1 7/8"
6' 8 7/8"
5' 3 1/8"
21' 11 1/4"
41' 1 3/8"
34' 2 1/8"
26'
70' 1/4"

Margaret's Report 6/1/2020

Final Certificates of Zoning Compliance issued:

361 Tripp Hollow Road – Square One Builders. New single-family dwelling with attached garage, covered porch and deck.

Zoning Permits issued:

371 Tripp Hollow Road - Square One Builders. New single-family dwelling with attached garage and rear deck.

335 South Street – Barry Builders, Inc. New single-family dwelling with attached garage, finished basement and rear deck.

136 Church Street – Pamela Goyette & Andrea Schrober. Convert a portion of existing garage space into a bedroom.

331 Wolf Den Road – Sue and Gordon Steele. New 16 ft. x 32 ft. in-ground swimming pool.

38 Brown Road – Andrew Weidele. New 10 x 16' shed.

25 South Street – Derrick Renaud. Finish basement with office and full bathroom.

9 Herrick Road – Boyd Niemen. New shed and relocation of existing shed.

14 White Brook Drive. New in-ground swimming pool.

Sign Permits issued:

78 Hartford Road - Sorel's Garage. New portable sign.

Home Office Permits Issued:

25 Juniper Way – Benjamin Wakely. Private contractor home office.

Zoning and Blight Complaints:

679 Wauregan Road – Cozy Corner. On May 14, I sent the following email to Planet Aid: "Effective immediately, the donation bins at 679 Wauregan Rd, Brooklyn, CT must be removed or they will be discarded by the Town of Brooklyn by order of the First Selectman."

SPG 19-003 Gravel Special Permit, Strategic Commercial Realty d/b/a Rawson Materials, 30 acres on south side of Maynard Road, removal of 1,050,000 cubic yards of material

- **You must close the public hearing tonight.**
- **The traffic engineer (Mr. Hua, P.E.) is attending the meeting tonight if you have any questions for him.**
- **The applicant is requesting a waiver of the boundary setback.**

Sample Motion re: Request to Waive Setback Requirements

In accordance with Section 13.5.2.1 of the Brooklyn Zoning Regulations, move to approve the request for a waiver by Strategic Commercial Realty d/b/a/ Rawson Materials to waive the 100' residential setback requirement to the abutting parcel identified as 3 Maynard Road (Assessor's Map 29, Lot 11) owned by TILCON, INC on the grounds that a written agreement has been entered into the record as between Strategic Commercial Realty and TILCON, INC. authorizing the excavation up to the shared property boundary on the condition that the owner of the subject parcel reciprocate when and if TILCON should apply for permission to excavate. As a condition of the granting of this waiver, the applicant shall maintain soil erosion control measures in place and the Land Use Office shall have the authority to direct that additional erosion and sedimentation control measures by installed if deemed necessary to maintain adequate protection from erosion and sedimentation.

Move to deny the request of Strategic Commercial Realty d/b/a/ Rawson Materials to waive the 100' residential setback requirement to the abutting parcel identified as 3 Maynard Road (Assessor's Map 29, Lot 11) owned by TILCON, INC on the grounds that there is high potential for collapse of the highly erodible sand and gravel soils during excavation and resulting in unsafe conditions and also resulting in the increased potential for erosion and sedimentation on steep slopes in close proximity to the Quinebaug River. Additionally, the applicant is unable to secure the site from activities by recreational motor vehicles. Dirt bikes and all-terrain vehicles pose a real threat to maintaining safe site conditions and maintaining site stabilization due to soil disturbance, erosion and sedimentation, especially on these highly erodible sands and gravels.

Sample Motion to Approve

Move to approve the Gravel Special Permit application of Strategic Commercial Realty d/b/a/ Rawson Materials on the 30 acres on south side of Maynard Road (Map 29, Lot 5), identified in the files of the Brooklyn Land Use Office as SPG 19-003, to remove up to 1,050,000 cubic yards of sand and gravel, as the standards of Article 13 and Article 5 are satisfied in accordance with all final documents and testimony submitted with the application and subject to and including 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) Prior to the commencement of any activity undertaken in accordance with this approval, a performance bond in favor of the Town of Brooklyn in the amount of $180,500 will be submitted to the Brooklyn Land Use Department. The form and content of the bond shall be reviewed and approved by Town staff. No activity shall occur on the site until the bond has been provided in final form to the town and approved. The bond shall remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless this requirement modified by the Planning and Zoning Commission.

3) Excavation activity and volumes of material shall be as shown on the plans titled “Proposed Gravel Excavation Maynard Road Brooklyn, Connecticut” prepared by Provost & Rovero dated October 2, 2019, last revised March 12, 2020 (and as further revised by these conditions).

4) Restoration shall commence upon completion of each phase of excavation as provided in the Zoning Regulations and as noted in the Restoration Notes on page 10 of the approved plans. At no time shall more than five acres be left in an unrestored condition in accordance with Sec. 13.5.10 of the Brooklyn Zoning Regulations.

5) Erosion and sedimentation control measures shall be installed around the ponds to minimize the risk of sedimentation entering the body of water and impacting water quality. The Land Use Office shall have the authority to direct that additional erosion and sedimentation control measures by installed if deemed necessary to maintain adequate protection from erosion and sedimentation.

6) In accordance with the recommendation of the consulting traffic engineer to reduce conflicts between residential and gravel-related traffic, heavy truck traffic (vehicles used to transport material) shall not enter or exit the site except between the hours of 9:00 AM-4:00 pm on weekdays to avoid conflict with local vehicles during normal commuting hours. (Conflicts with Sec. 13.5.7 of the Zoning Regulations)

7) In accordance with the recommendation of the consulting traffic engineer to reduce and control vehicle speeds to a more safe speed on the principal roadway access, the applicant shall enhance two existing 25 mph speed limit signs near the two ends of Maynard Road—one facing southwest near the Canterbury town line, and the other facing northeast across from 3 Maynard Road—with solar-powered radar feedback signs showing the speeds of approaching vehicles to be installed below normal speed limit signs. (Offsite improvements, only with permission of applicant and local traffic authority)

8) Dust shall be controlled throughout the year using water or calcium chloride treatment on surfaces as appropriate for conditions. All trucks exiting or entering the site must have their tarp covers closed. Sweeping of the entrance area shall occur regularly and as needed. The Land Use Office shall have the authority to direct that additional dust control measures by installed and employed if deemed necessary to maintain adequate protection from ambient dust within or beyond the site.

9) Written reports of the volume of excavated materials shall be submitted by the permittee to the Brooklyn Zoning Enforcement Officer quarterly in March, June, September, and December.
10) The permit renewal date is May 3, 2021. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations (effective 10-15-2019).

Sample Motion to Deny

If you are considering a motion to deny the application, please consider the evidence on the record as well as the special permit criteria outlined in Section 5.7 of the Brooklyn Zoning Regulations. With feedback, I can prepare a motion for a future meeting.

5.7 - Standards: The proposed use and the proposed buildings and structures shall conform to the following standards:

5.7.1 -The location, type, character and extent of the use and any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the town and the neighborhood and shall not hinder or discourage the appropriate development and use of adjacent property or impair the value thereof.

5.7.2 - The site plan and architectural plans shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community. To this end, the site plan shall include architectural design data, identification of texture, color and type of building materials to be used.

5.7.3 - In addition to the requirements of Article 3, the lot on which the use is to be established shall be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.

SPG 19-004 Gravel Special Permit, Strategic Commercial Realty d/b/a Rawson Materials, 206 acres on south side of Rukstella Road, removal of 1,551,000 cubic yards of material

Sample Motions re: Request to Create Ponds

In accordance with Section 13.5.1 of the Brooklyn Zoning Regulations, move to approve the proposal of Strategic Commercial Realty d/b/a/ Rawson Materials to create two ponds as a result of 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.

Move to deny the proposal of Strategic Commercial Realty d/b/a/ Rawson Materials to create two ponds as a result of 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 the proposal is not consistent with the purpose 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.

Sample Motion to Approve

Move to approve the Gravel Special Permit application of Strategic Commercial Realty d/b/a/ Rawson Materials 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, to remove up to 1,551,000 cubic yards of sand and gravel, as the standards of Article 13 and Article 5 are satisfied in accordance with all final documents and testimony submitted with the application and subject to and including 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) Prior to the commencement of any activity undertaken in accordance with this approval, a performance bond in favor of the Town of Brooklyn in the amount of $247,950 will be submitted to the Brooklyn Land Use Department. The form and content of the bond shall be reviewed and approved by Town staff. No activity shall occur on the site until the bond has been approved and provided in final form to the town. The bond shall remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless this requirement modified by the Planning and Zoning Commission.

3) Excavation activity and volumes shall be as shown on the plans titled “Proposed Gravel Excavation southerly of Rukstella Road Brooklyn, Connecticut” prepared by Provost & Rovero dated September 27, 2019, last revised February 14, 2020 (and as further revised by these conditions).

4) Restoration shall commence upon completion of each phase of excavation as provided in the Zoning Regulations and as noted in the Restoration Notes on page 14 of the approved plans. At no time shall more than five acres be left in an unrestored condition in accordance with Sec. 13.5.10 of the Brooklyn Zoning Regulations except for the pond areas (Phase 3W and 5E). If the final Phases 3W and 5E are delayed for more than one year, restoration shall commence immediately with permanent vegetative cover being established during the first available Spring or Fall growing season.

5) Erosion and sedimentation control measures shall be installed around the ponds to minimize the risk of sedimentation on the water quality. The Land Use Office shall have the authority to direct that additional erosion and sedimentation control measures by installed if deemed necessary to maintain adequate protection from erosion and sedimentation.

6) An oil absorbent boom must be in place at the water line of the pond(s) whenever hydraulic equipment is within 40 feet of the water in the pond(s). In freezing conditions, the boom shall be at the landward edge of the ice. An oil absorbent boom must be in place in the water, surrounding hydraulic equipment, whenever hydraulic equipment is operating in the water in the pond(s).

7) Dust shall be controlled throughout the year using water or calcium chloride as appropriate for conditions. All trucks exiting or entering the site must have their tarp covers closed. Sweeping of the entrance area shall occur regularly and as needed. The Land Use Office shall have the authority to direct that additional dust control measures by installed and employed if deemed necessary to maintain adequate protection from ambient dust within or beyond the site.

8) Reporting of the volume of excavated materials shall be submitted by the permittee to the Brooklyn Zoning Enforcement Officer quarterly in March, June, September, and December.

9) The permit renewal date is May 3, 2021. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations (effective 10-15-2019).

Sample Motion to Deny

If you are considering a motion to deny the application, please consider the evidence on the record as well as the special permit criteria outlined in Section 5.7 of the Brooklyn Zoning Regulations (below). With feedback, I can prepare a motion for a future meeting.

5.7 - Standards: The proposed use and the proposed buildings and structures shall conform to the following standards:

5.7.4 -The location, type, character and extent of the use and any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the town and the neighborhood and shall not hinder or discourage the appropriate development and use of adjacent property or impair the value thereof.

5.7.5 - The site plan and architectural plans shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community. To this end, the site plan shall include architectural design data, identification of texture, color and type of building materials to be used.

5.7.6 - In addition to the requirements of Article 3, the lot on which the use is to be established shall be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.

ZRC 20-001 rev – A proposal to make amendments to the Zoning Regulations concerning accessory buildings, excavation operations, and other various corrections including Sec. 3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1, 3.C.2.4.5, 4.D.2.1.5, 6.K.2.2, 6.O.4.1, 6.P.3.3, 7.B.5.4.

Sample Motion

Move to schedule a public hearing for ZRC 20-001 rev – A proposal to make amendments to the Zoning Regulations concerning accessory buildings, excavation operations, and other various corrections including Sec. 3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1, 3.C.2.4.5, 4.D.2.1.5, 6.K.2.2, 6.O.4.1, 6.P.3.3, 7.B.5.4. for the regular meeting of the Planning and Zoning Commission to be held on July 1, 2020 at 6:30 p.m. in the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

ZC 20-001 – Zone Boundary Change to R-30/RA boundary on south side of Day St., Applicant: Jeff Weaver, proposed adjustment to match proposed lot lines in subdivision.

Sample Motion

Move to schedule a public hearing for ZC 20-001 rev – A proposal to revise the R-30/RA boundary on the south side of Day Street for the regular meeting of the Planning and Zoning Commission to be held on July 1, 2020 at 6:30 p.m. in the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

SD 20-001 – 6-Lot Subdivision, Applicant: Jeff Weaver, 8 acres on south side of Day St., (Map 43, Lot 6) in the RA and R-30 Zones; Proposed creation of six residential lots.

- This proposal has not yet been approved by the Inland Wetlands Commission.
- It is also dependent on a zone change subject to a public hearing.
- Recommend tabling to after public hearing.

SP 08-005 Modification #2 – Walmart, 450 Providence Road (Map 41, Lot 10) Re-striping of eight (8) wider pick-up stalls, new parking lot directional signs and pavement markings, new exterior wall sign.

- A Wetlands Permit is not required for this proposal.

Sample motion

Move to approve the Special Permit modification of Walmart to re-stripe eight (8) additional pick-up stalls, install new parking lot directional signs in compliance with the Zoning Regulations, pavement markings, and a wall sign in compliance with the Zoning Regulations to allow for the orderly and safe pick-up of groceries ordered online in accordance with all final plans, documents and testimony submitted with the application.

Request for Waiver of Special Permit Requirement as per Sec. 4.D.6.4.c - 17 South Main St., The Ice Box, Requestor: Matthew and Jennifer Nemeth, proposed structure in the side yard setback.

Sample motion

In accordance with Section 4.D.6.4.c of the Brooklyn Zoning Regulations, move to approve the request for a waiver by Matthew and Jennifer Nemeth to waive the 20' side yard setback requirement at 17 South Main Street (Assessor's Map 41, Lot 104) with the finding that the development is not significant and is not likely to have more than a negligible impact, the neighborhood, or the environment.

SPR 20-002 – Site Plan Review for The Ice Box, 17 South Main St., Applicant: Matthew and Jennifer Nemeth, proposed rear deck.

- A Wetlands Permit is not required for this proposal.

Sample Motion

Move to approve the Site Plan Review application of Matthew and Jennifer Nemeth for a deck at 17 South Main Street (Map 41, Lot 104), identified in the files of the Brooklyn Land Use Office as SPR 20-002, in accordance with all final documents and testimony submitted with the application with the finding that it is consistent with the Zoning Regulations, except as waived, and the site plan objectives.