

**TOWN OF BROOKLYN**  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting Agenda**  
**Tuesday, September 15, 2020**  
**6:30 p.m.**

To join this meeting via the web or phone, follow the below instructions:	
<b>Web</b> Go to <a href="http://www.webex.com">www.webex.com</a> On the top right, click Join Enter meeting information: 173 885 3793 Enter meeting password: 6HxYpaiym67 Click join meeting	<b>Phone</b> Dial 1-408-418-9388 Enter meeting number: 173 885 3793 You can bypass attendee number by pressing #

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Regular Meeting September 2, 2020
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notice:**
  - b. New Public Hearings:**
    - 1. **ZC 20-002** – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road.
    - 2. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16’ wide access drives to proposed new vehicle storage lots.
  - c. Continued Public Hearings:**
    - 1. **SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.
  - d. Other Unfinished Business:**
    - 1. **SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.
    - 2. **SD 20-002** – 3-lot Subdivision, Applicant: David and Nancy Bell, 25.65 acres on the east side of Church St. (Map 35, Lot 4) in the RA Zone; Proposed creation of 3 residential buildings lots on a common driveway.
    - 3. **SD 20-003** – 3-lot Subdivision, Applicant: David and Nancy Bell, 6 acres on the east side of Prince Hill Road (131 Prince Hill Road, Map 34, Lot 52) in the RA Zone; Proposed creation of 3 residential buildings lots, two sharing a common driveway.
    - 4. **ZC 20-002** – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road.
    - 5. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of

two 16' wide access drives to proposed new vehicle storage lots. (Public hearing scheduled for September 15, 2020.)

6. **SD 20-004** – 2-lot Subdivision, Applicant: A. Kausch & Sons, LLC, 4.07 acres on the west side of Tripp Hollow Road (Map 15, Lot 4) in the RA Zone; Proposed creation of 2 residential buildings lots.

**VII. New Business:**

**a. Applications:**

**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  
Wednesday, September 2, 2020  
6:30 p.m.**

To join this meeting via the web or phone, follow the below instructions:	
<b>Web</b> Go to <a href="http://www.webex.com">www.webex.com</a> On the top right, click Join Enter meeting information: 173 465 7410 Enter meeting password: ruFYA8xiA22 Click join meeting	<b>Phone</b> Dial 1-408-418-9388 Enter meeting number: 173 465 7410 You can bypass attendee number by pressing #

**MINUTES**

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:43 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Alan Fitzgerald, Austin Tanner, Charles Sczuroski.

**Staff Present:** Jana Roberson, Director of Community Development.

**Also Present:** Paul Archer, Archer Surveying; Curt Hostman.

- III. Seating of Alternates** – None.

- IV. Adoption of Minutes:** Regular Meeting August 18, 2020

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of August 18, 2020. Second by E. Starks. No discussion.

Roll Call Vote: C. Kelleher – yes; A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; C. Sczuroski – yes; M. Sigfridson – yes. Motion carried unanimously (6-0-0).

- V. Public Commentary**

**Curt Hostman** asked if there was going to be discussion regarding condos behind the Brooklyn School.

Ms. Roberson explained that the application is pending before the IWWC, at this time, and that she is not sure when it will be submitted to the PZC for consideration. The PZC cannot act on it until after the IWWC does.

- VI. Unfinished Business:**

- a. Reading of Legal Notice:**

J. Roberson read aloud the Legal Notice for Application SPG 20-001.

- b. New Public Hearings:**

- SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.

Ms. Sigfridson announced that the public hearing is opened.

David Held, Provost & Rovero, represented the Applicant and gave an overview.

- An application had been submitted to the IWWC and was approved with standard conditions (Letter from the IWWC dated July 30, 2020 was included in packets to Commission Members).
- They are proposing a restoration bond amount of \$10,000 per disturbed acre, total of \$67,000 for the 6.7 acres. (Letter from Provost & Rovero dated June 2, 2020 was included in packets to Commission Members.)
- The proposed excavation is an extension of a previously permitted excavation. Total of 90,000 c.y. of material to be removed.
- Syl Pauley's comments were reviewed (Letter from Syl Pauley of NECCOG dated July 14, 2020 and e-mails dated August 4, 2020 between Syl Pauley and Jana Roberson were included in packets to Commission Members):
  - Mr. Pauley suggests an estimated bonding amount of \$115,000 (\$67,000 for restoration of the disturbed 6.7 acres, \$10,000 for repair of erosion on the gravel access road, and \$38,000 to repave Riverwalk Drive with 2" overlay).
  - Mr. Held spoke of concern as to whether the road can accommodate the truck traffic and he stated that the Commission may be comfortable with the existing, single 24-inch concrete pipe.
  - Mr. Held explained that the proposed work is not in an area of concern regarding endangered species.
  - Mr. Held explained that they are waiting for a response from the State Archeologist (UCONN) and will submit the results when available. He noted that the area had been logged heavily in the last two years and that there are steep slopes.
  - Mr. Held stated that the Town holds bonding from 1995. That area had never been restored, but there is stable vegetation there now which happened on its own over time. He said that there are no erosion or sedimentation concerns. Let it naturalize.

J. Roberson explained that this is a reboot of another application that was approved in 2018. Some areas were not eligible to be excavated under the old Regulations, but are eligible under the new Regulations. She explained that Syl Pauley's review of the bond estimate is \$115,000 (updated for 2020 for the same work). There was discussion regarding the bonding from 25 years ago, for which Mr. Lehto nor the Town of Brooklyn Finance Department has any record of that much smaller bond. Ms. Roberson explained that there was no bond for the 2018 approval because Mr. Lehto never finalized the approval.

There was discussion regarding why the area had not been restored 20+ years ago. Mr. Held explained that Mr. Lehto had planned to do a subdivision for a condo project, but was unable to do it. He said that Mr. Lehto is not likely to develop the subdivision. Mr. Tanner stated that the purpose of the bond is to get it restored and he expressed concern for setting a precedent to just let it sit and



take care of itself. Mr. Fitzgerald and Ms. Kelleher voiced agreement.

- Mr. Held discussed Mr. Pauley's comment regarding "no estimated time of completion" and stated that the bonding requirements would be reviewed at renewal.

There was discussion regarding anticipated truck trips per day. Mr. Held stated that he estimates that there would be 55,000 loads over the entire project (two-years @ 200 working days per year = 14 trips per day). Ms. Roberson noted that a typical residence has 10 trips per day. She also noted that plans had been included in packets to Commission Members.

- Mr. Held stated that the date of the mapping for this project is 2016 (comment #1 from Mr. Pauley).

Ms. Sigfridson, who had missed part of the meeting due to technical difficulties, asked if Mr. Pauley's comments had been addressed and Ms. Roberson stated that Mr. Held had addressed them in his presentation.

There was discussion regarding traffic on Riverwalk Drive and Allen Hill Road. There was a suggestion to limit the number of trucks/operating hours. Mr. Tanner stated that sight line is excellent. Mr. Fitzgerald agreed, but expressed concern regarding how drivers tend to ignore the speed limit on Allen Hill Road. It was noted that the Application is only for 90,000 c.y. and that it would be 15 loads per day (4 loads per hour). Mr. Held explained that the material would most likely be sold in place to a third party.

There were no comments from the public.

Ms. Sigfridson commented about the outstanding bond from the past approval and cautioned that the Commission would want to avoid that type of situation in the future. She said that the Commission should be aware and vigilant regarding reclamation going forward.

Ms. Roberson commented that there had been a lot of public participation two years ago and that conditions of approval can be carried over and that actual volume could be added.

Margaret Washburn suggested that 4.1 acres be stabilized and the stockpile be spread before going on to the second phase. Mr. Held explained that the maximum disturbed area would be 6.7 acres and that the stormwater containment area needs to remain open while work is being done in Phase 2. He noted that \$115,000 is not a small amount and that, with this excavation, there would be more oversight by Staff.

Ms. Washburn asked if the area could be secured regarding safety hazards due to ATV's/dirt bikes. Mr. Held explained that this would not be realistic.

Mr. Tanner is concerned about the condition of the road afterward and he would like there to be a condition of approval. Ms. Roberson will add a

condition that the road be restored to current conditions as of the date of approval. Ms. Roberson will also add detail (consistent with the 2018 approval) to Draft Condition #6 in her Staff Guidance, dated 9-2-2020 (included in packets to Commission Members). She will have the Town Attorney review the language. Mr. Held stated that he has no problem with adding conditions of approval to the mylars and he suggested that the Town document the current condition of the road. Ms. Washburn suggested that the Applicant make a video, but Mr. Held suggested that it may be better if the Town were to make the video because then the Town would be sure to document everything that they want included.

There was more discussion regarding speeding vehicles on the road. Ms. Roberson stated that they can do signage, but she does not see this Application as causing a dramatic change in traffic on Allen Hill Road.

Ms. Sigfridson announced that the public hearing is tabled to the next meeting scheduled for September 15, 2020

**c. Continued Public Hearings: None.**

**d. Other Unfinished Business:**

1. Discussion with Margaret Washburn, ZEO

Ms. Washburn reviewed her Report (dated September 1, 2020) which was included in packets to Commission Members. Commission Members expressed that they feel she is doing a good job. Ms. Roberson noted that Ms. Washburn has feedback for the Commission regarding recent changes to the Zoning Regulations, as she feels that they may be subject to multiple interpretations.

2. **SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.  
**Tabled to September 15, 2020, (see above, Item VI.b.1).**
3. **SD 20-002** – 3-lot Subdivision, Applicant: David and Nancy Bell, 25.65 acres on the east side of Church St. (Map 35, Lot 4) in the RA Zone; Proposed creation of 3 residential buildings lots on a common driveway. **(Continued to September 15, 2020.)**
4. **SD 20-003** – 3-lot Subdivision, Applicant: David and Nancy Bell, 6 acres on the east side of Prince Hill Road (131 Prince Hill Road, Map 34, Lot 52) in the RA Zone; Proposed creation of 3 residential buildings lots, two sharing a common driveway. **(Continued to September 15, 2020.)**
5. **ZC 20-002** – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road. **(Public hearing scheduled for September 15, 2020.)**
6. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide

access drives to proposed new vehicle storage lots. (**Public hearing scheduled for September 15, 2020.**)

**VII. New Business:**

**a. Applications:**

1. **SD 20-004** – 2-lot Subdivision, Applicant: A. Kausch & Sons, LLC, 4.07 acres on the west side of Tripp Hollow Road (Map 15, Lot 4) in the RA Zone; Proposed creation of 2 residential buildings lots.

Paul Archer, Archer Surveying, represented the Applicant and gave an overview:

- This is a simple, 2-lot subdivision.
- There had been a previous free-split to the north.
- Received approval from the IWWC (Letter dated July 30, 2020 was included in packets to Commission Members).
- Mr. Archer reviewed Syl Pauley's comments:  
Missing signatures and seals have been provided on the plans.  
Mr. Pauley recommends that the Town witness installation of footing drains 25 feet from the well. Mr. Archer explained that this would be under the Health Department. They have received approval from the Health Department (Letter dated July 6, 2020 was included in packets to Commission Members).
- They will be donating a small strip to the Town for highway purposes.  
Ms. Roberson explained that this is an old regulation.

Ms. Roberson explained that this application had been submitted recently and that she had not had time to review it closely. She said that the biggest issue is that it has a lot of wetlands. She said that it had received approval from the IWWC.

Ms. Roberson asked about sight line. Mr. Archer explained that the driveway permits have been applied for and that Tommy Rukstela has no problems.

E. Starks and A. Fitzgerald expressed that they feel okay with approving this Application tonight.

Motion was made by A. Fitzgerald to approve Application **SD 20-004** – 2-lot Subdivision, Applicant: A. Kausch & Sons, LLC, 4.07 acres on the west side of Tripp Hollow Road (Map 15, Lot 4) in the RA Zone; Proposed creation of 2 residential buildings lots. Second by E. Starks.

Discussion:

J. Roberson explained the Zoning Compliance Review had not been done yet and, therefore, the Application has not been thoroughly reviewed.

Roll Call Vote: A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; C. Sczuroski - no; C. Kelleher - no; M. Sigfridson – no. Motion failed (3-3-0).

M. Sigfridson stated that she voted no because the application had not been fully reviewed.

C. Kelleher voiced agreement with Ms. Sigfridson.

There was discussion regarding whether this Application can be put on the Agenda for the next meeting since the motion to approve had failed. Mr. Tanner explained that there would need to be a motion made to reconsider it.

Motion was made by C. Kelleher to reconsider Application **SD 20-004** – 2-lot Subdivision, Applicant: A. Kausch & Sons, LLC, 4.07 acres on the west side of Tripp Hollow Road (Map 15, Lot

4) in the RA Zone; Proposed creation of 2 residential buildings lots, at the next regularly scheduled meeting of the Planning and Zoning Commission on September 15, 2020. Second by E. Starks.  
Roll Call Vote: E. Starks – yes; A. Fitzgerald – yes; C. Sczuroski – yes; C. Kelleher - yes; A. Tanner - yes; M. Sigfridson – yes. Motion carried unanimously (6-0-0).

**b. Other New Business – None.**

**VIII. Reports of Officers and Committees:**

- a. Staff Reports – See above, Item VI.d.1. Discussion with Margaret Washburn, ZEO.
- b. Budget Update  
Ms. Roberson explained that the Finance Department is still working on getting the correct information on the PZC’s Budget Reports.
- c. Correspondence  
Ms. Roberson stated that she had received information from FEMA regarding flood plain re-mapping.
- d. Chairman’s Report – None.

**IX. Public Commentary**

There was discussion regarding when or how the Commission can begin meeting in person again. Ms. Sigfridson will speak with Rick Ives about this.

**X. Adjourn**

Ms. Sigfridson announced that the meeting was adjourned at 9:11 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING BOUNDARY

Date July 20th 2020

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 20-002

Check # 2168

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

Name of Applicant KEITH A. CROSSMAN Phone 860-420-8407

Mailing Address 340 CHRISTIAN HILL RD.

Applicants Interest in the Property \_\_\_\_\_

Property Owner BRUCE & CATHY CROSSMAN Phone 860-207-5258

Mailing Address 342 CHRISTIAN HILL RD.

MAP <u>30</u>	LOT <u>50</u>	LOT SIZE <u>6.75 ACRES</u>
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 R30 TO RA

REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

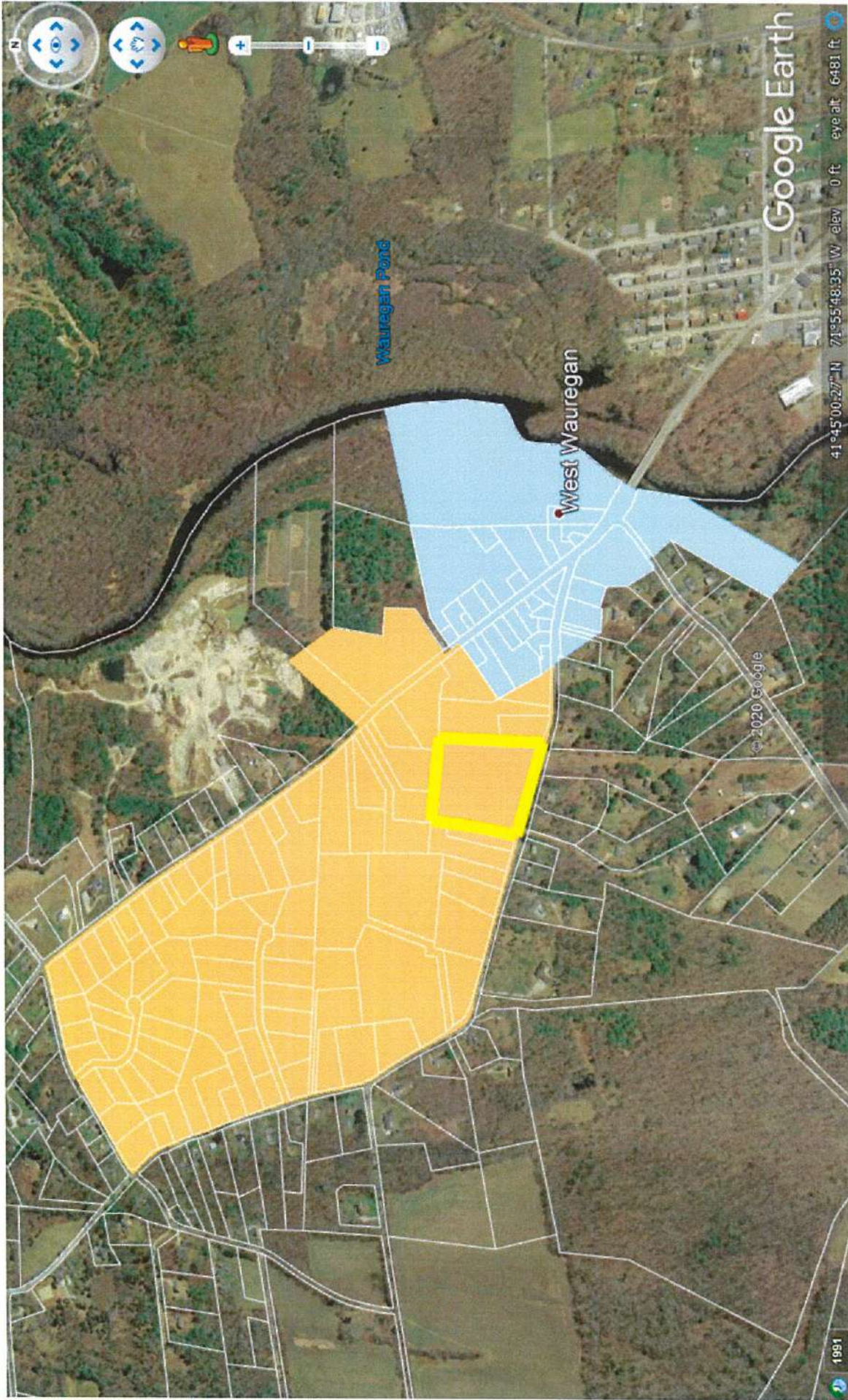
More changes , repeat above on separate sheet

REASON FOR REQUEST: FAMILY WOULD LIKE TO HAVE A SMALL HOBBY FARM.

NOW, MORE THAN EVER, A FAMILY NEEDS TO RAISE AND GROW FOOD ON THEIR PROPERTY.

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













PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_

Application #SP 20-002  
Check # \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

Name of Applicant VACHON BROOKLYN, LLC Phone 401-692-1459

Mailing Address 957 WASHINGTON ST, ATTLEBORO, MA 02703 Phone \_\_\_\_\_

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES

Address PO BOX 421 KILLINGLY CT 06241

Contact Person NORMAND THIBEAULT, JR Phone 779-7299 Fax \_\_\_\_\_

Name of Attorney N/A

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 612 PROVIDENCE ROAD (PRE-6)

Map# 41 Lot# 13A14 Zone PC Total Acres 10.526

Sewage Disposal: Private \_\_\_\_\_ Public X Existing X Proposed \_\_\_\_\_

Water: Private \_\_\_\_\_ Public X Existing X Proposed \_\_\_\_\_

Proposed Activity CONSTRUCTION OF (2) 16' WIDE ACCESS DRIVES TO ACCESS PROPOSED NEW VEHICLE STORAGE LOTS.

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

Fee \$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

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

Applicant: [Signature] Date 7/28/20

Owner: [Signature] Date 7/28/20

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



PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_  
Action Date \_\_\_\_\_

Application #SPR \_\_\_\_\_  
Check# \_\_\_\_\_

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant VACHON BROOKLYN, LLC Phone 401-692-1459  
Mailing Address 957 WASHINGTON ST, ATTLEBORO, MA 02703 Phone \_\_\_\_\_

Name of Owner SAME Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES  
Address PO BOX 421 KILLINGLY CT 06241  
Contact Person NORMAN THIBEAULT, JR. Phone 779-7299 Fax \_\_\_\_\_

Property location/address PROVIDENCE ROAD (RTE-6)  
Map # 41 Lot # 13A Zone PC Total Acres 10.524

Proposed Activity CONSTRUCTION OF (2) 16' WIDE ACCESS DRIVES  
TO ACCESS PROPOSED NEW VEHICLE STORAGE LOTS

Change of Use: Yes \_\_\_\_\_ No X If Yes, Previous Use \_\_\_\_\_  
Area of Proposed Structure(s) or Expansion 2.69 AC

Utilities - Septic: On Site \_\_\_\_\_ Municipal X Existing X Proposed \_\_\_\_\_  
Water: Private \_\_\_\_\_ Public X Existing X Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant: [Signature] Date 7/24/20  
Owner: [Signature] Date 7/24/20

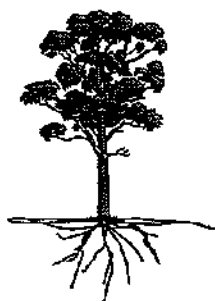
\* Note: Any consulting fees will be paid by the applicant

**LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 7/28/2020 GIS**

*Vachon Brooklyn, LLC  
Vachon Chevrolet  
Providence Road (Route 6)  
Brooklyn, CT*

*Job No. 19129*

MAP//LOT	NAME
41// 13	ALDIN ASSOCIATES LIMITED PARTNERSHIP 77 STERLING ROAD EAST HARTFORD, CT 06108
41// 12	JEWETT CITY SAVINGS BANK PO BOX 335 JEWETT CITY, CT 06351-0335
41// 10A	CONNECTICUT LIGHT & POWER CO PO BOX 270 HARTFORD, CT 06141-2335
42// 22-106	MORGAN THE PATRICIA A REVOCABLE TRUST 49 WESTVIEW DR BROOKLYN, CT 06234
42// 22	MARQUIS GARY W & MICHELLE D 43 WESTVIEW DR BROOKLYN, CT 06234
41// 15	KCTT PROPERTIES LLC C/O KENNETH CARDINAL 520 PROVIDENCE RD BROOKLYN, CT 06234
41// 108	CASEY BRIAN & ETHIER EILEEN 9 ALLEN HILL RD BROOKLYN, CT 06234-0156
41// 109	CASEY BRIAN M 9 ALLEN HILL RD BROOKLYN, CT 06234-0156



## Joseph R. Theroux

~ Certified Forester/ Soil Scientist ~

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

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

Forestry Services ~ Wetland Impact Assessments

Wetland Delineations and Permitting ~ E&S/Site Monitoring

Wetland Function & Value Assessments

3/5/20

Killingly Engineering Associates

P.O. Box 421

Dayville, CT. 06241

Re: Wetland function/value and impact assessment report for proposed parking expansion for Vachon Chevrolet, Providence Road, Brooklyn, Connecticut.

Dear Mr. Glaude,

At your request, I have reviewed the site plans entitled: "PROPOSED PARKING EXPANSION, "VACHON CHEVROLET" PROVIDENCE ROAD (ROUTE 6) BROOKLYN CONNECTICUT, dated 1/7/2020 and the above referenced property for the purposes of assessing the wetland functions and values and potential impacts to the inland wetlands and watercourses in proximity to the proposed parking area expansion.

The wetland function and value assessment was conducted on 2/26/20.

### **Existing Conditions**

The property composed by two separate lots is 10.52 acres in size and is located on the north side of Providence Road, (Route 6), in Brooklyn, CT.

The southeast portion of the site is occupied by the car dealership with both paved and gravel parking areas. The remaining portion of the property is occupied by a large palustrine forested/scrub-shrub wetland & watercourse complex and adjacent forested uplands.

### **Upland Review Areas**

The 125 foot upland review area around the delineated forested/scrub-shrub wetland/watercourse is vegetated in the overstory with a mix of white pine and mixed hardwoods in the sawtimber and polewood size classes. The mixed hardwoods include white and scarlet oaks, and red maple.

The understory is comprised of polewood and saplings in these species as well as shrub species such as highbush blueberry. Herbaceous vegetation includes hay scented ferns and miscellaneous grasses.

## **Wetlands**

A palustrine forested/scrub-shrub wetland/watercourse was delineated in the central portion of the property. (See wetland delineation report). The wetland was inundated on the date of the delineation, (11/14/19) and the assessment, (2/26/20).

This area has formed due to the presence of a perched or seasonal ground water table that provides the hydrology to allow it to remain inundated throughout the year.

The wetland/watercourse is vegetated around its perimeter with scarlet oaks, white pine and red maple in the sawtimber size classes.

The majority of this wetland/watercourse is densely vegetated with red maple saplings and typical wetland shrub species such as highbush blueberry, speckled alder, sweet pepperbush, winterberry and spicebush.

Herbaceous vegetation included sphagnum moss, sensitive & cinnamon ferns, sedges, rushes, skunk cabbage, tussock sedges and misc. grasses. Floating duckweed was also noted in one area.

Wildlife tracks/sign found and directly observed in and adjacent to the wetland/watercourse included mammals and bird species such as: white tailed deer, eastern coyote, red tailed fox, raccoon gray & red squirrels, red tailed hawk, American crow, red wing blackbird, and numerous songbird species.

Due to the time of year, no amphibians or reptiles were observed although undoubtedly the main wetland/watercourse serves as habitat for numerous species.

A small depressed area containing wetland soils was also delineated in the northeast portion of the property, (delineated by the "C" series flags). This area was most likely a historic excavation, in which these wetland soils have formed due to prolonged wetness.

The perimeter of this area is vegetated in the overstory with red maple sawtimber and polewood, and the understory is comprised of shrubs such as highbush blueberry, and speckled alder. Herbaceous vegetation included sensitive and cinnamon ferns. Sedges were found within the inundated portion of the wetland.

It is my opinion that this small wetland may possibly serve as vernal habitat, although no wood frogs, salamanders or egg masses were found on the date of the assessment, (2/25/20).

## **Wetland Functions and Values**

The forested/scrub-shrub wetland/watercourse, and the small wetland were inspected to determine wetland functions and values utilizing the Army Corps. Of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement".

This methodology recognizes 8 separate wetland functions: groundwater recharge/discharge, floodflow alteration/storage, fish/shellfish habitat, sediment/toxicant/pathogen retention, nutrient removal/retention/transformation, production export, sediment/shoreline stabilization and wildlife habitat. The 4 wetland values include: recreational value, educational/scientific value, uniqueness/heritage value and threatened/endangered species habitat.

For each wetland function or value to be determined, 2 to 31 different considerations/or qualifiers are considered as rationale to apply or eliminate that specific function or value.

#### **Palustrine forested/scrub-shrub wetland/watercourse functions:**

The following is a list of the wetland functions exhibited by this wetland/watercourse and their descriptions:

**Floodflow alteration:** the large wetland/watercourse exhibits flood storage potential due to the flat topography, and valuable properties, structures and resources are located adjacent to the wetland.

**Ground water recharge and discharge:** Ground water recharge function is possible due to the perched water table being trapped and slowly infiltrating during dry season. This is a primary function of this wetland.

**Sediment/toxicant retention:** herbaceous vegetation, shrubs and flat topography in the wetlands can effectively trap sediments/toxicants from surface flows from the adjacent topography and gravel parking areas.

**Nutrient removal/retention:** herbaceous and shrub vegetation in the wetlands can effectively trap and utilize potential nutrients before reaching watercourses. Nitrogen fixing bacteria in wetland soils also trap nitrogen. Although with no current sources of nutrients present, this wetland has little opportunity to provide this function.

**Production export:** numerous tree, shrub and herbaceous plant species in the wetlands provide food, berries and seeds for wildlife. Amphibians provide food for birds and mammals.

**Sediment and shoreline stabilization:** Roots from herbaceous grasses and plants, shrub species and trees found in wetlands bind and stabilize soils which helps prevent erosion along steeper edges of wetlands. Although with no significant currents or shoreline waves, this wetland/watercourse has little opportunity to provide this function.

**Wildlife habitat:** Numerous amphibians, reptile, mammal, and bird species inhabit this wetland. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat. Wildlife habitat is another primary function of this wetland.

This wetland did not exhibit the wetland functions of fish habitat due to the lack of significant deep water habitat areas capable of sustaining fish.

### **Palustrine forested Scrub-shrub Wetland/Watercourse Values**

The following wetland values were exhibited by this wetland/watercourse:

**Educational/scientific value:** this wetland/watercourse is relatively undisturbed, contains multiple wetland classes, and is considered as valuable wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

**Uniqueness/heritage value:** this wetland/watercourse serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as valuable wildlife habitat.

**Visual/aesthetic value:** the wetland/watercourse is visible from multiple viewing locations, it contains a diversity of vegetation that turns vibrant colors during different seasons, it is considered valuable wildlife habitat, and is not significantly disturbed.

This wetland/watercourse did not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

### **"C Series" Wetland Functions:**

The following is a list of the wetland functions exhibited by this wetland and their descriptions:

**Ground water recharge and discharge:** Ground water recharge function is possible due to the perched water table being trapped and slowly infiltrating during dry season. This is a primary function of this wetland.

**Wildlife habitat:** It is possible that amphibians, reptile, mammal, and bird species inhabit this wetland. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat.

This wetland did not exhibit the wetland functions of floodflow alteration, sediment/toxicant retention, nutrient removal/retention, production export, sediment & shoreline stabilization and fish habitat due to the lack of floodwater storage capacity, its small area, lack of dense vegetation, lack of significant deep water habitat areas capable of sustaining fish, and it is not associated with stream flows or a large body of water.

### **"C Series" Wetland Values**

The following wetland values were exhibited by this wetland:

**Educational/scientific value:** this wetland is relatively undisturbed, and is considered as wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

**Uniqueness/heritage value:** this wetland serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as wildlife habitat.

This wetland did not exhibit the visual/aesthetic value as it is not visible to the public, and does not contain vegetation that turn vibrant colors. It does not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

### **Potential wetland impacts**

The project plans and site were reviewed to assess the potential impacts to the wetlands from the proposed parking area expansion.

On the two parcels, an expansion of the existing parking areas is proposed, one area in the northern portion of both of the lots, and one in the southern portion of lot 13A.

#### **Northern parking area:**

In order to access the uplands in the northern portion of the parcels, a 1,860 square foot direct wetland disturbance is proposed for the 12 foot wide paved access drive. This will consist of excavation and installation of two 30 inch diameter class IV concrete pipes which will be filled along the bottom with native soil material.

Within the majority of the 125 foot upland review area and remaining uplands, the 12 foot wide access drive and a 340 foot long by 60 foot wide paved parking area is proposed with a storm water treatment basin located to the south of the parking area. In the bottom of the storm water basin, a 2,850 square foot wetland mitigation is also proposed. This area is designed to have a wet bottom which will fluctuate with the existing water table and will be seeded in with New England Wetmix.

The clearing limits and E&S measures shown on the plans vary from approx. 40 feet in width to immediately adjacent to the wetlands.

The topsoil stockpile is shown a reasonable distance from the wetlands and silt fencing is shown along the southern side.

#### **Southern parking area:**

In order to access the proposed 112 foot long by 44 foot wide paved parking area, a 1,250 square foot direct wetland disturbance is proposed for the construction of the access road.

To the north of the paved parking area, a storm water treatment basin is shown, and in the bottom of the basin a 1,150 square foot wetland mitigation is proposed. This area is also designed to have a wet bottom which will fluctuate with the existing water table and will be seeded in with New England Wetmix.

Also shown on the project plans are proposed plantings of common spicebush and sweetgale shrubs along the northern edge of the storm water treatment basin, to help revegetate and stabilize the side slopes.

The clearing limits and E&S measures on the plans for the most part are depicted immediately adjacent to the wetlands.

No topsoil stockpile is shown for this small construction area so I would assume that the topsoil will be hauled off site, or stored elsewhere on site, preferably with silt fencing around the perimeter.

#### **E&S Measures:**

The submitted project plans show the proposed E&S measures around the perimeter of the clearing limits adjacent to the wetlands as silt fencing and/or staked hay bales.

*It would be my recommendation that the E&S measures be installed as soon as possible after the initial timber cutting and before the stumping and topsoil removal operation. It is during this phase where the most likely opportunity will occur for erosion and sedimentation. In some areas the slopes adjacent to the wetlands are steep, and the excavation, filling and grading are proposed directly adjacent to the wetlands.*

*Along the clearing limits adjacent to the wetlands, I would recommend either super silt fencing or silt fencing backed by staked hay bales should be proposed and implemented. This silt fencing will also prevent reptiles and amphibians from entering the excavation areas.*

*I would recommend that the storm water basins be constructed first before the remaining areas so they can serve as temporary sediment basins until the parking areas are constructed.*

*I would also recommend that E&S inspections be conducted on a frequent basis during the land clearing/stumping/topsoil stripping phases, and prior to significant storm events.*

#### **Direct wetland impacts:**

The combined direct wetland disturbance for both of the wetland crossings totals 3,110 square feet. In this area all the specifically listed wetland functions and values for each wetland will be negated.

It is my opinion however, that the proposed 4,000 square foot wetland mitigation will compensate for this loss.

#### **Potential short term impacts:**

The potential short term impacts associated with the land clearing, stumping, top soil stripping and construction would be limited to potential sediment discharges during significant storm events.

Provided that the proposed/recommended E&S measures/inspections are correctly implemented and maintained throughout the project timeframe, the disturbance directly



adjacent to the wetlands will not significantly impact the wetlands or their existing functions due to erosion and sedimentation. Once the top soils are removed, the well-drained, sandy/gravelly soils will allow for good infiltration of storm water runoff until the construction is complete.

The quick and permanent establishment of vegetation in the disturbed areas is crucial to the prevention of erosion. To minimize the potential for these impacts, E&S control measures have been incorporated into the project plans on sheet 5 of 5.

#### **Potential long term impacts:**

##### **Wetland hydrology**

I see no direct or long term impacts to the wetland hydrology as a result of the proposed access roads, parking areas or storm water treatment basins. As the access drives and parking areas are paved, storm water runoff will be an input to the existing hydrology, through some minor overland flow, but mostly through the storm water basins, as ground water recharge or as direct discharge during significant storm events after treatment.

##### **Water quality:**

Due to the incorporation of the paved parking surfaces, stone water quality trenches, storm water treatment basins, and some direct infiltration of storm water in the well-drained, sandy, gravelly soils, I see no significant or adverse impacts to the existing water quality of the wetlands from storm water discharges.

##### **Adjacent upland wildlife habitat**

Potential long term impacts to the upland habitat from the project would include the loss of a significant portion of the URA serving as riparian zones and upland wildlife habitat adjacent to the wetlands. This intrusion will force wildlife into the narrow vegetated corridor in and around the wetlands during and after the construction timeframe, and into other areas where the uplands are not disturbed. However, because this vegetated wildlife corridor is not proposed to be totally cleared and still exists in minimal widths in some areas, the wetlands and adjacent riparian zone will still provide for some wetland function and wildlife habitat.

It is my opinion that the proposed 4,000 square foot wetland mitigation will help compensate for these impacts to the upland/riparian habitat.

In summary, the design of the project implements features intended to minimize or eliminate potential impacts to the wetlands such as storm water runoff, significant loss of wetland habitat, and erosion and sedimentation associated with construction activities.

I feel these proposed measures are adequate to protect the wetlands provided that the recommended erosion and sedimentation control features are implemented and maintained throughout the excavation and reclamation timeframe.

The construction of the proposed 4,000 square foot wetland mitigation will assist in the remaining wetlands ability to provide the same wetland functions and values they currently provide.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. R. Theroux", written in a cursive style.

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



neccog

meriden • northampton • northbury • northford • northwestern • northampton • northampton • northampton • northampton  
northampton • northampton • northampton • northampton • northampton • northampton • northampton • northampton

March 23, 2020

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

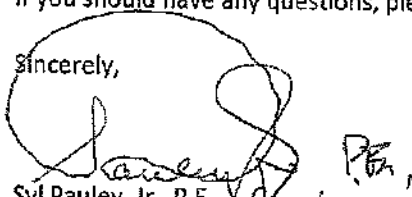
SUBJECT: Proposed Parking Expansion  
Vachon Chevrolet  
Assessor's Map 41, Lot Nos. 13A & 14  
Providence Road (Route 6)  
Brooklyn, Connecticut

Dear Ms. Roberson:

As you requested, I have reviewed the developer's consulting engineer's plans for the above captioned project. A copy of my comments are enclosed pertaining to my review of the plans, consisting of five sheets, entitled "Proposed Parking Expansion, 'Vachon Chevrolet', Providence Road (Route 6), Brooklyn, Connecticut, Prepared for Vachon Brooklyn, LLC.," which were created by Killingly Engineering Associates, dated January 2020 with revision date of March 10, 2020.

If you should have any questions, please do not hesitate to email me at [syl.pauley@neccog.com](mailto:syl.pauley@neccog.com).

Sincerely,

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

SP/s

cc: File

JR14r\_ProposedParkingExpansionVachonChevrolet\_Xmit 03202020 Review Cmts.doc

# **NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

## **ENGINEERING PLAN REVIEW PERTAINING TO PROPOSED PARKING EXPANSION VACHON CHEVROLET (ASSESSOR'S MAP 41, LOTS 13A & 14) PROVIDENCE ROAD (ROUTE 6) BROOKLYN, CT (March 20, 2020)**

The comments contained herein pertain to my review of plans, consisting of five sheets, entitled "Proposed Parking Expansion, 'Vachon Chevrolet', Providence Road (Route 6), Brooklyn, Connecticut, Prepared for Vachon Brooklyn, LLC.," prepared by Killingly Engineering Associates, dated January 2020 with revision date of March 10, 2020.

### **SHEET 2 OF 5 – EXISTING CONDITIONS**

1. The northing and easting coordinates should be noted for CGS Random Points B9262 and B9264. It would also be helpful to include a large scale diagram as to where these points are relative to the project.

### **SHEET 3 OF 5 – SITE DEVELOPMENT PLAN No. 1**

1. A construction entrance symbol is drawn at the entrance to the new "paved vehicle storage area." However, a note should be included to indicate that this will be removed at the time the first course of paving is installed for the vehicle storage area. Additionally, it would be helpful for this explanation to be included in Note 17 under "Development Schedule/Sequence of Operations" that appears on Sheet 5 of 5 of the plan set.
2. The note "Silt Fence Backed with Staked Haybales or Wood Chip Berms" should read the same as the note on Sheet 4 of 5, "Provide Super Silt Fence, Silt Fence Backed with Staked Haybales, or Silt Fence Backed with Wood Chip Berms at Clearing Limits," for consistency.

### **SHEET 4 OF 5 – SITE DEVELOPMENT PLAN No. 2**

1. Proposed slopes in the detention basin range from 1:1 to 3:1. It is recommended that slope be uniform and that no slopes be steeper than 3:1 to reduce the tendency of soil erosion
2. Pedestal lighting, with dual light fixtures, is shown at three (3) locations in the middle of the proposed vehicle parking area. No description of the lighting assembly (pedestal height, pedestal base, full cutoff design, wattage, etc.) can be found in the plans under review. This is important since there is a house on adjacent Lot No. 22 that is not too distant from the north property line in the vicinity of the proposed construction on the Vachon property. It should also be noted that the

majority of the visual/sound barrier created by the existing mature forest in this area between the house and the proposed development is going to be removed, only to be replaced by young plantings that will take many years to reestablish the buffer. Therefore, has the impact of lighting and noise on the adjacent residence been evaluated to determine if there will be any significant impact to it?

3. How will snow removal be handled in this area so as not to impact the adjacent wetlands (salt or other ice removal chemicals) and proposed landscaping?
4. It is unclear on how the "island" in the middle of the proposed parking area is going to be constructed, i.e., raised island with landscaping; raised island paved with no landscaping; flush with whatever in between; etc.? Can this area be used as a rain garden to mitigate some of the runoff from the pavement?
5. Is there any consideration to provide some form of "tall" landscaping in the center island, considering how much impervious pavement is being proposed?
6. As an aid to construction, it would be helpful to include a cross-section profile from the detention basin outlet structure to just beyond the level spreader.

#### **SHEET 5 OF 5 – DETAIL SHEET**

1. In the "Stormwater Basin Outlet Detail," a smooth outer wall PVC pipe may be less susceptible to upheaval or degradation (breakage) by icing conditions than a corrugated type of pipe. It is recommended that this be evaluated by the designer. Furthermore, over time, ultraviolet rays in sunlight degrades unprotected plastic pipe, which causes it to lose structural integrity and stability. Considering this, concrete may be a better choice.
2. In the "Stone Berm" detail, what specific type of filter fabric should be used to minimize sediment transport and at the same time allow the efficient transmission of water toward the outlet structure? This should be specified in the detail. Also, what are the conditions as to when the berm should be replaced to function as designed due to sediment build up?
3. It is recommended that the "Silt Fence – Backed with Haybales" detail title be modified to read "Super Silt Fence (Silt Fence Backed with Haybales or Wood Chip Berms)."
4. In the "Chain Link Fence Detail" the gauge of the fence fabric and size of the selvage should be specified and also what type of material it is manufactured from (galvanized steel, PVC coated steel, etc.). The same goes for the posts and hardware, too, and depth of bury/concrete anchorage for the posts.
5. In the "Stone Berm" detail, will CONNDOT crushed stone M.01.01 #3 remain stable at a 2:1 angle of repose?
6. In the "Slope Stabilization Detail" it is recommended that the slope be 3:1 or flatter, NOT 2:1 or steeper, as shown.
7. In the "Bituminous Lip Curb" detail it is recommended that the curb be formed on the binder course (locked in) for better stability/longevity, which should provide more resistance to deformation by snowplowing operations or other vehicle impacts.

By:

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

# Killingly Engineering Associates

## Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglyengineering.com



March 30, 2020

Ms. Jana Roberson, AICP  
Director of Community Development/Town Planner  
Town of Brooklyn Department of Planning  
Clifford B. Green Memorial Center  
69 South Main Street  
Brooklyn, CT 06234

**RE: Proposed Parking Expansion  
Vachon Chevrolet**

Dear Ms. Roberson;

In response to NECCOG review comment on the aforementioned project, we offer the following:

### **Sheet 2 of 5 – Existing Conditions**

1. The CGS random points referenced on the survey plan were used to establish the horizontal location of the project and have no bearing on the design. These points are not located adjacent to the site and we do not see the need or purpose of providing coordinates or creating a large-scale diagram of their locations at the expense of our client. Additionally, the Town of Brooklyn's regulations do not require such information.

### **Sheet 3 of 5 – Site Development Plan No. 1**

1. A note has been added to the plan to direct the contractor to remove the anti-tracking construction entrance prior to installing the first course of pavement. This has also been noted on sheet 5 of 5 in the development schedule/sequence of operations.
2. The note "silt fence backed with staked haybales or wood chip berms" has been modified to read the same on all sheets.

### **Sheet 4 of 5 – Site Development Plan No. 2**

1. Slopes in the detention basin have been modified so that they do not exceed 2:1 (center berm only). We have also noted that jute netting shall be installed to stabilize the basin after topsoil and seed have been applied. The center berm is designed to extend detention time in the basin and we do not anticipate erosive conditions once stabilized.
2. A detail for the lighting fixture with the make and model number has been added to the plans. We have also enclosed a cut sheet for the lighting as well. The chosen fixtures will be mounted no higher than 12' and are dark sky compliant. In addition, the landscaping proposed between the parking and the residences to the north will provide a very good vegetated buffer; cut sheets for the chosen plantings is included with this submission. Currently, the existing pine trees do not provide any visual buffer. As with most larger pine trees, there are minimal branches at the bottoms of the trees up to 20' or more. With regard to noise, this area will be utilized to store inventory and will not be accessed by the general public unless accompanied by a sales representative.
3. Snow will be stockpiled at the top of the slope adjacent to the proposed stormwater basin. Sheet 5 of the plans specify that no salt or chemical applications for snow removal shall be used.

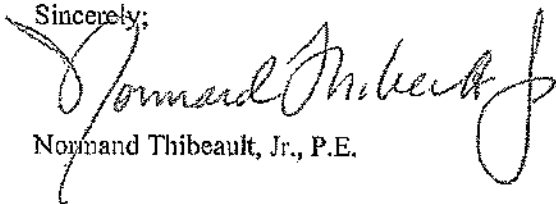
4. The island in the center of the site will be depressed. We will incorporate rain garden plantings into the island to promote stormwater treatment and infiltration.
5. As the center island will be utilized in the capacity of a rain garden, we do feel that taller vegetation would be appropriate.
6. A cross section of the basin outlet has been added to the plans as requested.

**Sheet 5 of 5 – Detail Sheet**

1. The manufacturer of ADS N-12 HDPE pipe states a life expectancy of 100 years. For the upright outlet structure, the base will be embedded in concrete to anchor it in place to prevent upheaval and the depth of bury for the outlet pipe will for the most part be installed below frost level. We have utilized this design and application for dozens of projects throughout the years and we are not aware of any failures for this application. Additionally, the installation of the outlet pipe and structure in this location does not present any structural constraints (i.e. it is not an installation subject to traffic). It is our professional opinion that HDPE pipe is sufficient for this application.
2. For the stone berm, specifications for the filter fabric have been called out and conditions for maintenance are defined.
3. The silt fence detail has been modified to read "super silt fence" as requested.
4. The detail for the fence installation has been modified as requested. In addition, neighbors who attended the public hearing for wetlands requested an 8' fence in lieu of a 6' fence which has been accommodated.
5. In our experience, the 2:1 angle of repose for the DOT #3 stone is stable. Section 5-10-12 of the 2002 CT Guidelines for Soil and Erosion Control ("the 2002 Guidelines") specify slopes no steeper than 1:1 and heights no greater than 3'.
6. We have modified the slope stabilization detail to call for application on slopes 2:1 or flatter per 5-4-10 of the 2002 Guidelines.
7. Bituminous curb installation detail has been modified accordingly as requested.

We trust that the plans as modified address the March 23<sup>rd</sup> review comments. Please feel free to contact us if there are any further questions or concerns.

Sincerely;



Normand Thibeault, Jr., P.E.

# VIPER S

## STRIKE

SMALL VIPER LUMINAIRE

Cat.#

Job

Type



**BEACON**  
Design • Performance • Versatility

Approvals

### SPECIFICATIONS

#### Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

#### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

#### Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is  $\geq 90$  at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- LifesShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

#### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

#### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

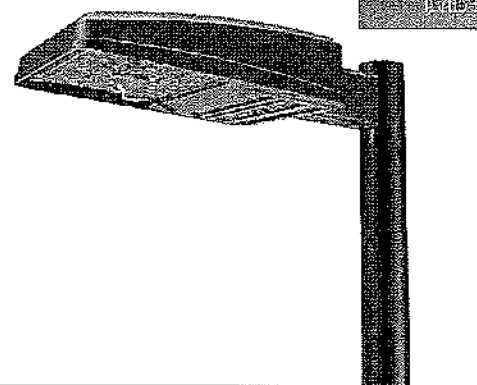
#### Certifications/Ratings:

- Certified to UL 1598, UL 8760 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

#### Warranty:

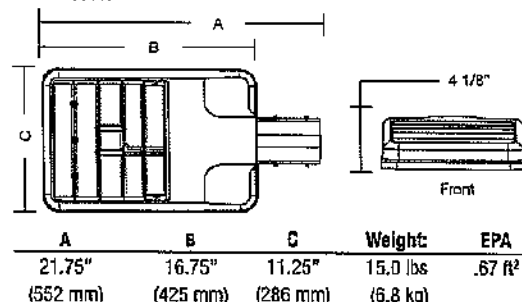
Five year limited warranty for more information visit: [www.hubbelllighting.com/resources/warranty](http://www.hubbelllighting.com/resources/warranty)

### PRODUCT IMAGE(S)

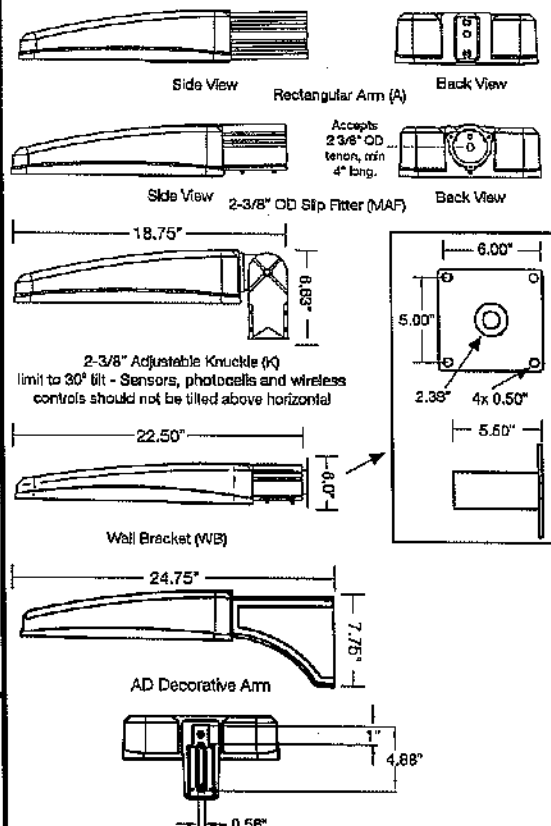


Indoor/Outdoor

### DIMENSIONS



### MOUNTING OPTIONS



### CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 864.678.1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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**HUBBELL**  
Lighting



# ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-45/AM/4W/UNV/A/DBT/BC

VPS							
SERIES	LED ENGINE	CCT	ROTATION	VOLTAGE	COLOR	OPTIONS	
VPS Viper	24L-45 45W, LED array 36L-65 65W, LED array 48L-85 80W, LED array 60L-105 105W, LED array	AM Amber	Leave blank for no rotation L <sup>1</sup> Optic rotation left R <sup>1</sup> Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	CD Continuous Dimming F Fusing BSP Bird Spikes BC Backshield (available for FR, 2, 3, 4, 4W Optics) TB Terminal Block	
DISTRIBUTION							
FR Type 1/Front Row							
2 Type 2							
3 Type 3							
4F (formerly 4) Type 4							
4W Type 4 Wide							
5QM Type 5QM							
5R Type 5R (rectangular)							
5W Type 5W (round wide)							
TC Tennis Court							
					COLOR OPTION		
					CC Custom Color		
CONTROL OPTIONS							

## HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back  
HSS/VP-S/90-LR/XXX 90° shield left or right  
HSS/VP-S/270-FB/XXX 270° shield front or back  
HSS/VP-S/270-LR/XXX 270° shield left or right  
HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)  
(Refer to page 5 for shield images)

## MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm  
VPL-AD-RPA4 4.2"-6.3" Round Pole Adapter for AD arm  
VPL-AD-RPA5 5.5"-6.9" Round Pole Adapter for AD arm  
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

## MOUNTING

A Rectangular Arm (formerly RA) for square or round pole  
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm  
K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon  
WB Wall Bracket  
AD Universal Arm for square pole  
AD3 Universal Arm for 2.4"-4.1" round pole  
AD4 Universal Arm for 4.2"-5.3" round pole  
AD5 Universal Arm for 5.5"-5.9" round pole  
AD6 Universal Arm for 6.0"-6.5" round pole

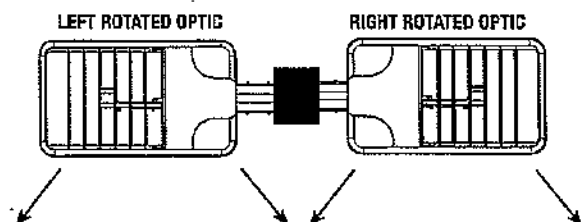
\* Only available with 1A, 2, 3, 4, 4W and 5R distributions

**PRECOMMISSIONED SITESYNC ORDERING INFORMATION:** When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form (prerequisite schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [www.hubbell-automation.com/products/sitesync/](http://www.hubbell-automation.com/products/sitesync/) or contact Hubbell Lighting tech support at 864-678-1000.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K/3/UNV/A/DBT/SWP/  
VPS/24L-55/4K/3/UNV/A/DBT/SWPM-40F/

SiteSync only  
SiteSync with Motion Control



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 864.678.1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
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# PERFORMANCE DATA

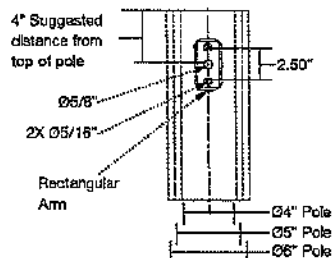
# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.)				
			LUMENS	LPW'	B	U	G
24	45W	FR	1238	28	0	0	0
		2	1194	27	0	0	0
		3	1171	26	0	0	1
		4	1152	26	0	0	0
		4W	1127	25	0	0	1
		5QM	1173	26	1	0	0
		5R	1181	26	1	0	1
		5W	1260	28	1	0	0
		TC	1204	27	0	0	0
36	65W	FR	1857	29	0	0	0
		2	1791	28	0	0	0
		3	1757	27	0	0	1
		4	1728	27	0	0	1
		4W	1690	26	0	0	1
		5QM	1759	27	1	0	0
		5R	1771	27	1	0	1
		5W	1726	27	1	0	0
		TC	1726	27	1	0	0
48	85W	FR	2476	29	0	0	0
		2	2389	28	1	0	1
		3	2343	28	0	0	1
		4	2304	27	0	0	1
		4W	2254	27	0	0	1
		5QM	2345	28	1	0	0
		5R	2362	28	1	0	1
		5W	2301	27	2	0	1
		TC	2408	28	0	0	0
60	105W	FR	3095	29	1	0	0
		2	2986	28	1	0	1
		3	2927	27	1	0	2
		4	2880	27	0	0	1
		4W	2817	26	0	0	1
		5QM	2933	27	1	0	0
		5R	2953	28	2	0	2
		5W	2879	27	2	0	1
		TC	3011	28	0	0	1

# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.)				
			LUMENS	LPW'	B	U	G
24	45W	FR-BC	1064	24	0	0	0
		2-BC	880	20	0	0	0
		3-BC	802	18	0	0	0
		4-BC	887	20	0	0	0
		4W-BC	2014	45	0	0	1
		TC-BC	930	21	0	0	0
		5R	1181	26	1	0	1
36	65W	FR-BC	1596	25	0	0	0
		2-BC	1320	20	0	0	0
		3-BC	1202	18	0	0	0
		4-BC	1330	20	0	0	0
		4W-BC	2014	31	0	0	1
48	85W	TC-BC	1396	21	0	0	0
		FR-BC	2128	25	0	0	0
		2-BC	1761	21	0	0	0
		3-BC	1603	19	0	0	1
		4-BC	1774	21	0	0	1
		4W-BC	1450	17	0	0	0
		TC-BC	1861	22	0	0	0
60	105W	5R	2362	28	1	0	1
		FR-BC	2661	25	0	0	0
		2-BC	2201	21	0	0	0
		3-BC	2004	19	0	0	1
		4-BC	2217	21	0	0	1
		4W-BC	1813	17	0	0	1
		TC-BC	2326	22	0	0	0
		5R	2953	28	2	0	2

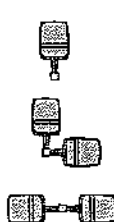


## DRILL PATTERN

### RECTANGULAR ARM (A) Compatible with Pole drill pattern B3



## EPA



Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34

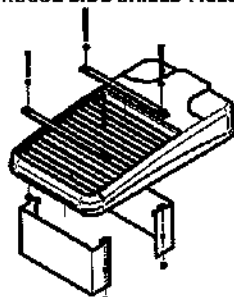


Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

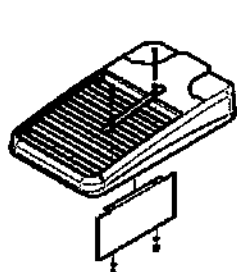
## TENON TOP POLE BRACKET ACCESSORIES (Order Separately) (2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

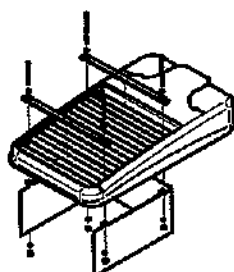
## HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



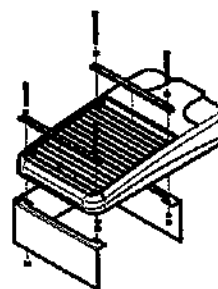
HSS/VP-S/90-FB/XXX  
90° shield front or back  
(2 shields shown)



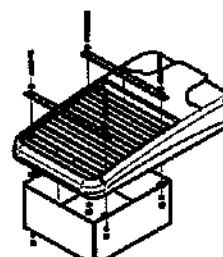
HSS/VP-S/90-LR/XXX  
90° shield left or right  
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX  
270° shield front or back  
(1 shield shown in back orientation)

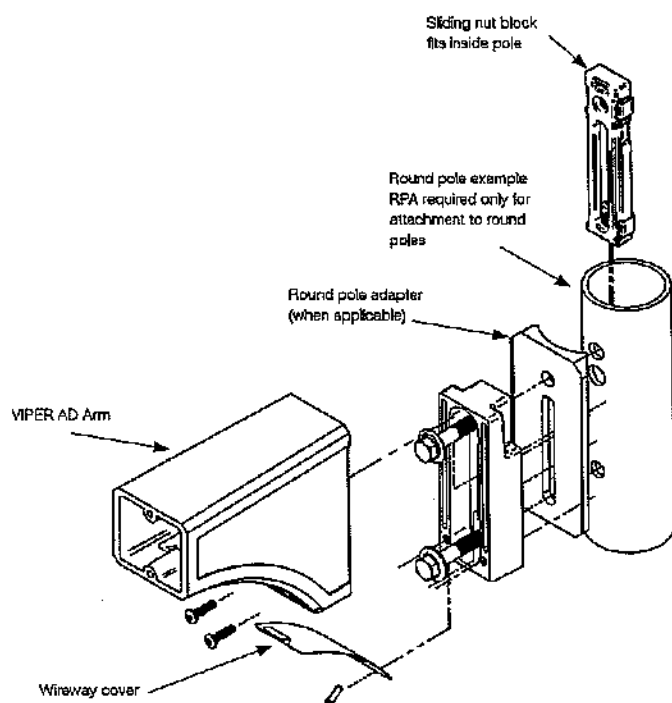


HSS/VP-S/270-LR/XXX  
270° shield left or right  
(1 shield shown in right orientation)



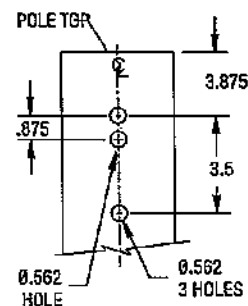
HSS/VP-S/360/XXX  
Full shield (1 shield shown)

## AD ARM MOUNTING INSTRUCTIONS



## DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234



9489 0090 0027 6215 9002 16

June 10, 2020

CERTIFIED#

Vachon Brooklyn, LLC  
957 Washington Street  
Attleboro, MA 02703

RE: Notice of Decision – 021120B Vachon Brooklyn, LLC, 512 Providence Road, Map 41, Lot 13A/14, PC Zone; Construction of (2) 16 ft. wide access driveways to access proposed new vehicle storage lots. Drive to the larger of the two proposed marking areas will be in an area historically used for an agricultural crossing.

Dear Vachon Brooklyn, LLC:

At the June 9, 2020 Inland Wetlands and Watercourses Commission meeting application 021120B Vachon Brooklyn, LLC, 512 Providence Road, Map 41, Lot 13A/14, PC Zone; Construction of (2) 16 ft. wide access driveways to access proposed new vehicle storage lots. Drive to the larger of the two proposed marking areas will be in an area historically used for an agricultural crossing was approved with the following conditions:

1. The detention basins shall be constructed, stabilized, and seeded before the parking lots are constructed.
2. Install the sediment/erosion controls as shown on the approved plans and call the Wetlands Officer at 860-779-3411, extension 31, for an inspection prior to starting any earth disturbance activities. Written approval of the sediment/erosion controls must be given by the Wetlands Enforcement Officer prior to starting any earth disturbance activities.
3. Only new vehicles stored in back lot, no used vehicles or employee parking.
4. Contractor to eradicate invasive species during construction.
5. Standard Conditions.

A legal notice of this approval will be published in the Villager Newspaper on Friday June 19, 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 at 860-779-3411 Extension 31.

Signed,

A handwritten signature in cursive script that reads "Margaret Washburn".

Margaret Washburn  
Wetlands Agent

MW/acl  
CC: File, Killingly Engineering

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.



# PROPOSED PARKING EXPANSION

## “VACHON CHEVROLET”

PROVIDENCE ROAD (ROUTE 6)  
BROOKLYN, CONNECTICUT

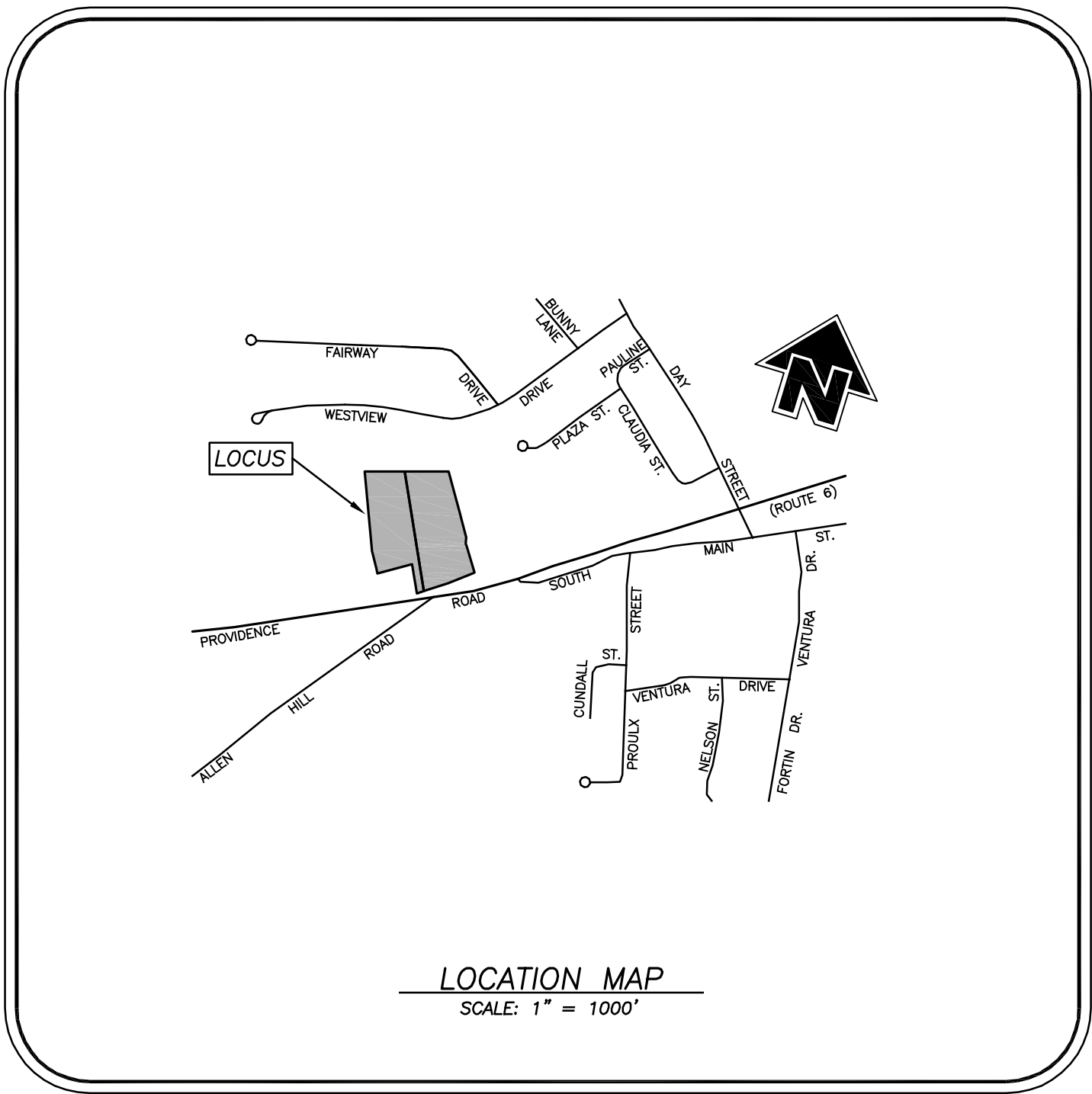
PREPARED FOR:  
VACHON BROOKLYN, LLC

### CONSTRUCTION NOTES/GENERAL PROVISIONS

- The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 816", and supplements thereto.
- The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
- Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
- The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
- The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
- The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate
- The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency.

### LEGEND

●	IRON PIN TO BE SET
○	IRON PIN FOUND
□	CONCRETE MONUMENT FOUND
CHD	CHD MONUMENT POINT
FNT	SIGN
4	UTILITY POLE
CB	CATCH BASIN
MH	MANHOLE
SMH	SANITARY SEWER MANHOLE
W	INLAND WETLANDS FLAG
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
---	SILT FENCE



### INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 5
EXISTING CONDITIONS MAP	2 OF 5
SITE DEVELOPMENT PLAN 1	3 OF 5
SITE DEVELOPMENT PLAN 2	4 OF 5
DETAIL SHEET	5 OF 5

**BEFORE YOU DIG  
CALL BEFORE YOU DIG**  
AT LEAST TWO FULL BUSINESS DAYS  
BEFORE DIGGING OR DISTURBING EARTH  
DIAL 811 OR 1-800-922-4455

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
3/10/2020	PER SOIL SCIENTIST & STAFF
3/31/2020	PER NECCOG REVIEW

**Killingly Engineering Associates**  
*Civil Engineering & Surveying*

114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

Expiration date per Sec. 8.26C,  
Connecticut General Statutes: \_\_\_\_\_

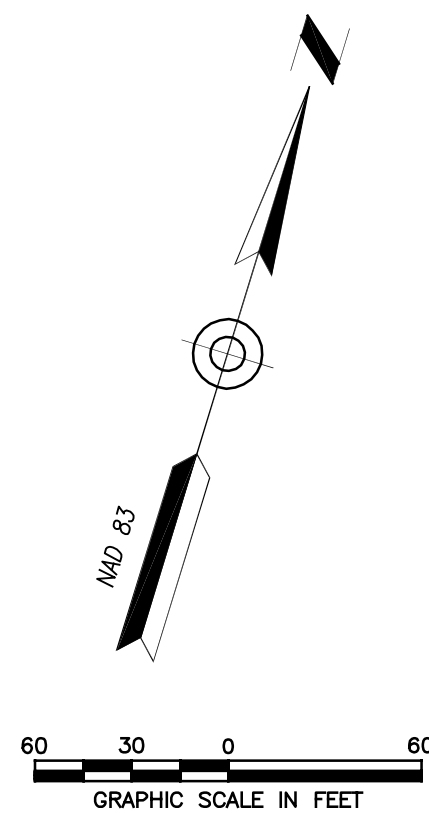
ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

NORMAND THIBEAULT, JR., P.E. No. 22834

DATE \_\_\_\_\_

JANUARY 2020



CURVE DATA		
C1 R = 5680.00' D = 1°45'30" L = 174.32' CH = S 71°56'28" W 174.32'	C2 R = 5680.00' D = 0°30'33" L = 50.48' CH = S 73°04'30" W 50.48'	C3 R = 5680.00' D = 2°15'41" L = 224.18' CH = S 74°27'37" W 224.16'

LINE DATA	
L1	N 14°49'40" W 34.19'
L2	S 06°00'57" W 43.34'
L3	S 23°24'09" E 17.56'
L4	S 68°21'47" W 89.41'

#### MAP REFERENCES:

- "Connecticut State Highway Department - Right of Way Map - Town of Brooklyn - Brooklyn-Danielson Road - From the Old Pomfret Road - Easterly About 12,000 Feet - Route U.S.6. - Scale: 1" = 40', Date: June 29, 1934 - Number 19-06 - Sheet No. 4 of 4."
- "Town of Brooklyn - Map Showing Land & Easement Acquired By - The State of Connecticut - From - Mildred Chase Hopkins - Relocation of Route U.S. 6 - Scale: 1" = 40' - Date: June 1953 - Town No. 19 - Project No. 43 - Serial No. 1 - Sheet 1 of 1 - Prepared by: Ernest T. Perkins." On file in the Brooklyn Land Records as Map Book 2 Page 98.
- "Boundary Survey - property of - Stephen Castle - Route 6, Brooklyn, Conn. - Scale: 1" = 40' - Date: July 30, 1964 - Sheet 1 of 1 Prepared by: Morton S. Fine & Associates." On file in the Brooklyn Land Records as Map Book 3 Page 52.
- "Map Showing Portion of Land of - Stephen Castle - Brooklyn, Connecticut - Scale: 1" = 20' - Date: March 19, 1982 - Prepared By: Thomas A. Brennan, Jr." On file in the Brooklyn Land Records as Map Book 7 Page 18.
- "Subdivision Map - Prepared for - Gary D. Kuchy - Westview Drive Brooklyn, Connecticut - Scale: 1" = 80' - Date: June 16, 1999 Revised to: 11/1/99 - Sheet 1 of 11 - Prepared by: J&D Civil Engineers and Provost Rovero Fitzback." On file in the Brooklyn Land Records.
- "Boundary Survey - Property of Gertrude M. Markley - Providence Road - Route 6 - Brooklyn, Connecticut - Scale: 1" = 40' - Date: Nov, 2002 - Sheet No. 1 - prepared by: Archer Surveying, LLC." On file in the Brooklyn Land Records as Map Book 15 Page 90.
- "Improvement Location Survey - Prepared for - Premier Chevrolet 512 Providence Road (Route 6) - Brooklyn, Connecticut - Scale: 1" = 50' - Date: 10/12/2011 - Sheet 1 of 1 - Prepared by: Killingly Engineering Associates." On file in the Brooklyn Land Records.
- "Property Survey - Property Line Relocation - Prepared for KCTT Properties, LLC - Route #6 (Providence Road) - Brooklyn, Connecticut - Scale: 1" = 20' - Date: October 2016 - Revised to: 1/5/2017 - Sheet No. 1 of 1 - Prepared by: PC Survey Associates." On file in the Brooklyn Land Records.

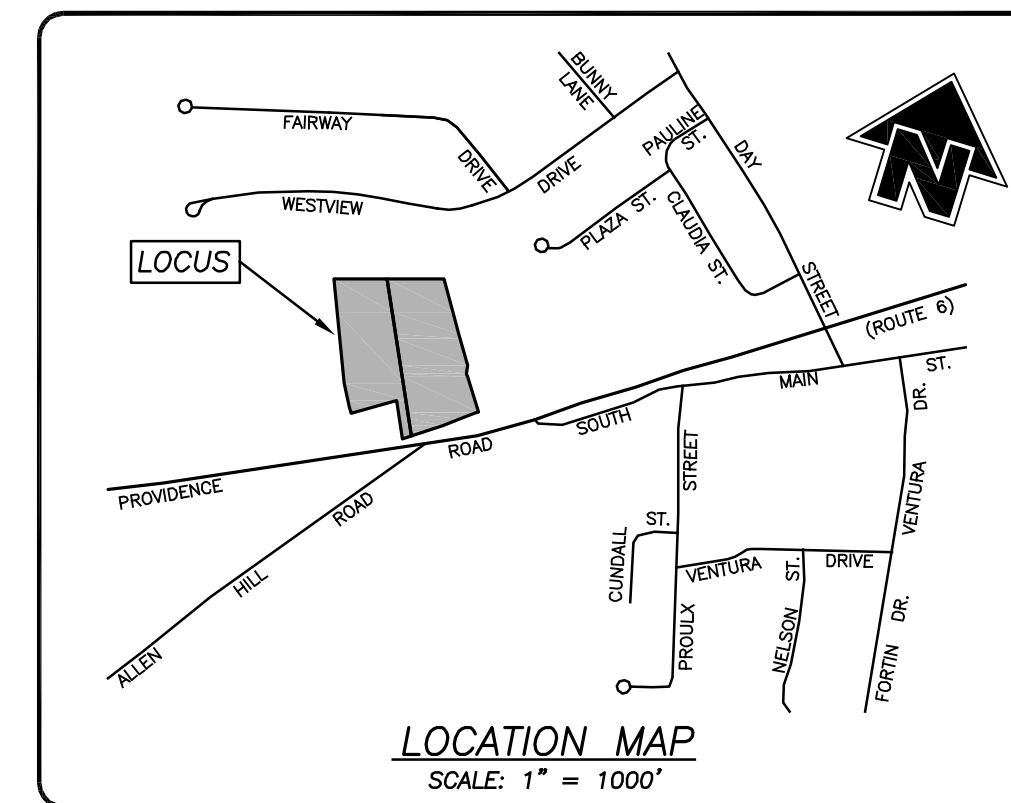
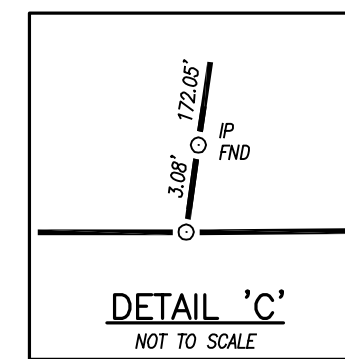
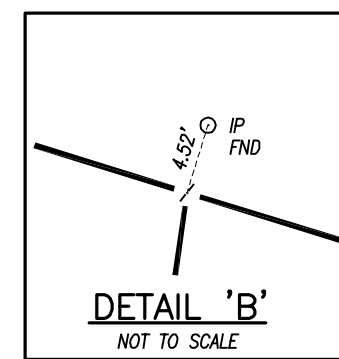
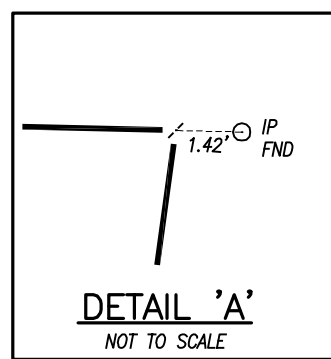
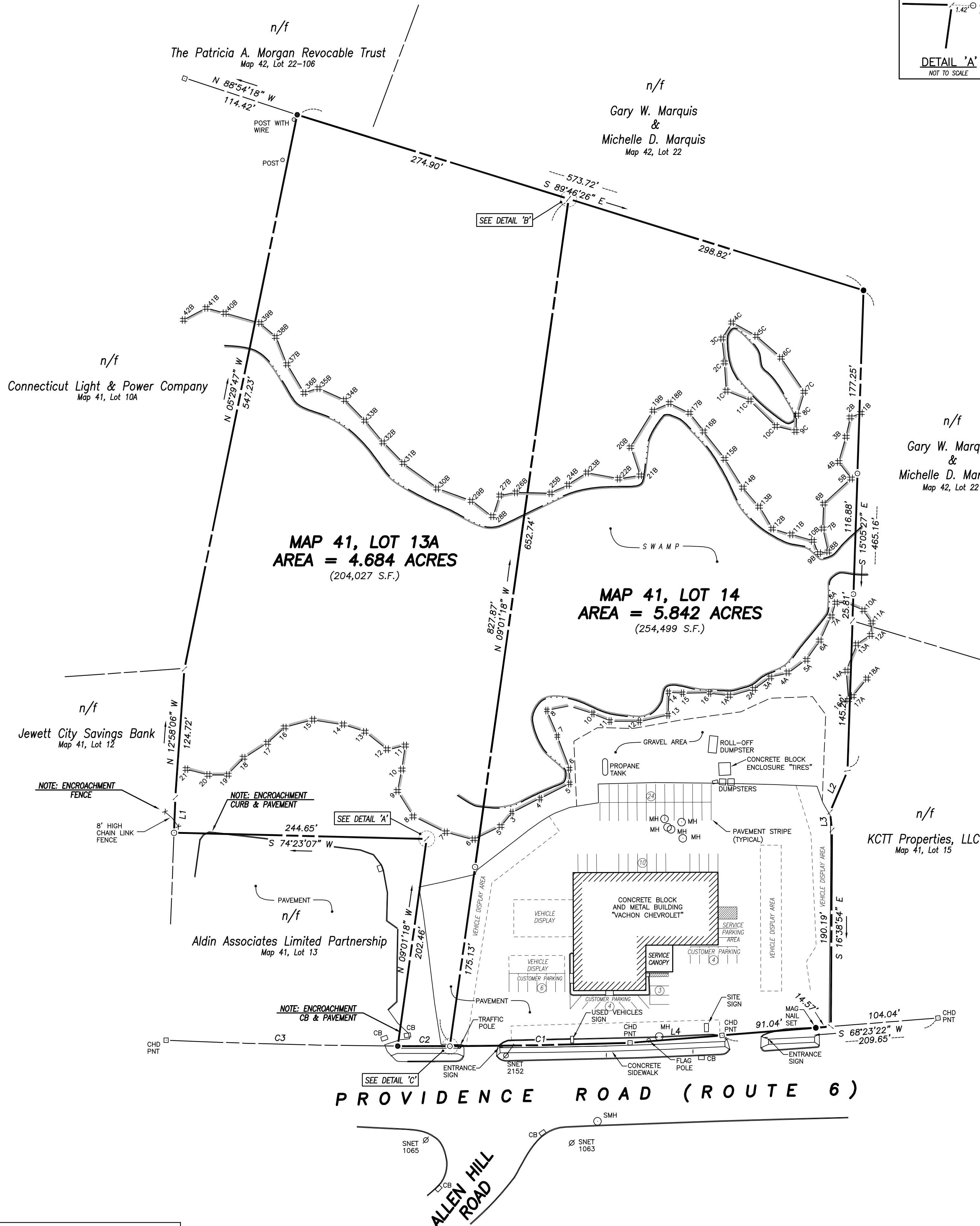
APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

Expiration date per Sec. 8.26C,  
Connecticut General Statutes: \_\_\_\_\_

ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



#### LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CHD PNT CHD MONUMENT POINT
- ⊕ SIGN
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ CB MANHOLE
- ⊕ SMH SANITARY SEWER MANHOLE
- INLAND WETLANDS FLAG

#### NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Survey Type: Improvement Location Survey.
  - Boundary Determination Category: Dependent Resurvey.
- Zone = PC.
- Owner of record:
  - Map 41, Lot 14 = Vachon Brooklyn, LLC  
957 Washington St., Attleboro, MA 02703  
Volume 620, Page 163
  - Map 41, Lot 13A = Vachon Brooklyn, LLC  
957 Washington Street, Attleboro, MA 02703  
Volume 632, Page 114
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.

REVISIONS	
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	DESCRIPTION

#### IMPROVEMENT LOCATION SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR

VACHON BROOKLYN, LLC

PROVIDENCE ROAD (ROUTE 6)  
BROOKLYN, CONNECTICUT



Killingly Engineering Associates  
Civil Engineering & Surveying

114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

DATE: 1/07/2020	DRAWN: AMR
SCALE: 1" = 60'	DESIGN: NET
SHEET: 2 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

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

GREG A. GLAUDE, L.S. LIC. No. 70191 DATE \_\_\_\_\_

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



CURVE DATA		
C1 R = 5680.00' D = 1°45'30" L = 174.32' CH = S 71°56'28" W 174.32'	C2 R = 5680.00' D = 0°30'33" L = 50.48' CH = S 73°04'30" W 50.48'	C3 R = 5680.00' D = 2°15'41" L = 224.18' CH = S 74°27'37" W 224.18'

#### LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- CHD MONUMENT FOUND
- CHD MONUMENT POINT
- ⊕ SIGN
- UTILITY POLE
- CATCH BASIN
- MH MANHOLE
- SMH SANITARY SEWER MANHOLE
- INLAND WETLANDS FLAG
- - - 100 - - - EXISTING CONTOURS
- 100 — PROPOSED CONTOURS
- SILT FENCE

#### NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Topographic features conform to a Class "I-2", "V-2" vertical accuracy.
  - Survey Type: Improvement Location Survey.
- Zone = PC.
- Owner of record:
  - Map 41, Lot 14 = Vachon Brooklyn, LLC  
957 Washington St., Attleboro, MA 02703  
Volume 620, Page 163
  - Map 41, Lot 13A = Vachon Brooklyn, LLC  
957 Washington St., Attleboro, MA 02703  
Volume 632, Page 114
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.
- Elevations shown are based on an assumed datum. Contours shown are taken from actual field survey. Contour interval = 2'.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

DATE	REVISIONS
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	DESCRIPTION

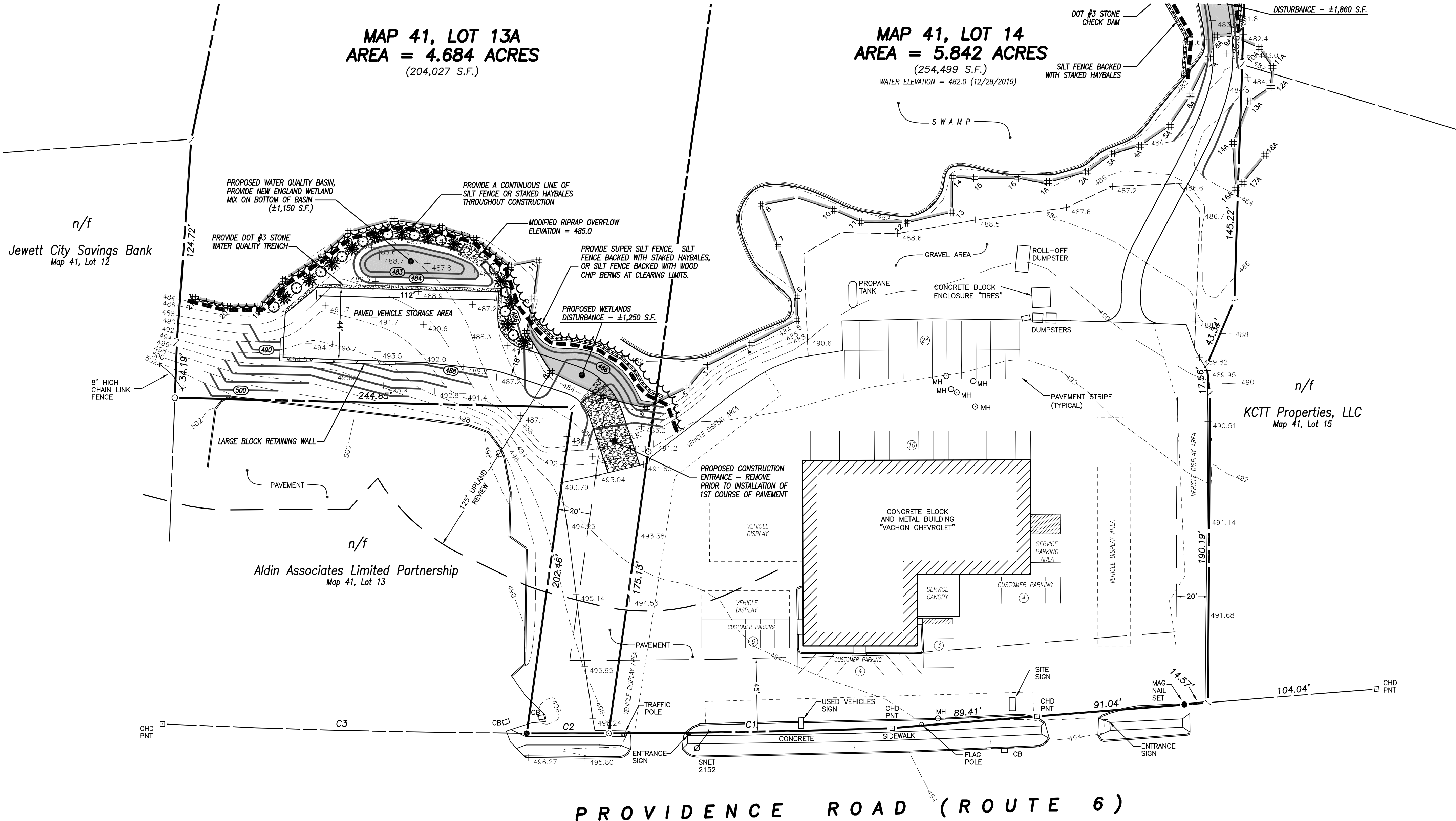
IMPROVEMENT LOCATION SURVEY  
SITE DEVELOPMENT PLAN No. 1  
PREPARED FOR  
**VACHON BROOKLYN, LLC**  
512 PROVIDENCE ROAD (ROUTE 6)  
BROOKLYN, CONNECTICUT

<b>Killingly Engineering Associates</b> Civil Engineering & Surveying 114 Westcott Road P.O. Box 421 Killingly, Connecticut 06241 (860) 779-7299 www.killinglyengineering.com	
DATE: 1/07/2020	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

SEE SITE DEVELOPMENT PLAN No. 2

MAP 41, LOT 13A  
AREA = 4.684 ACRES  
(204,027 S.F.)

MAP 41, LOT 14  
AREA = 5.842 ACRES  
(254,499 S.F.)  
WATER ELEVATION = 482.0 (12/28/2019)



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	MATURE HEIGHT
✱	Myrica gale	Sweetgale	12	24"	2'-4'
Low-growing, bushy shrub. Blue-green to dark green foliage has a pleasant fragrance. Nitrogen fixer. Often found in bogs and acidic wetlands.					
⊙	Lindera benzoin	Common Spicebush	12	24"	3'-4'
Medium shrub found in seasonal wetlands and moist woods. Red fruit important food source for many birds. The primary food of larval Spicebush Swallowtail butterflies. Fall foliage.					

APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

Expiration date per Sec. 8.26C,  
Connecticut General Statutes: \_\_\_\_\_

ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

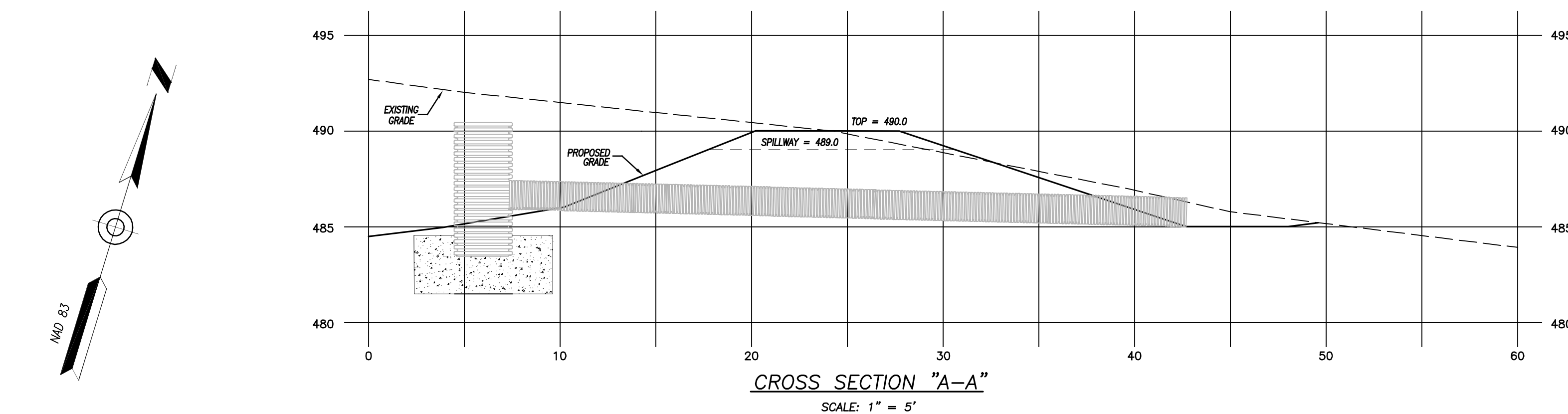
**BEFORE YOU DIG  
CALL BEFORE YOU DIG**  
AT LEAST TWO FULL BUSINESS DAYS  
BEFORE DIGGING OR DISTURBING EARTH  
**DIAL 811 OR 1-800-922-4455**

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE \_\_\_\_\_

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE \_\_\_\_\_

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



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	MATURE HEIGHT
	<i>Juniperus scopolorum</i>	Moonglow Juniper	18	5'	16'-20'
Exceptionally showy, silvery blue foliage and broad pyramidal form makes a most attractive screen. A tough plants with dense branching that grows to 20' tall.					
	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	17	3'-4'	6'-10'
This evergreen Viburnum (most are deciduous) has this olive green leaves that form a great green wall for screening. White fragrant flowers in the spring followed by red berries in the fall that provide food for birds.					
	<i>Acer rubrum</i>	Red Maple	5	3" Caliper	60'-80'

CURVE DATA		
C1	C2	C3
R = 5680.00'	R = 5680.00'	R = 5680.00'
D = 1°45'30"	D = 0°30'33"	D = 2°15'41"
L = 174.32'	L = 50.48'	L = 224.18'
CH = S 71°56'28" W 174.32'	CH = S 73°04'30" W 50.48'	CH = S 74°27'37" W 224.18'

## LEGEND

●	IRON PIN TO BE SET
○	IRON PIN FOUND
□	CHD MONUMENT FOUND
□	CHD MONUMENT POINT
+	SIGN
○	UTILITY POLE
□	CATCH BASIN
○	MANHOLE
○	SANITARY SEWER MANHOLE
—#—	INLAND WETLANDS FLAG
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SILT FENCE

## NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Topographic features conform to a Class "I-2", "V-2" vertical accuracy.
  - Survey Type: Improvement Location Survey.
- Zone = PC.
- Owner of record:
  - Map 41, Lot 14 = Vachon Brooklyn, LLC  
957 Washington St., Attleboro, MA 02703  
Volume 620, Page 163
  - Map 41, Lot 13A = Vachon Brooklyn, LLC  
957 Washington St., Attleboro, MA 02703  
Volume 632, Page 114
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.
- Elevations shown are based on an assumed datum. Contours shown are taken from actual field survey. Contour interval = 2'.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

DATE	DESCRIPTION
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY  
SITE DEVELOPMENT PLAN No. 2  
PREPARED FOR  
**VACHON BROOKLYN, LLC**  
512 PROVIDENCE ROAD (ROUTE 6)  
BROOKLYN, CONNECTICUT

<b>Killingly Engineering Associates</b> Civil Engineering & Surveying 114 Westcott Road P.O. Box 421 Killingly, Connecticut 06241 (860) 779-7299 www.killinglyengineering.com	
DATE: 1/07/2020	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

**MAP 41, LOT 13A**  
**AREA = 4.684 ACRES**  
(204,027 S.F.)

**MAP 41, LOT 14**  
**AREA = 5.842 ACRES**  
(254,499 S.F.)  
WATER ELEVATION = 482.0 (12/28/2019)

SEE SITE DEVELOPMENT PLAN No. 1

APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8.26C,  
Connecticut General Statutes:

ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN DATE

**BEFORE YOU DIG**  
**CALL BEFORE YOU DIG**  
AT LEAST TWO FULL BUSINESS DAYS  
BEFORE DIGGING OR DISTURBING EARTH  
**DIAL 811 OR 1-800-922-4455**



EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

- Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
- U.S.D.A. N.R.C.S. Web Soil Survey.

DEVELOPMENT CONTROL PLAN:

- Development of the site will be performed by the Contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
- 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.
- 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.
- Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
- The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
- 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:

- Dig a 6" deep trench on the uphill side of the barrier location.
- Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
- Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
- Inspect and repair barrier after heavy rainfall.
- 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.
- 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.
- 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:

- Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
- 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.
- 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.
- 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.
- 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, disking, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

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

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

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:

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- 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".
- Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
- 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.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

- Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.
- Install the anti-tracking construction entrance.
- Install temporary logging crossing (corduroy crossing or slash mat) in the area of the wetlands crossing to allow for logging access.
- Cut trees within the defined clearing limits and remove the cut wood.
- Install perimeter erosion and sedimentation controls in accordance with the site development plan.
- Excavate for proposed stormwater basin; area shall be utilized for a temporary sedimentation basin during construction.
- Chip brush and slash; stockpile chips for use on site or remove off site.
- When all logging activities have been completed, remove temporary crossing and install proposed pipes; counter sink pipes a minimum of 12" and fill bottoms with native material.
- Box out areas to be paved and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpiles and apply temporary seeding and divert water around the perimeter of the stockpiles.
- Install and compact processed gravel for driveway and parking area base.
- Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
- Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
- Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
- Install required utilities.
- Prepare sub-base for driveway and remainder of the parking areas for final grading.
- Remove anti-tracking construction entrance and install first course of pavement.
- When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment. Clean accumulated sediment from the stormwater basin, apply topsoil & seed, and cover with jute netting.
- Install final course of pavement upon the completion of the final structure.
- Fine grade, rake, seed and mulch to within 2' of the pavement.
- Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

Joe Simon  
Vachon Chevrolet  
512 Providence Road  
Brooklyn, CT 06234  
(401) 692-1459

WETLAND SEED MIX FOR WETLANDS MITIGATION

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

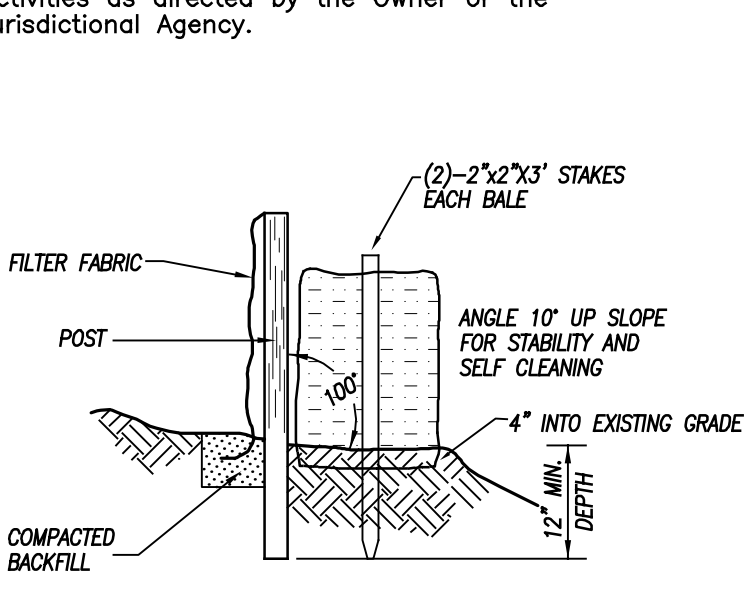
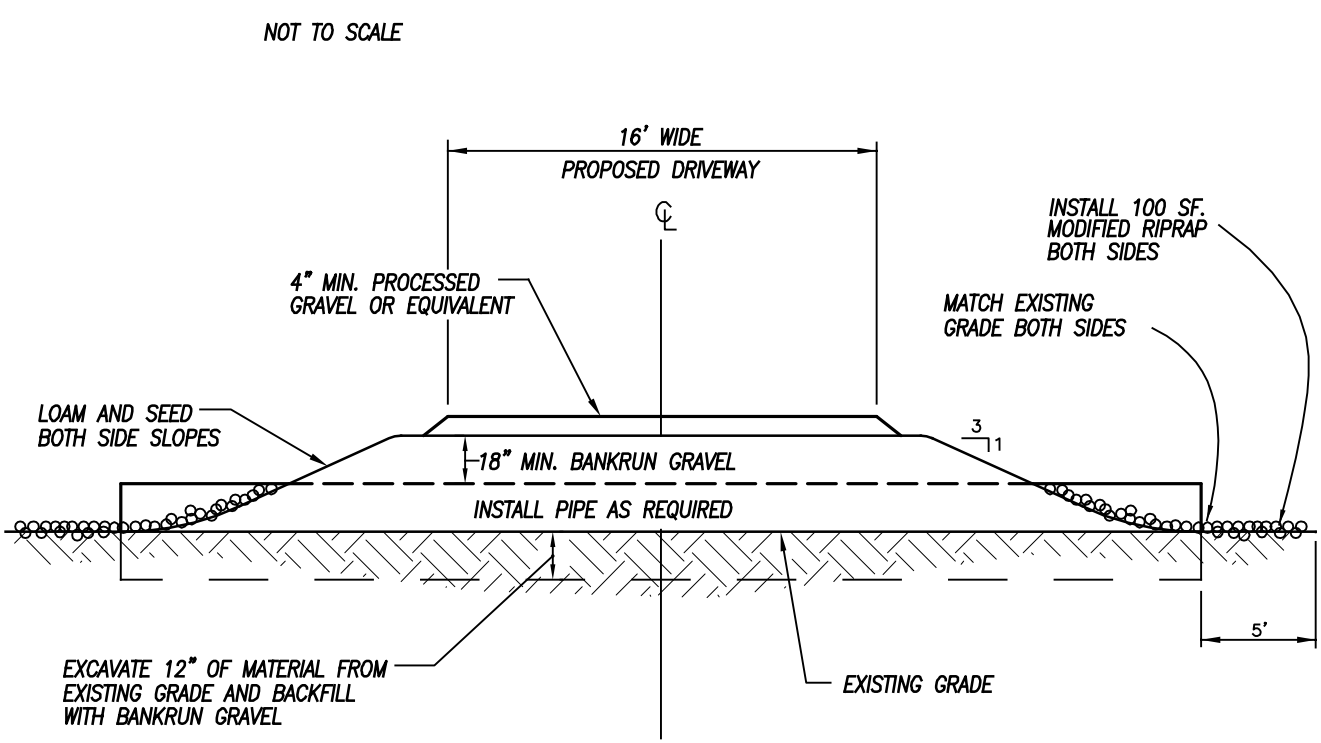
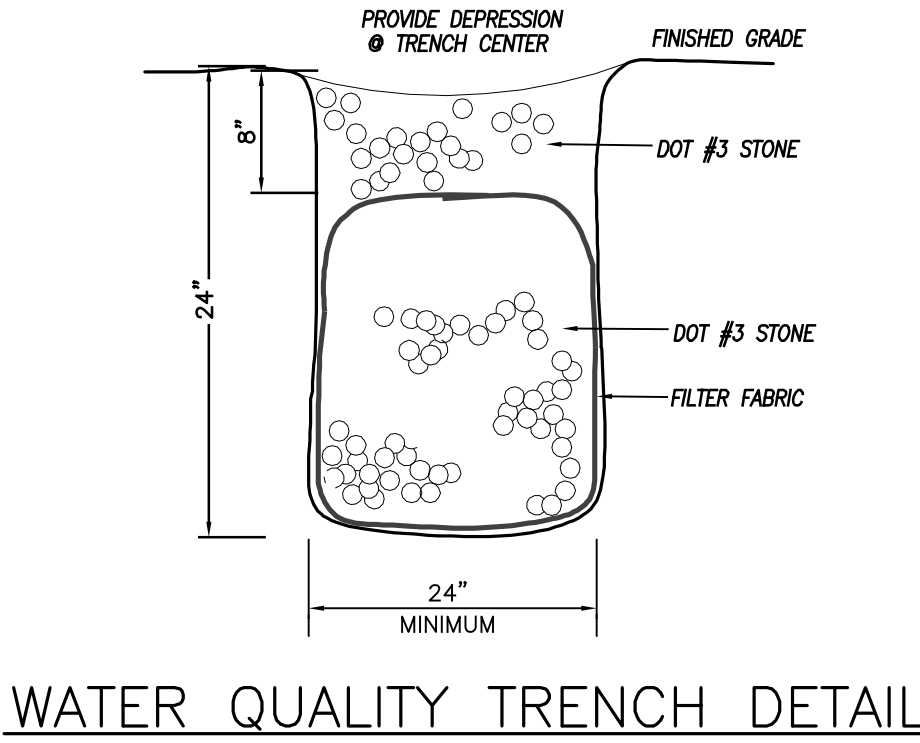
The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

APPLICATION RATE: 1 LB/2500 sq. ft

SPECIES: Fox Sedge, (Carex vulpinoidea), Lurid Sedge, (Carex lurida), Blunt Broom Sedge, (Carex scoparia), Sensitive Fern, (Onoclea sensibilis), Blue Vervain, (Verbena hastata), Hop Sedge, (Carex lupulina), Green Bulrush, (Scirpus atrovirens), Nodding Bur Marigold, (Bidens cer-nua), Bristly Sedge, (Carex comosa), Fringed Sedge, (Carex crinita), American Mannagrass, (Glyceria grandis), Wool Grass, (Scirpus cyperinus), Soft Rush, (Juncus effusus), Spotted Joe Pye Weed, (Eupatorium maculatum), Boneset, (Eupatorium perfoliatum), Mud Plantain, (Alisma subcordatum), New England Aster, (Aster novae-angliae), Rattlesnake Grass, (Glyceria canadensis), Purplestem aster (Aster puniceus), Soft Stem Bulrush, (Scirpus validus), Blueflag (Iris versicolor), Swamp Milkweed, (Asclepias incarnata), Monkey Flower, (Mimulus ringens). The functionality of each mix will remain unchanged, although mix composition may vary during the year.

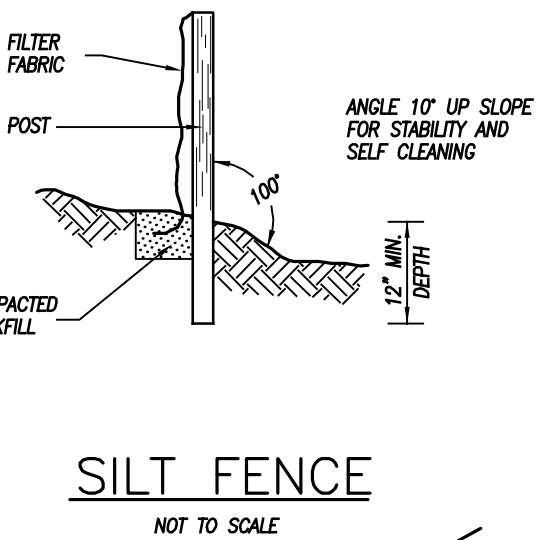
CONSTRUCTION NOTES/GENERAL PROVISIONS

- The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
- The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
- Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
- The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
- The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
- The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate.
- The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency.



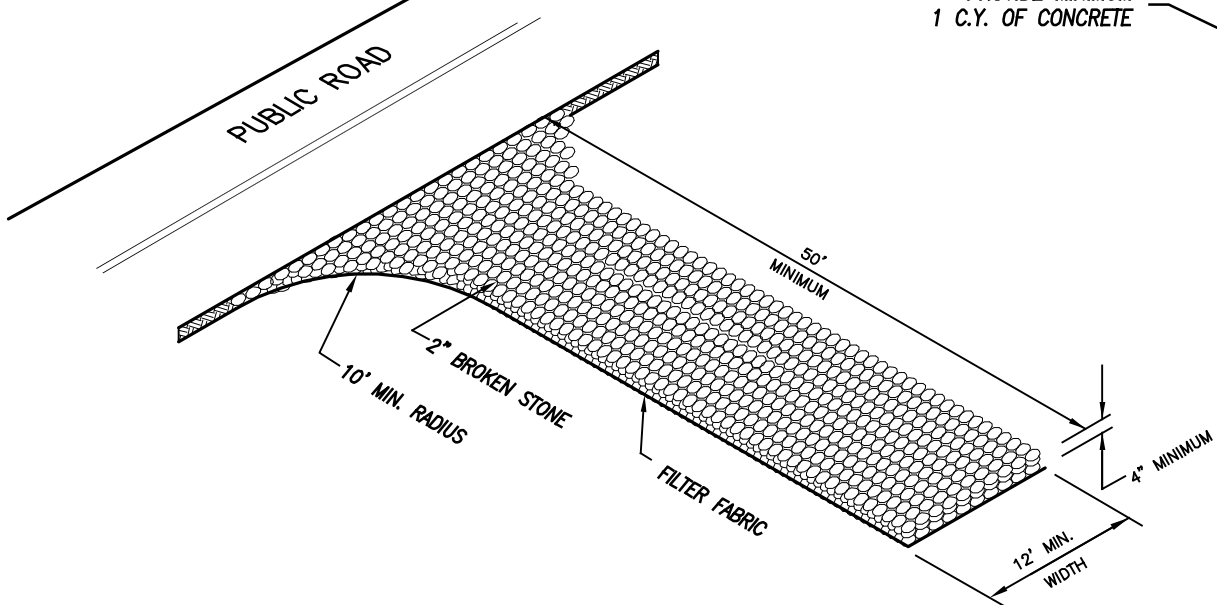
SILT FENCE - BACKED WITH HAYBALES

NOTE: SUPER SILT FENCE MAY BE UTILIZED IN LIEU OF SILT FENCE BACKED WITH STAKED HAYBALES OR WOOD CHIP BERMS MAY BE SUBSTITUTED FOR STAKED HAYBALES



STONE BERM

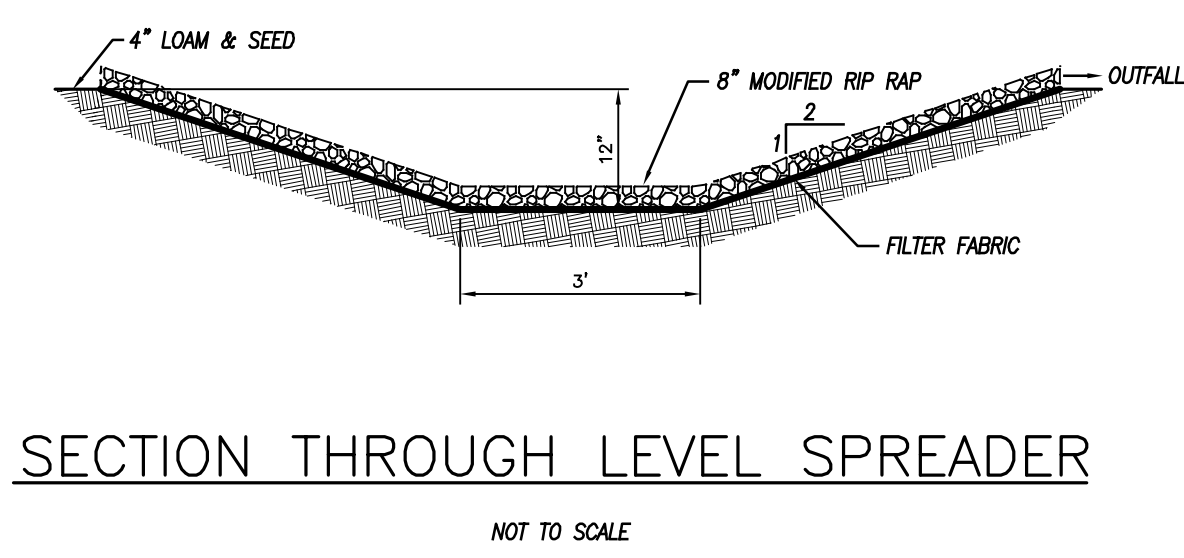
NOTE: REMOVE SEDIMENT OR REPLACE BERM WHEN SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE BERM



STORMWATER BASIN OUTLET STRUCTURE DETAIL

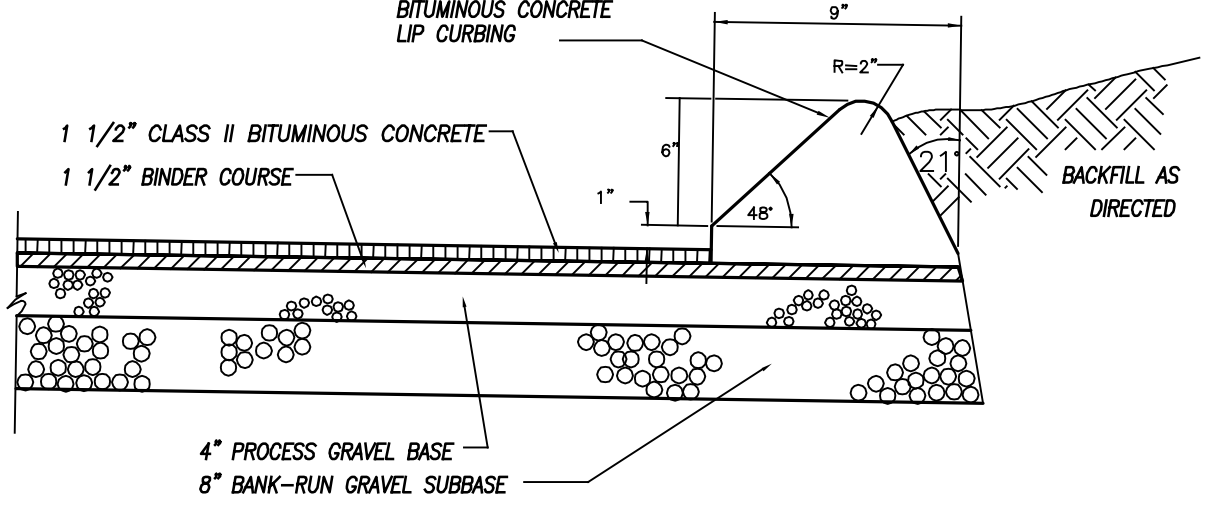
CONSTRUCTION ENTRANCE

NOT TO SCALE



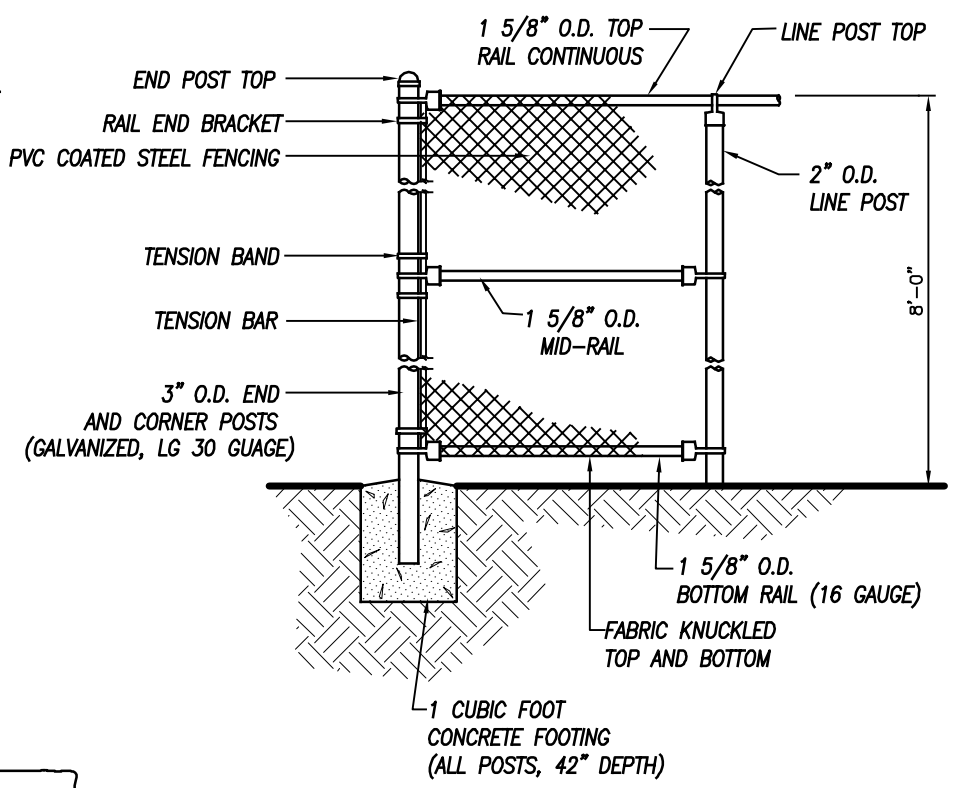
HAYBALE BARRIER

NOT TO SCALE



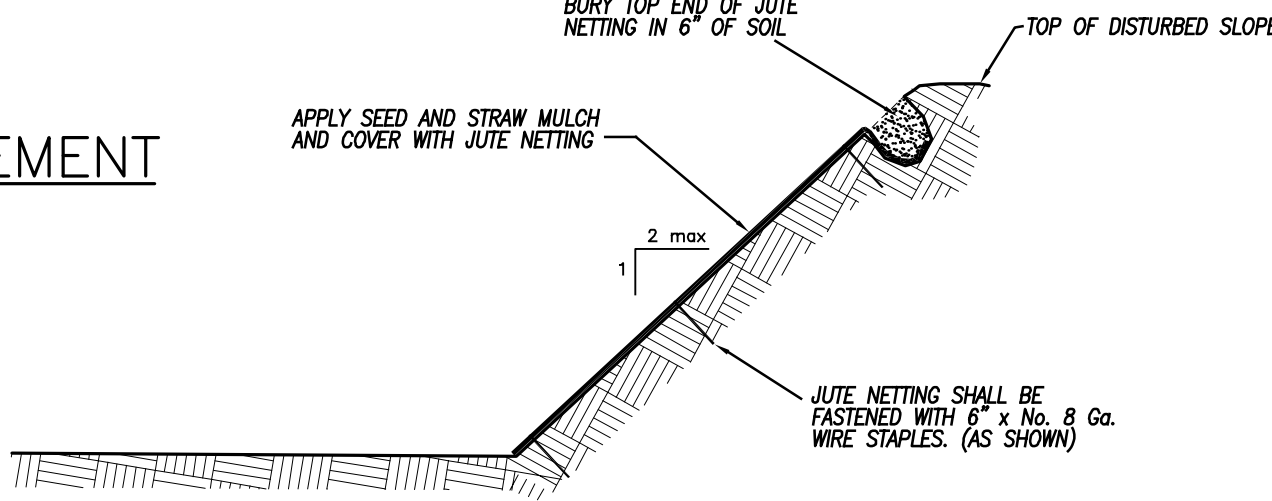
BITUMINOUS CONCRETE LIP CURBING

NOT TO SCALE



CHAIN LINK FENCE DETAIL

NOTE: PROVIDE PRIVACY SLATS, FOREST GREEN OR BLACK



SLOPE STABILIZATION DETAIL

NOT TO SCALE

DATE	DESCRIPTION
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	REVISIONS

DETAIL SHEET

PREPARED FOR

VACHON BROOKLYN, LLC

PROVIDENCE ROAD (ROUTE 6)  
BROOKLYN, CONNECTICUT



Killingly Engineering Associates  
Civil Engineering & Surveying

114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

DATE: 1/07/2020	DRAWN: AMR
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 5 OF 5	CHK BY: ---
DWG. NO: CLIENT FILE	JOB No: 19129

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8.26C,  
Connecticut General Statutes:

ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN DATE



## TOWN OF BROOKLYN

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

OFFICE OF SELECTMEN  
TELEPHONE: 779-3411

TOWN CLERK  
TELEPHONE: 774-9543

ASSESSOR  
TELEPHONE: 774-5811

TAX COLLECTOR  
TELEPHONE: 774-4072

JUDGE OF PROBATE  
TELEPHONE: 774-5973

Received Date 6/3/2020  
Fee \$ 250 State Fee ( \$80.00 )

Application # SPG 20-001  
Check # 6129

### APPLICATION FOR GRAVEL BANK SPECIAL PERMIT

Name of Applicant Paul R. Lehto Phone 860-208-9789  
Mailing Address 40 Almada Drive, Brooklyn, CT 06234  
Relation owner

Property Owner Paul R. Lehto Phone 860-208-9789  
Mailing Address 40 Almada Drive, Brooklyn, CT 06234

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 N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property address Allen Hill Road (Riverwalk Drive)  
Property Location East of Allen Hill Road  
Map # 32 Lot # 148 Zone RA Total Acres 71.34

Maximum Area :  
Acres of Gravel Removal 6.7 acres Cubic Yards of Gravel Removal 90,000 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: Paul Lehto Date 5/20/2020  
Owner: Paul Lehto Date 5/20/2020

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

## EARTH EXCAVATION 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



# 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](http://www.prorovinc.com)

June 2, 2020

Brooklyn Planning & Zoning Commission  
69 South Main Street  
Brooklyn, CT 06234

**RE: Paul R. Lehto -- Proposed Gravel Excavation -- Easterly of Allen Hill Road -- Brooklyn, CT  
P&R Job No. 173055**

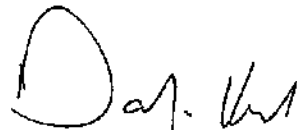
Dear Commissioners:

This narrative is intended to accompany the special permit application for the proposed gravel excavation by Paul R. Lehto. The proposed excavation site is an extension of a previously permitted excavation and will include 6.7 acres and result in the removal of approximately 90,000 cubic yards of material. An application for this project has also been submitted to the Brooklyn Inland Wetlands & Watercourses Commission.

The zoning regulations require an excavation permittee to provide a bond for restoration of the site following excavation activities. As noted above, the subject property was previously permitted for excavation in an area immediately adjacent to the currently proposed excavation site. The Town is currently in possession of the cash bond which was required as part of that previously approved excavation. The current excavation site encompasses 6.7 acres of new site disturbance. We would propose a restoration bond amount of \$10,000.00 per acre or \$67,000.00 for the current proposal. If the applicant wishes to bond by phase, the first excavation phase includes 4.1 acres of disturbance with a resulting bond amount of \$41,000.00. This amount would cover grading the excavation area in accordance with the zoning regulations (2H:1V maximum slopes), spreading on-site stockpiled topsoil and seeding with an appropriate seed mix. For informational purposes, we have included a conceptual subdivision plan as part of this application to demonstrate the feasible reuse of the property following excavation and restoration.

Thank you for your consideration of this application. 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.

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
P.O. BOX 356  
CONNECTICUT 06234**

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on Wednesday, August 5, 2020 at 6:30 p.m. on the following:

**SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.

Copies of applications are on file for review.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 13<sup>th</sup> day of July 2020

Michelle Sigfridson

Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

CERTIFIED#

9489 0090 0027 6215 9001 17

July 30, 2020

Paul R. Lehto  
40 Almada Drive  
Brooklyn, CT 06234

RE: Notice of Decision – 060920A Paul R. Lehto, Allen Hill Road, Map 32, Lot 148, RA Zone;  
Excavation of sand and gravel.

Dear Mr. Lehto:

At the special meeting on July 28, 2020 of the Inland Wetlands and Watercourses Commission your application 060920A Paul R. Lehto, Allen Hill Road, Map 32, Lot 148, RA Zone; Excavation of sand and gravel was approved with standard conditions.

A copy of the notice of action appears on the Town of Brooklyn's Website and was posted July 29, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication.

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

Signed,

*Margaret Washburn*

Margaret Washburn  
Wetlands Agent

MW/acl  
CC: File, D. Held, Provost & Rovero  
Enc: Standard Conditions



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

**APPLICANT: READ CAREFULLY**

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

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

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

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

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

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

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

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

- (1) the approved activity will affect wetlands and/or watercourses; and/or
  - (2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses;
- and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

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

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

# NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

## Engineering Plan Review Pertaining to Proposed Gravel Excavation

PAUL R. LEHTO  
(RIVER WALK DRIVE)  
BROOKLYN, CT  
(July 14, 2020)

The comments contained herein pertain to my review of plans for a gravel removal operation. The plans under review (7 sheets) are entitled "Proposed Gravel Excavation, Easterly of Allen Hill Road, Brooklyn, Connecticut, Owner/Applicant: Paul R. Lehto," prepared by Provost & Rovero, Inc. and Archer Surveying, LLC, dated June 2, 2020. This review was made in accordance with most recent Town of Brooklyn Zoning and Wetlands Regulations and Public Improvement Specifications.

1. On Sheet 2 of 7, "Existing Conditions," Note 6 states that the existing topographical information was created using aerial photography (and photogrammetric mapping?) from WSP Group. The dates for the photography and mapping should be included in the note.
2. If not already done, the CT State Historic Preservation Office should be contacted regarding any possible archaeological/historical significance to this portion of the site, since it sits high above and only about a quarter mile from the Quinebaug River. The CT Department of Energy and Environmental Protection (DEEP) "Natural Diversity Database" should also be consulted.
3. The haul road running through the previously excavated area to River Walk Drive (see Sheet 2 of 7) crosses a wetland. It is recommended that the Applicant's engineer evaluate and describe the crossing, which has been in place for many years, to determine if it is in good condition for future heavy loads and if any erosion has occurred around it that would require some reconstruction. Additionally, it is important to establish erosion and sediment control systems on both sides of the crossing and other methods to help protect the wetlands from the heavy truck traffic, dust, and material that may fly off haul trucks. Erosion and sediment control system(s), if required, should be shown for the affected area on a plan at a scale of no less than 1" = 40'.
4. There is no estimated time of completion of the proposed gravel removal operation in the "Excavation Notes" on Sheet 5 of 7.
5. Noise and dust from heavy truck traffic may cause an issue with residents living along River Walk Drive and its connected side roads.

By:  P05  
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

7/14/2020

## Jana Roberson

---

**From:** Syl Pauley <Syl.pauley@neccog.org>  
**Sent:** Tuesday, August 04, 2020 2:20 PM  
**To:** Jana Roberson  
**Cc:** Margaret Washburn; 'David Held'  
**Subject:** Re: Lehto Gravel Bond

Hi Jana,

I have reviewed the revised bonding figures handwritten on David Held's letter of August 29, 2018, which you emailed to me. The major items to be considered for bonding should remain the same as back then with the estimated cost to do the work as follows:

- Restoration of excavation area: 6.7 acres @ \$10,000/acre = \$67,000
- Repair of erosion on gravel access road: = \$10,000
- Repave Riverwalk Drive with 2" overlay: = \$38,000

TOTAL = \$115,000

Syl

Syl Pauley, Jr., P.E.  
Regional Engineer  
Northeastern Connecticut Council of Governments  
125 Putnam Pike  
P.O. Box 759  
Dayville, CT 06241  
Phone: (860) 774-1253 x13  
FAX: (860) 779-2056  
Email: syl.pauley@neccog.com

Please note: "The information contained in this e-mail and any attachments hereto are intended only for the personal and confidential use of the designated recipients. If the reader/recipient of this message is not the intended recipient, you are hereby notified that you have received this e-mail and all attachments hereto in error and that any review, dissemination, distribution or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail and destroy the original message received. Thank you."

---

**From:** Jana Roberson <J.Roberson@Brooklynct.org>  
**Sent:** Tuesday, August 4, 2020 11:55 AM  
**To:** Syl Pauley <Syl.pauley@neccog.org>; Syl Pauley <Syl.pauley@neccog.org>  
**Cc:** Margaret Washburn <M.Washburn@Brooklynct.org>; 'David Held' <dheld@prorovinc.com>  
**Subject:** Lehto Gravel Bond

Syl,

Paul Lehto is proposing a \$67,000 performance bond for his latest gravel excavation proposal on Allen Hill Road. That is based on \$10,000/acre with a 6.7 acres site disturbance.

Back in 2018, we required a \$73,000 bond for 2.7 acres of disturbance, repair of gravel access road, and a 2" overlay on Riverwalk Drive.

Please see the attachment.

There is a public hearing on the proposal tomorrow night.

Would you be inclined to recommend these additional bonding items again?

If so, do we need updated figures or are the 2018 ones ok to use?

Please let me know and thank you.

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

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

-----Original Message-----

From: Scan <Administrator@Brooklynct.org>  
Sent: Tuesday, August 04, 2020 11:43 AM  
To: Jana Roberson <J.Roberson@Brooklynct.org>  
Subject: Xerox Scan

Please open the scanned attachment

Number of Images: 1  
Attachment File Type: PDF

Device Name: VersaLink B7030  
Device Location:

# 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



August 10, 2020

Brooklyn Planning & Zoning Commission  
Attention: Jana Roberson, AICP, Director of Community Development  
69 South Main Street  
Brooklyn, CT 06234

**RE: Paul R. Lehto – Proposed Gravel Excavation – Easterly of Allen Hill Road – Brooklyn, CT  
P&R Job No. 173055**

Dear Ms. Roberson:

On behalf of the applicant for the above referenced project, we kindly request that the public hearing for this special permit not be opened until the September 2, 2020 meeting of the Planning & Zoning Commission. Unfortunately, a schedule conflict on Wednesday, August 18<sup>th</sup> will prevent me from attending that meeting when the public hearing is currently scheduled to open.

Based on my review of this application, the date of receipt was June 16<sup>th</sup>, 2020 which would require the opening of the public hearing by August 20<sup>th</sup>, 2020, exclusive of any time extensions due to executive orders. This letter shall also serve to grant the Commission a 65 day time extension for the completion of the public hearing and decision process.

Thank you for your consideration of the above request. 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.

## **Jana Roberson**

---

**From:** David Held <dheld@prorovinc.com>  
**Sent:** Thursday, August 20, 2020 11:45 AM  
**To:** Jana Roberson  
**Subject:** Lehto excavation application

Hi Jana,

Just FYI – I updated the hearing notification sign yesterday with the September date.

David J. Held, P.E., L.S.  
Provost & Rovero, Inc.  
57 East Main Street  
P.O. Box 191  
Plainfield, CT 06374  
Phone (860) 230-0856  
Cell (860) 234-3183  
Fax (860) 230-0860  
[dheld@prorovinc.com](mailto:dheld@prorovinc.com)  
[www.prorovinc.com](http://www.prorovinc.com)

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

August 31, 2020

Brooklyn Planning & Zoning Commission  
Attention: Jana Roberson, AICP, Director of Community Development  
69 South Main Street  
Brooklyn, CT 06234

**RE: Paul R. Lehto – Proposed Gravel Excavation – Easterly of Allen Hill Road – Brooklyn, CT  
P&R Job No. 173055**

Dear Ms. Roberson:

We are in receipt of July 14, 2020 review comments from Syl Paul, P.E. for the above referenced project. The following responses are offered for each review comment:

1. The photogrammetric mapping for this project was completed in 2016. Based on our inspections of the property between that time and the present, there have been no changes in the site topography and the existing conditions shown on the plans reflect current conditions.
2. The project plans have been submitted to the State Archaeologist for an opinion regarding cultural resources. We will share the response with the town when it is received. We note that based on our recent experience with the excavation permitting for the Potvin property on Maynard Road that the Planning & Zoning Commission may not consider threatened, endangered or species of special concern in reviewing applications. With that said, we have consulted the Brooklyn NDDB map and the project site is not located in an area of concern.
3. In July, 2020, the undersigned completed an inspection of the existing wetland crossing which consists of a single 24" reinforced concrete pipe with concrete flared end sections. The crossing is structurally sound and does not exhibit any signs of erosion either at the culvert ends or on the embankments of the fill section.
4. The applicant is planning on selling the material in place to a third party who will remove the material from the site. We estimate that the project will be completed within the two year permit term.
5. River Walk Drive is a private driveway owned by the applicant. We feel that adhering to the proposed hours of operation and maintaining proper dust control measures along the hauling path will minimize any concerns regarding noise and dust.

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

EASTERLY OF ALLEN HILL ROAD  
BROOKLYN, CONNECTICUT

OWNER/APPLICANT:

PAUL R. LEHTO

LEGEND

TEST PIT

EXISTING TREE LINE

EXISTING CONTOUR

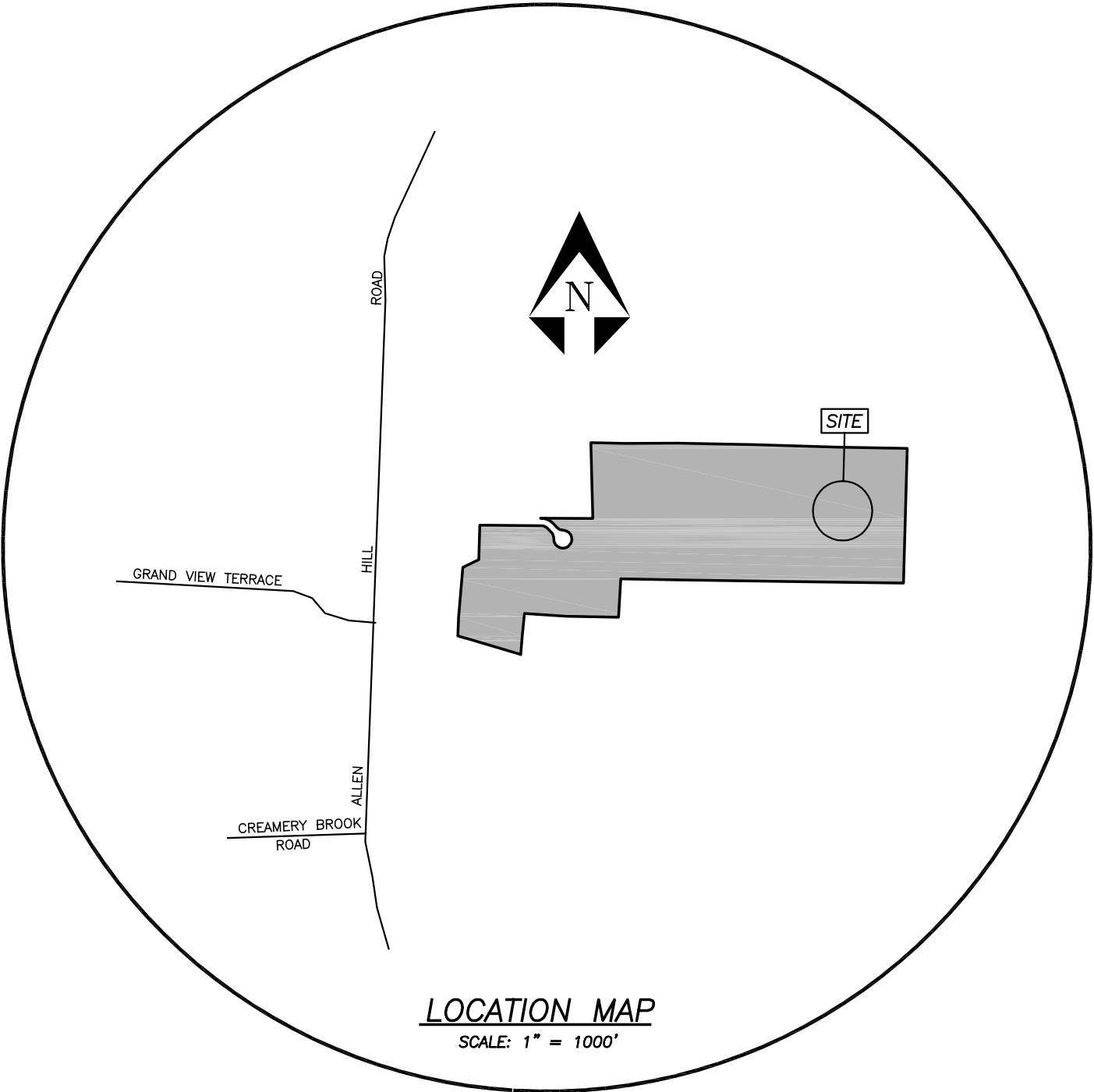
EXISTING INDEX CONTOUR

PROPOSED CONTOUR

PROPOSED CLEARING LIMITS

PROPOSED SILT FENCE

LIMIT OF WETLANDS



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 7
EXISTING CONDITIONS PLAN	2 OF 7
OVERALL SITE PLAN	3 OF 7
PROPOSED EXCAVATION PLAN	4 OF 7
DETAIL SHEET	5 OF 7
SITE REUSE PLAN	6 OF 7
SITE RADIUS PLAN	7 OF 7

PREPARED BY:

Provost & Rovero, Inc.

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

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

REVISIONS	
DATE	DESCRIPTION

JUNE 2, 2020

APPROVED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

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 \_\_\_\_\_





## LEGEND

	PROPERTY LINE
	REFERENCE LINE
	EASEMENT
	BOUNDARY STONEWALL
	EXISTING TREELINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLAND LIMITS
	IRON PIN FOUND
	DRILL HOLE FOUND
	UTILITY POLE
	FENCE POST

## Notes

- 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
  - This Survey conforms to a Class "T-3" Vertical Accuracy
- Survey Type: Perimeter Survey  
Boundary Determination: Resurvey  
Intent: Depict Existing Conditions with Respect to Property Lines
- Parcels shown as 148 on Assessors Tax Map 32 of the Brooklyn Assessors Office
- Property is owned by: Paul Lehto
- Wetlands were delineated in the field by Joseph Theroux, Sept. 2016 and field located by Archer Surveying LLC
- Riverwalk Drive is not a Town Road
- Topographical information obtained through aerial photography by WSP Group

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

Paul M. Archer LL5 #10013 \_\_\_\_\_ Date \_\_\_\_\_

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

## Existing Condition Plan

Prepared For:  
Paul Lehto  
Allen Hill Road  
Brooklyn, Connecticut

DRAWING SCALE: 1"=125'



Sheet No. 2 of 7 Project No. 1366 Date: Revised: January 2017 May 8, 2018



C:\Users\Dave\Desktop\0685\173055\Drawings\gravel phase 2\03 OVERALL SP.dwg Jun 02, 2020 - 2:21 PM

NOTES:

1. The total proposed area of excavation is 6.7 acres.
2. The estimated quantity of material to be exported from the site is 90,000 CY. The grading shown hereon is intended to show the material to be removed from the site. Final grades may vary from those shown hereon based on the material encountered and the use of any imported soil which may be used to create final grades.
3. The contractor/owner shall monitor excavation progress to ensure the suitability of the remaining material for final reuse/development of the site. Additional test pits may be required during excavation progress to ensure that suitable natural material is left in place to provide separation to groundwater and/or ledge.
4. Excavation shall be completed in accordance with all applicable MSHA rules, regulations and requirements.
5. Excavation shall begin at the northerly end of phase 1 utilizing a down cutting technique to ensure that the disturbed site area retains all runoff from the disturbed area (bowl effect). Perimeter silt fence and/or staked hay bales shall be installed as shown prior to grubbing and stripping topsoil.
6. Stumps shall not be buried. They shall be either chipped or removed from the site.
7. All topsoil and subsoil stripped from the excavation area shall be retained on site in the designated stockpile area for use in final site restoration. Topsoil and subsoil shall be stripped and stockpiled separately.

APPROVED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

CHAIRMAN

DATE

APPROVED BY THE BROOKLYN PLANNING  
& ZONING COMMISSION

CHAIRMAN

DATE

ENGINEER

DATE

OVERALL SITE PLAN

PREPARED FOR

PAUL R. LEHTO

PROPOSED GRAVEL EXCAVATION

EASTERLY OF ALLEN HILL ROAD  
BROOKLYN, CONNECTICUT

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150 75 0 150  
GRAPHIC SCALE IN FEET

REVISIONS	
DATE	DESCRIPTION

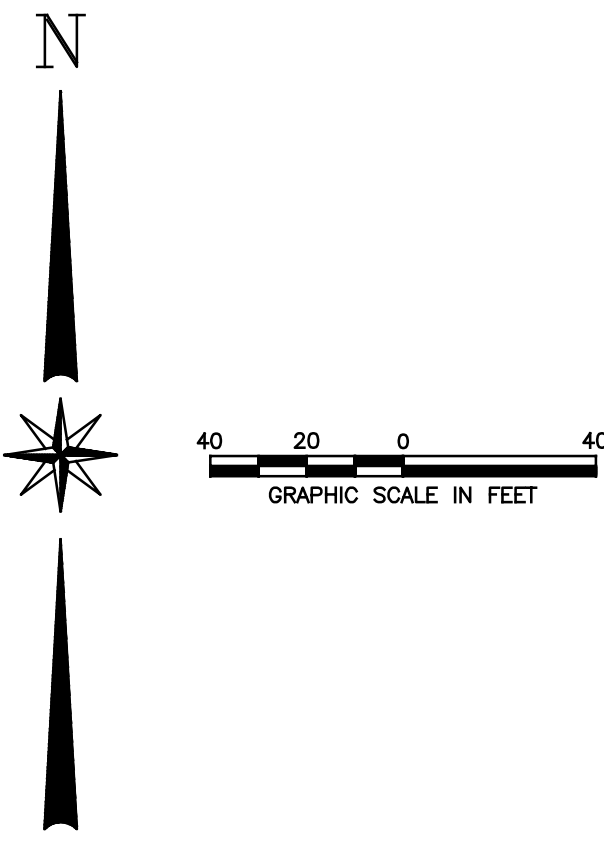
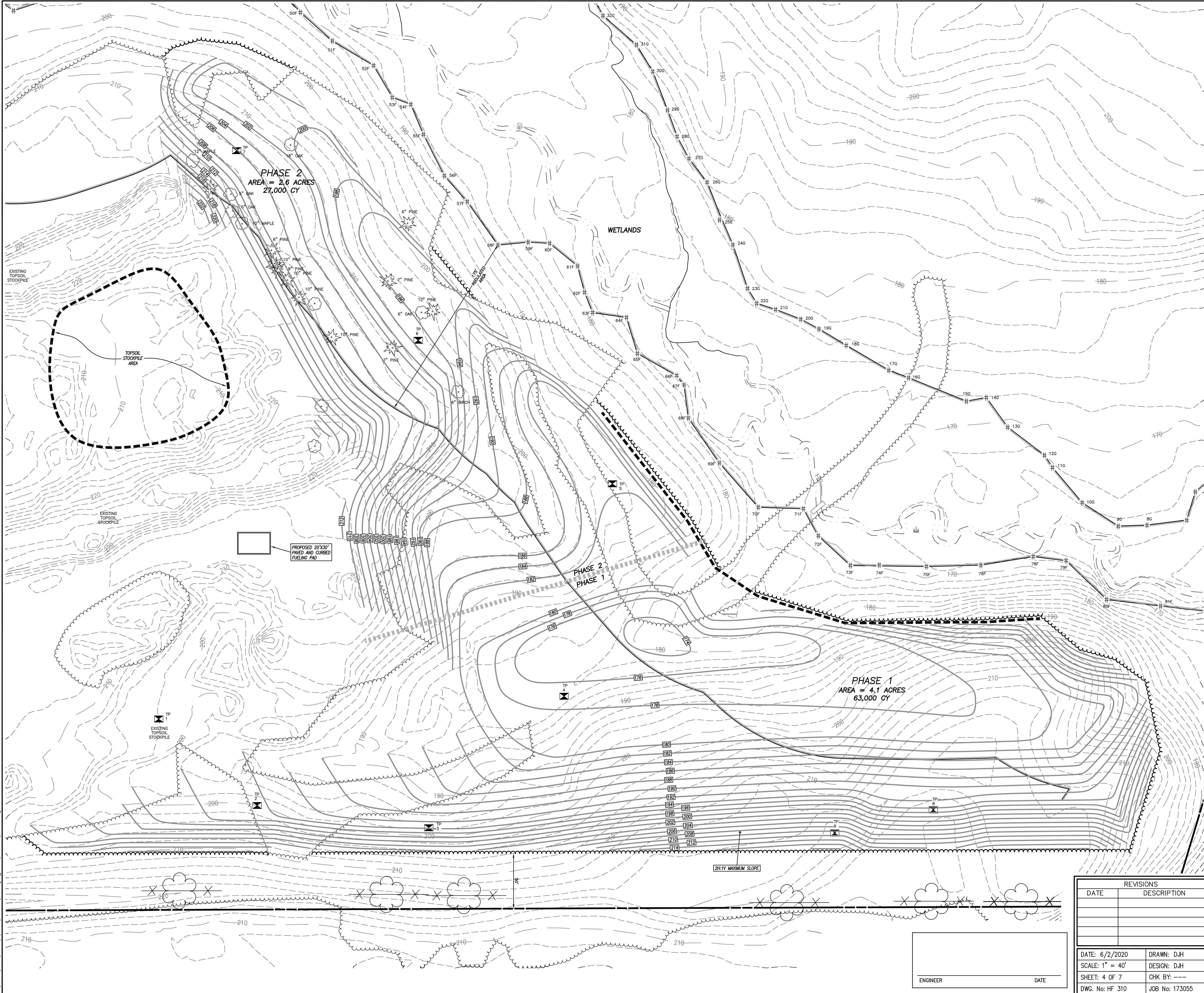
DATE: 6/2/2020	DRAWN: DJH
SCALE: 1" = 150'	DESIGN: DJH
SHEET: 3 OF 7	CHK BY: ---
DWG. No: HF 310	JOB No: 173055

LEGEND

	TEST PIT
	EXISTING TREE LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED CLEARING LIMITS
	PROPOSED SILT FENCE
	LIMIT OF WETLANDS

N





APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION	
CHAIRMAN	DATE

LEGEND

- |  |                          |
|--|--------------------------|
|  | TEST PIT                 |
|  | EXISTING TREE LINE       |
|  | EXISTING CONTOUR         |
|  | EXISTING INDEX CONTOUR   |
|  | PROPOSED CONTOUR         |
|  | PROPOSED CLEARING LIMITS |
|  | PROPOSED SILT FENCE      |
|  | LIMIT OF WETLANDS        |

NOTES:

- The total proposed area of excavation is 6.7 acres.
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- Stumps shall not be buried. They shall be either chipped or removed from the site.
- All topsoil and subsoil stripped from the excavation area shall be retained on site in the designated stockpile area for use in final site restoration. Topsoil and subsoil shall be stripped and stockpiled separately.

PROPOSED EXCAVATION PLAN	
PREPARED FOR	
PAUL R. LEHTO	
PROPOSED GRAVEL EXCAVATION	
EASTERLY OF ALLEN HILL ROAD	
BROOKLYN, CONNECTICUT	

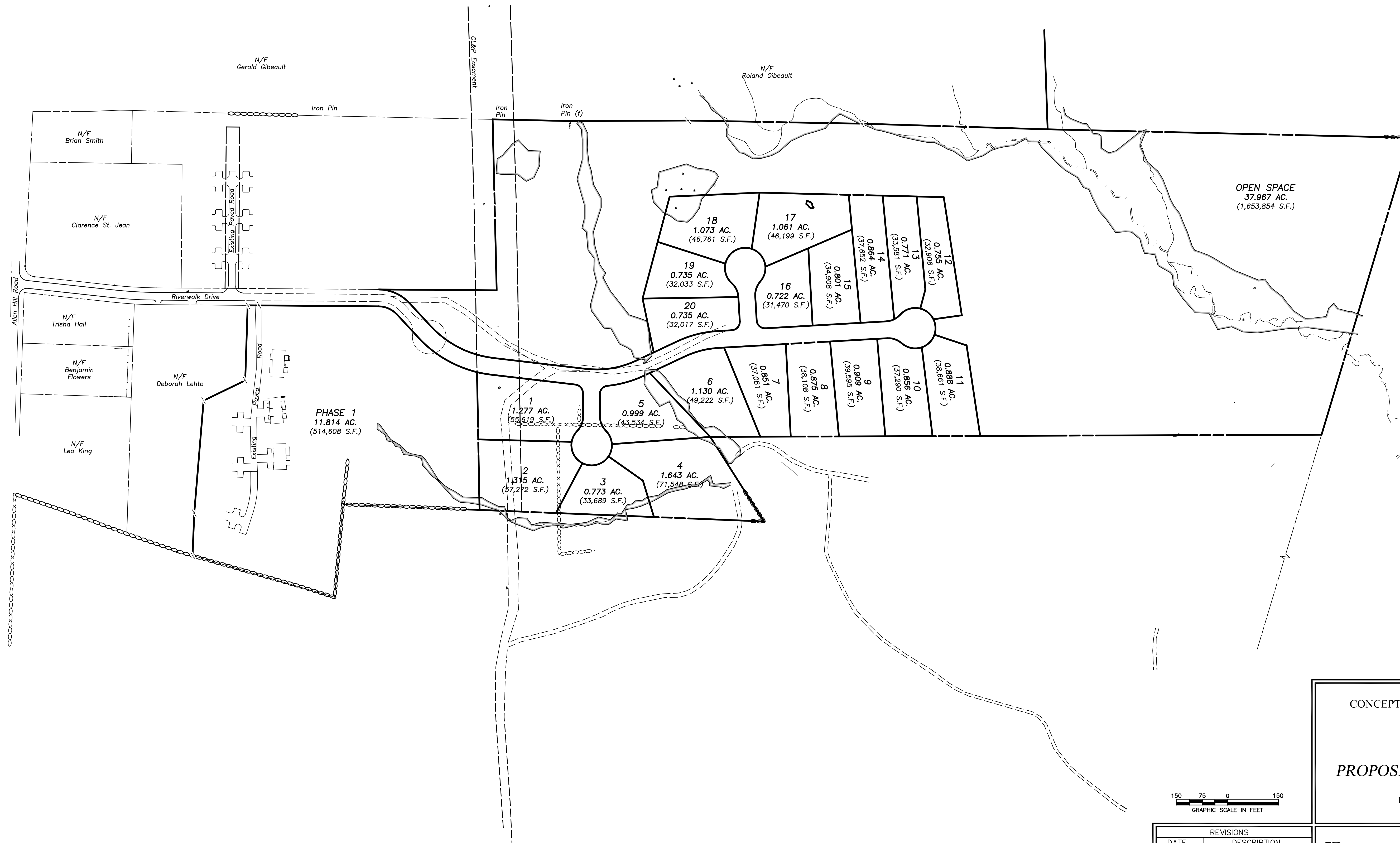
<b>Provost &amp; Rovero, Inc.</b> Civil Engineering • Surveying • Site Planning Structural • Mechanical • Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 - FAX: (860) 230-0860 info@prorovinc.com www.prorovinc.com	
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REVISIONS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

ENGINEER	DATE
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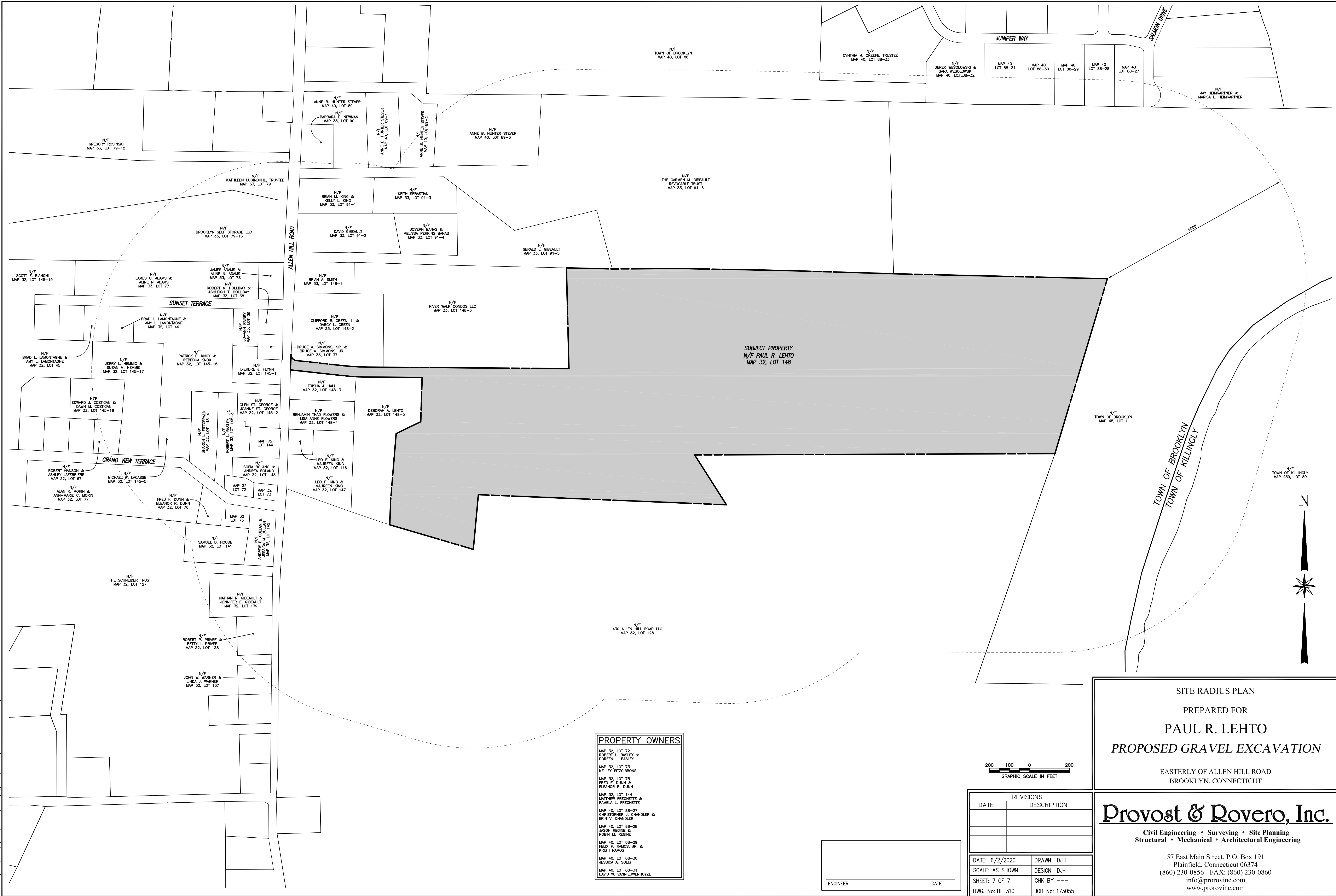


DATE: 6/2/2020	DRAWN: DJH
SCALE: 1" = 150'	DESIGN: DJH
SHEET: 6 OF 7	CHK BY: ---
DWG. No: HF 310	JOB No: 173055

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Structural • Mechanical • Architectural Engineering

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[info@prorovinc.com](mailto:info@prorovinc.com)  
[www.prorovinc.com](http://www.prorovinc.com)





RECEIVED

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date JUL 07 2020

Application # SD SD20-002  
Check # 5205

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant David & Nancy Bell Phone 860 774 3838  
Mailing Address PO Box 358, Brooklyn, CT 06234  
Applicants Interest in the Property owner

Property Owner SAME Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor pc survey associates, llc / Killingly Engineering Associates  
Address 63 Snake Meadow Road, Killingly, CT 06239  
Contact Person Paul A. Terwilliger, LS Phone 860 774 6230 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision \_\_\_\_\_ Re subdivision \_\_\_\_\_  
Property location Church Street  
Map # 35 Lot # 4 Zone RA Total Acres 25.56 Acres to be Divided 25.56  
Number of Proposed Lots 3 Length of New Road Proposed n/a  
Sewage Disposal: Private ☒ Public \_\_\_\_\_

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary n/a Storm n/a  
Water: Private ☒ Public \_\_\_\_\_

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

The following shall accompany the application when required: Public Fee waived  
4.2.2 Fee \$ 1000 State (\$60.00) 60 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: ☒ David P. Bell Date 7-6-20  
Owner: ☒ David P. Bell Date 7-6-20

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

## COMMON DRIVEWAY AND MAINTENANCE AGREEMENT

WHEREAS, David P. Bell and Nancy M. Bell are the owners of three parcels or lots of land (the "Lots") situated in the Town of Brooklyn, County of Windham and State of Connecticut, shown and designated as Lots 17, 18 and 19 on a map entitled, "KINGSWOOD ESTATES - SUBDIVISION MAP PREPARED FOR DAVID P. BELL & NANCY M. BELL - CHURCH STREET - BROOKLYN, CONNECTICUT - SCALE: 1"=60' - DATE: APRIL 2020 - SHEET 2 OF 5 - PC SURVEY ASSOCIATES, LLC - 63 SNAKE MEADOW RD, KILLINGLY, CT 06239", filed in the office of the Brooklyn Town Clerk, to which map reference is hereby made for a more particular description and location of said premises; and

WHEREAS, the above Lots are to be served by a single common driveway to be located within a Right-of-Way located on Lot 19 as depicted on the above referenced map, and more particularly bounded and described as follows:

Commencing at a point in the easterly line of Church Street at the southwesterly corner of the herein described Right-of-Way and the northwesterly corner of other land now or formerly of David P. & Nancy M. Bell, said point being located 509 feet, more or less, southerly of an iron pin at the westerly end of a stone wall in the easterly line of Church Street at the northwesterly corner of Lot 5 and the southwesterly corner of land now or formerly of Kyle M. Timoteo;

Thence Northeasterly, 33.23 feet along a curve to the right having a radius of 25.00 feet to a point, bounded southeasterly by other land now or formerly of David P. & Nancy M. Bell;

Thence S 87° 35' 50" E, 363.36 feet to a point, bounded southerly by other land now or formerly of David P. & Nancy M. Bell, Parcel "A" and Lot 17;

Thence N 70° 51' 39" E, 197.61 feet to a point;

Thence S 75° 14' 47" E, 129.87 feet to a point at the southeasterly corner of the herein described Right-of-Way, the last two courses bounded southerly by Lot 17;

Thence N 29° 49' 50" E, 51.78 feet across the access strip of Lot 19 to a point at an angle in the southerly line of Lot 18;

Thence N 75° 14' 47" W, 158.57 feet to a point;

Thence S 70° 51' 39" W, 203.34 feet to a point at the southeasterly corner of land now or formerly of Thomas & Susan Burkart, the last two courses bounded northerly by Lot 18

Thence N 87° 35' 50" W, 330.31 feet to a point;

Thence Northwesterly, 44.84 feet along a curve to the right having a radius of 25.00 feet to a point in the easterly line of Church Street, the last two courses bounded northerly and northeasterly by land now or formerly of said Burkart;

Thence S 15° 09' 29" W, 55.96 feet along the easterly line of Church Street to a point;

Thence S 16° 14' 16" W, 46.31 feet along the easterly line of Church Street to the point of beginning; and

WHEREAS, said David P. Bell & Nancy M. Bell wish to set forth the respective rights and obligations of all current and future owners of said Lots;

NOW THEREFORE, it is hereby resolved that:

- (1) The owners of the Lots shall share in the costs of constructing, repairing and maintaining the driveway in good condition and repair in the following percentages: Lot 17: 33-1/3%, Lot 18: 33-1/3% and Lot 19: 33-1/3%. Maintenance and repair shall

include but not be limited to, replacement, restoration and repair of the driveway surface including but not limited to bituminous concrete, concrete, tar, asphalt, stone and gravel, snow and ice removal, removal of fallen trees and other obstructions, etc. Each Lot owner agrees to provide the owners of the other Lot with copies of bills, invoices or statements relating to the costs of repairing and maintaining the driveway.

(2) Items of repair and/or maintenance to be performed shall be determined as agreed upon by the owners of the Lots, provided however, that neither Lot owner may unreasonably withhold his or her consent of agreement to items of repair or maintenance reasonably necessary to keep the driveway in good and passable condition and repair and repair of public utilities if required.

(3) Each Lot owner shall be liable to contribute to the cost in the percentages set forth in paragraph number one (1) above, such amounts to be paid promptly upon completion of such repair or maintenance item, and after presentment of a copy of the invoice from the contractor performing the work.

(4) Notwithstanding the foregoing obligation to share equally in maintenance and repair expenses, in the event that the owner of either Lot, or such owner's agents, contractors, employees or guests shall damage the driveway by construction activities related to such owner's Lot or by negligence, reckless or intentional act, then such owner shall promptly repair such damage and restore the driveway to its prior condition, at his/her sole expense.

(5) It is mutually agreed that the owners of Lots 17, 18 and 19 shall have the right to install underground public utilities along said driveway at their sole expense, and the owners of Lots 17, 18 and 19 are hereby granted ingress and egress over said driveway and access is hereby granted over said driveway to any utility company (including, but not limited to electric, telephone, gas, water, sewer, cable TV) for installation / maintenance / repair of such services to any Lot. Any land disturbed by the exercise of these rights shall be restored, by the party exercising the right, to the condition it was prior to such entry.

(6) No owners of the Lots, or an owner's agent(s) or guest(s) shall in any way at any time obstruct the driveway, park vehicles or allow any to be parked on the driveway or in any other way prevent or hinder free passage by an owner, or an owner's agent(s) or guest(s) over such portion of the driveway Right-of-Way which serves each owners' property.

(7) The owners of Lots 17, 18 and 19 and such future owners of Lots 17, 18 and 19, covenant and agree to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including, but not limited to costs and reasonable attorneys' fees) arising out of or in any way related to their failure to maintain in a safe condition the easements granted and created hereunder. The owners of Lots 17, 18 and 19 shall give prompt and timely notice of any claim or suit or action commenced against the other party which in any way would result in indemnification hereunder.

(8) In the event of failure by any owner of Lots 17, 18 and 19 to perform, fulfill or observe any agreement herein performed, fulfilled or observed by it, which failure shall continue for thirty (30) days, or in situations involving potential danger to the health and safety of persons in, on or about Lots 17, 18 and 19 or any portion or part thereof, in each case after written notice specifying such, the other party may, at its election, cure such failure or breach for and on behalf of the defaulting party, and any amount which the party so electing shall expend for such purpose, or which shall otherwise be due by either party to the other hereunder, shall be paid to the party to whom due upon demand, without contest upon delivery of its invoice, together with interest thereon at the lower of (i) the rate of 10% per annum, or (ii) the maximum rate permissible from time to time

under applicable law, from the date of expenditure or the date when same shall have become due to the date of payment thereof in full.

(9) This agreement shall be binding on the owners of the Lots, their heirs, successors and assigns and inure to their respective benefit, shall be appurtenant to, run with, and benefit Lots 17, 18 and 19 as shown on the aforementioned map.

(10) Any disagreement between any owner of Lot 17, Lot 18 and/or Lot 19 delineated on the subdivision map referred to in the first recital paragraph of this Declaration with respect to the interpretation or application of these covenants and their obligations hereunder shall be determined by arbitration. Such arbitration shall be conducted upon the request of any land owner of Lot 17, Lot 18 and/or Lot 19 delineated on the subdivision map referred to in the first recital paragraph of this Declaration. Any such arbitration proceeding shall be conducted in accordance with the rules of the American Arbitration Association or as may be mutually agreed. The decision of the arbitrator in any such proceeding shall be final, and judgment upon the arbitration award may be entered in any court of competent jurisdiction. The expense of arbitration proceedings conducted hereunder shall be borne equally by the parties. Notwithstanding the foregoing, the parties agree that any and all disputes less than \$5,000.00 (or the then monetary limit of Small Claims Court) shall be heard in Small Claims Court. In any event, the successful party shall be entitled to recover all costs and expenses incurred including reasonable attorneys' fees to be fixed as a result of Arbitration or by Small Claims Court.

IN WITNESS WHEREOF, David Bell and Nancy M. Bell have hereunto set their hands and seals  
this            day of

## **PERMANENT CONSERVATION EASEMENT COVENANT**

**WHEREAS, David P. Bell and Nancy M. Bell** are the owners of three parcels or lots of land (the "Lots") situated in the Town of Brooklyn, County of Windham and State of Connecticut, shown and designated as Lots 17, 18 and 19 on a map entitled, "SUBDIVISION MAP PREPARED FOR DAVID P. BELL & NANCY M. BELL – CHURCH STREET, BROOKLYN, CONNECTICUT – SCALE: 1"=60' – DATE: APRIL 2020 – REVISED 7/6/2020 – SHEET 2 OF 5 - PC SURVEY ASSOCIATES, LLC – 63 SNAKE MEADOW RD, KILLINGLY, CT 06239", as filed in the office of the Brooklyn Town Clerk, to which map reference is hereby made for a more particular description and location of said premises; and

**WHEREAS,** the above Lots are to be SUBJECT TO Conservation Easements as depicted on the above referenced map, and more particularly bounded and described as follows:

### **CONSERVATION EASEMENT "A"**

A certain Conservation Easement over Lot 17 bounded and described as follows:

Beginning at a point in the southerly line of the access strip of Lot 19 at the northwesterly corner of the herein described Conservation Easement, said point being located easterly, 639 feet, more or less, from the easterly line of Church Street as measured along the southerly line of the access strip of Lot 19;

Thence S 75° 14' 47" E, 85.04 feet along the southerly line of the access strip of Lot 19 to a point;

Thence S 45° 05' 33" E, 256.32 feet along the southwesterly line of the access strip of Lot 19 to an iron rod in a stone wall corner;

Thence N 72° 04' 59" W, 270.00 feet to a point;

Thence N 54° 45' 18" W, 58.19 feet to a point;

Thence N 19° 08' 21" E, 67.89 feet to a point;

Thence N 70° 51' 39" E, 66.60 feet to the point of beginning.

### **CONSERVATION EASEMENT "B"**

A certain Conservation Easement over Lot 18, Lot 19, and Parcel "B", bounded and described as follows:

Beginning at a point in the northerly line of the access strip of Lot 19 at the southwesterly corner of the herein described Conservation Easement and the southeasterly corner of land now or formerly of Thomas & Susan Burkart, said point being located easterly, 375 feet, more or less, from the easterly line of Church Street as measured along the northerly line of the access strip of Lot 19;

Thence N 02° 24' 09" E, 170.85 feet to a point in a stone wall, bounded westerly by land now or formerly of Thomas & Susan Burkart;

Thence N 89° 18' 50" E, 85.79 feet along a stone wall to a point;

Thence S 85° 32' 44" E, 35.19 feet along the stone wall to a point at a wall intersection;

Thence S 87° 31' 50" E, 95.66 feet along the stone wall to a point;

Thence S 88° 33' 29" E, 120.18 feet along the stone wall to a point;

Thence N 83° 54' 29" E, 54.30 feet along the stone wall to a point;  
Thence N 72° 10' 21" E, 20.23 feet along the stone wall to a point;  
Thence N 39° 51' 45" E, 18.49 feet along the stone wall to a point;  
Thence N 28° 20' 45" E, 94.12 feet along the stone wall to an iron rod at a wall intersection, the last seven courses bounded northerly and westerly by land now or formerly of Daniel Murray and Jesse Rainville;  
Thence S 72° 02' 58" E, 31.45 feet along a stone wall to a point;  
Thence S 76° 53' 04" E, 198.36 feet along the stone wall to an iron rod in a wall intersection, the last two courses bounded northerly by land now or formerly of Pamela J. Goyette and Andrea E. Schober;  
Thence S 83° 55' 56" E, 52.61 feet to a point;  
Thence S 74° 44' 59" E, 121.05 feet to a T-Bar;  
Thence S 81° 35' 04" E, 129.66 feet to a point;  
Thence S 77° 45' 20" E, 104.23 feet to a point, the last four courses bounded northerly by land now or formerly of FCR Realty, LLC;  
Thence S 13° 12' 58" E, 845.54 feet to a point in the southerly line of Lot 19;  
Thence S 08° 46' 33" W, 81.51 feet to a point;  
Thence N 81° 13' 27" W, 152.81 feet to a point;  
Thence N 36° 44' 27" W, 148.13 feet to a point in the southerly line of Lot 19;  
Thence N 13° 12' 58" W, 771.00 feet to a point;  
Thence N 76° 53' 04" W, 305.25 feet to a point;  
Thence S 67° 24' 45" W, 244.97 feet to a point;  
Thence S 76° 04' 44" W, 150.00 feet to a point in the northerly line of the access strip of Lot 19;  
Thence S 70° 51' 39" W, 203.34 feet along the northerly line of the access strip of Lot 19 to the point of beginning; and

**WHEREAS**, said David P. Bell and Nancy M. Bell wish to set forth the respective rights, restrictions and obligations of all current and future owners of said Lots;

**NOW THEREFORE**, it is hereby resolved that:

Lots 17, 18 and 19 shall be conveyed subject to said Conservation Easements and restrictions and covenants set forth in the various paragraphs of this document.

This Conservation Easement ("Easement") shall be deemed to be a covenant that runs with the land and shall be binding upon David P. & Nancy M. Bell, their successors and assigns and all persons claiming through the Grantor in perpetuity.

If the Grantor, its successors and assigns, or any person claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Town of Brooklyn, through its Planning and Zoning Commission, to take any and all steps necessary to enforce this Conservation Easement, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing and to recover damages incurred, to recover all attorney's fees and costs or any other expenses incurred in enforcing this Conservation Easement or in correcting the results of any violation of said Easement.

The Grantor shall include in the conveyance of Lots 17, 18 & 19 the right to enforce this Open Space Easement against any party in violation of any provision of this Conservation Easement. Said conveyance shall contain the language:

“Said premises are conveyed together with the right to enforce the Conservation Easement for purposes of preserving and protecting Open Space that is conveyed as a part of said property, all as provided in said Conservation Easement as of record appears.”

To preserve and protect the Easement in perpetuity, the following restrictions on use and activities shall be enforced in perpetuity with respect to said Easement:

1. No structure of any kind may be built on said Easement.
2. No motorized vehicles shall enter upon or travel across the Easement.
3. No dumping shall occur on said Easement.
4. No fires shall occur on said Easement.
5. No mining or natural resource extraction shall occur on said Easement.
6. No harvesting of timber or firewood except as part of a long term management plan prepared by a professional forester and approved in advance by the Brooklyn Conservation Commission shall occur in the easement. No liquidation cuts or clear-cutting are allowed on said Easement.
7. Lot 19 shall have the right to cross the Easement in one suitable area to access land beyond the easement area.
8. The Lot owners shall have the right to use the easement areas located on their respective Lots for passive recreational activities.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**TO HAVE AND TO HOLD** the above granted Open Space Easement unto the said Grantee, its successors and assigns forever, to it and its own proper use and behoof.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal on  
this      day of                      20





**pc survey associates, llc**  
63 Snake Meadow Road, Killingly, CT 06239

July 6, 2020

Dear Sir or Madame,

This notice is being sent as required by Section 4.2, subsection 2.10 of the Brooklyn subdivision regulations to inform you of an application for a subdivision within 200 feet of property you own in the town of Brooklyn.

David & Nancy Bell are proposing a **three lot subdivision** of a 25.56 acre tract of land located on the easterly side of Church Street. This property is shown as Map 35, Lot 4 of the Brooklyn assessor's records.

Inquiries may be directed to the Town of Brooklyn Planning office at 860 779 3411, ext. 14.

Thank You,



Paul A. Terwilliger, L.S. #70155

## ABUTTERS WITHIN 200' OF SUBDIVISION - BELL, CHURCH STREET

MAP 35, LOT 3  
TURNER JOHN F III & SAVOLIS SARAH K  
92 CHURCH ST  
BROOKLYN CT 6234

MAP 35, LOT 4-15  
BRAIS ERIC V & SIMONNE D  
30 MALBONE LN  
BROOKLYN CT 6234

MAP 35, LOT 7-1  
BRENNAN MICHELE  
132 CHURCH ST  
BROOKLYN CT 6234

MAP 35, LOT 4-16  
BESSETTE STEVEN W & ADRIENNE L  
28 MALBONE LN  
BROOKLYN CT 6234

MAP 35, LOT 4-14  
GALLAGHER MICHELLE L & BILLY JAY  
26 MALBONE LN  
BROOKLYN CT 6234

MAP 35, LOT 7-8  
GOYETTE PAMELA J & SCHOBBER ANDREA E  
136 CHURCH ST  
BROOKLYN CT 6234

MAP 35, LOT 7  
F C R REALTY LLC  
110 DAY ST  
BROOKLYN CT 6234

MAP 35, LOT 4-9  
WILLIAMS DONALD E JR & LAURA L  
41 MALBONE LN  
BROOKLYN CT 6234

MAP 35, LOT 4-8  
GREENE KENNETH N  
38 MALBONE LN  
BROOKLYN CT 06234-2535

MAP 35, LOT 2  
ENNIS JOHN F & EGGERS FREDERICK S  
289 PROVIDENCE RD  
BROOKLYN CT 06234-1818

MAP 35, LOT 4-3  
BELL DAVID P & NANCY M  
P.O. BOX 358  
BROOKLYN CT 06234-0844

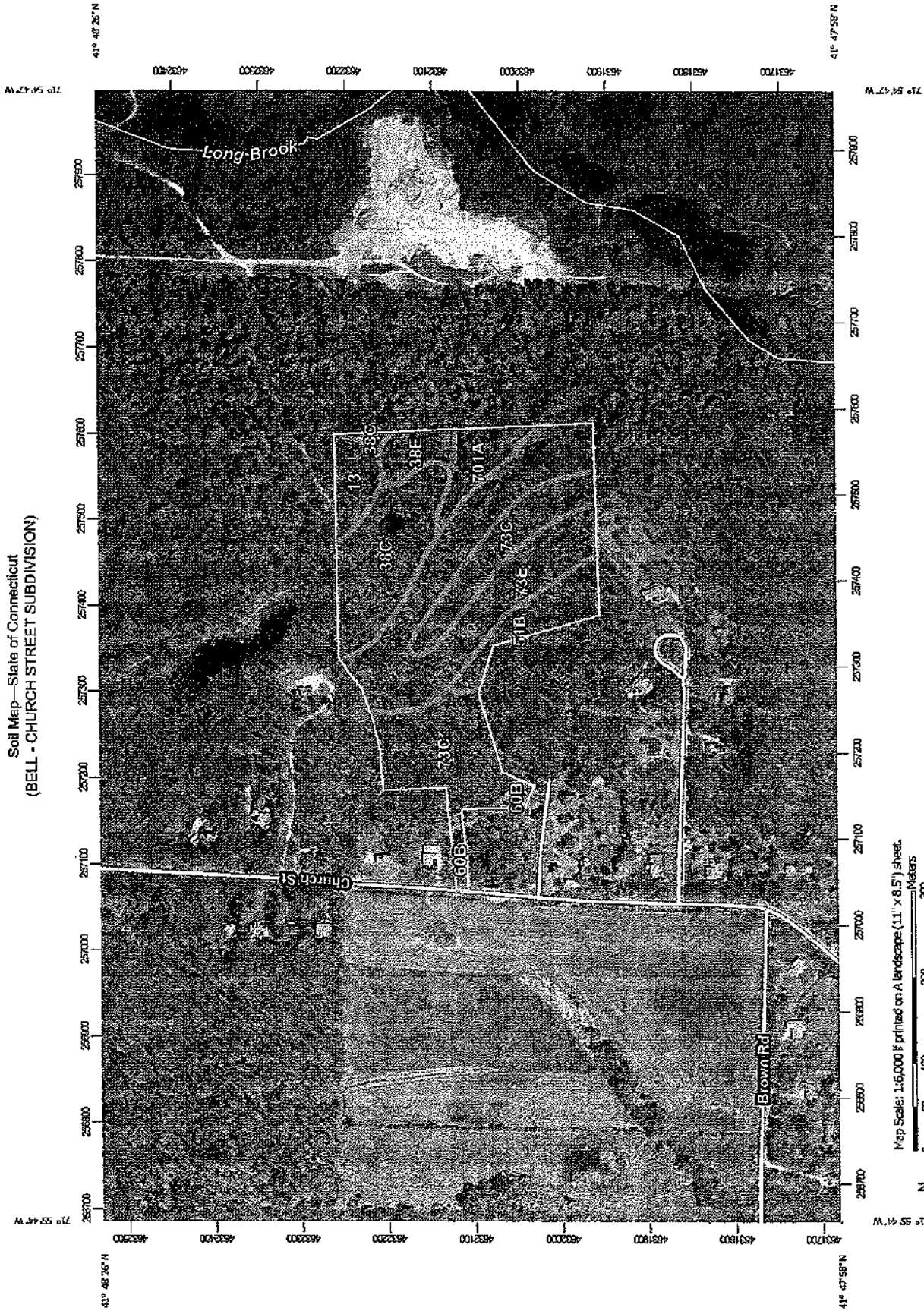
MAP 41, LOT 6  
F C R REALTY LLC  
110 DAY ST  
BROOKLYN CT 6234

MAP 35, LOT 4-4  
BURKART THOMAS & SUSAN  
PO BOX 787  
BROOKLYN CT 06234-0356

MAP 35, LOT 4-5  
MURRAY DANIEL & RAINVILLE JESSIE  
124 CHURCH ST  
BROOKLYN CT 6234

SUBJECT PROPERTY MAP 35, LOT 4  
BELL DAVID P & NANCY M  
PO BOX 358  
BROOKLYN CT 6234

Soil Map—State of Connecticut  
(BELL - CHURCH STREET SUBDIVISION)



Map Scale: 1:6,000 if printed on A landscape (11" x 8.5") sheet.



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

USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

**Brooklyn Conservation Commission**  
P. O. Box 356  
Brooklyn, CT 06234

August 3, 2020

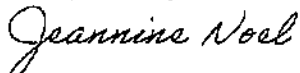
Attn: Planning and Zoning Commission, Town Planner

Re: David & Nancy Bell, Church Street, Map #35, Lot #4, Zone RA, Total Acres 25.56,  
Number of Lots 3

The Brooklyn Conservation Commission reviewed the above application on August 3, 2020 via Webex, based on the Brooklyn Natural Resource Inventory maps and the Plan of Conservation and Development (POCD).

The Brooklyn Conservation Commission recommends that the proposed Permanent Conservation Easement Covenant be accepted with the additional provision that while construction and building is underway that the owners take preventative measures to ensure that the conservation easement areas are not disturbed and that they remain intact in their current natural states.

Respectfully submitted,

  
Jeannine Noel



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

July 24, 2020

David & Nancy Bell  
PO Box 358  
Brooklyn, CT 06234

**SUBJECT: FILE #20000155 – CHURCH STREET #, MAP #35, LOT #4, BROOKLYN, CT**

Dear David & Nancy Bell:

Upon review of the subdivision plan (PC SURVEY ASSOCIATES, LLC, BELL, JOB#18016, DRAWN APRIL 2020) submitted to this office on 06/30/2020 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. Lot 17 requires that a Professional Engineer design and submit an individual plot plan for review and approval prior to construction.
2. Lots 18, 19 require surveyor's plot plans to be submitted for review and approval prior to construction.
3. Proposed lots are based on 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
4. If the proposed septic area is moved, additional 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; PC Survey Associates, LLC.

# **NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

## **ENGINEERING PLAN REVIEW PERTAINING TO A 3-LOT SUBDIVISION (ASSESSOR'S MAP 35, LOT 4) CHURCH STREET BROOKLYN, CT (July 13, 2020)**

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Church Street in Brooklyn, Connecticut, consisting of five (5) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated April 2020 with revision date of July 6, 2020 (Sheets 1-4). My comments are as follows:

### **Sheet 2 of 5 – Subdivision Map**

1. Recommend adding "tangent" lengths to the curve table.
2. Recommend placing detectable permanent markers at each corner or angle point of the boundary lines for each Conservation Easement.

### **Sheet 3 of 5 – Lot Development Areas Subdivision of Land**

1. Since there is proposed grading and drainage structures on this plan, it is recommended that the signature block and seal of the professional engineer be added to this plan as well as the Killingly Engineering Associates logo.

### **Sheet 4 of 5 – Lot Development Plan Subdivision of Land**

1. Wetland flagging is shown on this plan. However, submitted with the Applicant's wetlands application is a letter from soil scientist Michael Schaefer, dated May 29, 2006 regarding the wetland features that he delineated on May 27, 2006. Since the time of delineating the wetlands, several lots in the Kingswood Estates subdivision have been developed with single-family homes. Presently, it is unknown if any lot development has had an impact on the 14 year old wetland delineation, as such, I do not believe it is unreasonable to have the wetlands delineated again to see if any of their boundaries have changed. A signature block for the wetlands scientist should be placed on the plan.
2. Recommend using flared end sections on inlet and outlet of 12" cross culvert.

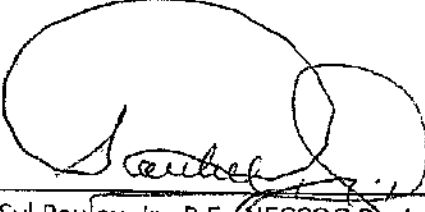
3. A signature block is missing for the professional engineer responsible for all engineering aspects of the plan.

### Sheet 5 of 5 – Erosion Control Plan and Construction Details

1. In the "Underdrain Trench" detail, how are the perforations to be oriented – up or down? Also, the current Connecticut Department of Transportation publication is Form 818, thus the note should be corrected.
2. A signature block is missing for the professional engineer responsible for all engineering aspects of the plan.
3. In the "Residential Driveway Detail," it should be noted that side slopes in cut or fill shall be no steeper than 3H:1V and a reference be made to the Brooklyn Public Improvement Specifications.

### General Comment

1. Drainage calculations have not been submitted for review for the 12" cross culvert and the trapezoidal drainage swale.

By:  PE 7/13/2020  
Syl Pauley, Jr., P.E., NECCOG Regional Engineer



# NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

## ENGINEERING PLAN REVIEW

### PERTAINING TO A

### 3-LOT SUBDIVISION

### (ASSESSOR'S MAP 35, LOT 4)

### CHURCH STREET

### BROOKLYN, CT

(August 31, 2020)

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Church Street in Brooklyn, Connecticut, consisting of five (5) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated April 2020 with most recent revision date of August 20, 2020.

The Applicant's consultant addressed the majority of comments I made on July 13, 2020. However, the following items need clarification:

1. The certified soil scientist signature block requested to be added to Sheet 4 of 5 for certification of delineation of the wetland boundary that is depicted on the plan was not done. According to a Note 5 on the plan, the delineation was made by Michael Schaefer in May 2006. It is understandable due to the length of time since he did the work, he may not be available to make such certification. However, knowing that the wetland delineation shown on the plans is over 14 years old, the Commission may agree with me to have the wetland delineated once again and have it located on the plan and certified by a soil scientist who makes that determination.
2. Another item not addressed was my request for drainage calculations to be submitted for review. One reason for this is the proposed utilization of a 12" HDPE pipe crossing the driveway serving Lot No. 7. As can be seen on plan Sheet 4 of 5, the pipe will be expected to convey groundwater collected by two proposed underdrains as well as that from overland stormwater flow, to lower elevations at a slope of about 6.6%. In order to size the pipe to accommodate these flows, the consulting engineer should perform engineering calculations to determine its diameter and slope using such factors as lining of the pipe (smooth or rough) and the flow (cubic feet per second) expected to pass through it. Additionally, the proposed steep riprap swale (10%+) should be evaluated for stability using a particular size of sharp, angular riprap for the expected rate of discharge and its velocity. Accordingly, I need to review the drainage calculations in a report demonstrating how the pipe and riprap size was selected.

By:

 P.E. 8/31/2020  
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

# DRAINAGE SUMMARY

*Prepared for*

## PROPOSED SUBDIVISION CHURCH STREET BROOKLYN, CT

September 2020

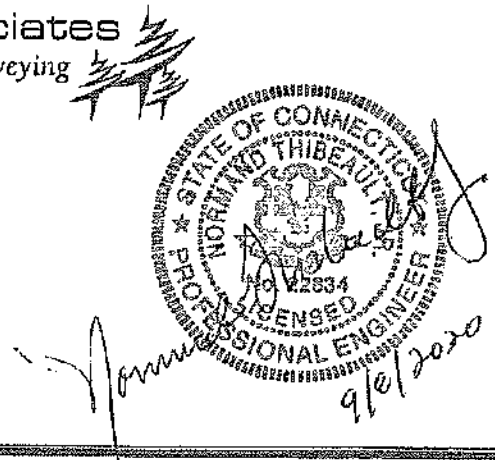
*Prepared for*

David P. & Nancy M. Bell

*Prepared by*

Killingly Engineering Associates  
Civil Engineering & Surveying

Normand Thibeault Jr., P.E.  
CT License #22834



### ***Summary***

The attached computations are submitted to verify that a proposed 12" cross culvert associated with the subject subdivision is sufficient to convey overland flows under a proposed residential driveway to lot 17 and ultimately to a riprap swale positioned further down gradient. The drainage area to the culvert was measured to be 55,110 square feet with the bulk of the drainage area to remain wooded. The remainder of the drainage area will be comprised of the developed residential lot.

The calculations utilized HydroCAD® Stormwater Modeling System, a computer model, to analyze pre-and post-development drainage conditions, and to aid in the design of the stormwater detention system. The model used the Soil Conservation Service TR-20 method with a Type III 24-hour rainfall to calculate the runoff. The 2 through 100-year frequency storms were analyzed to evaluate peak runoff for post-construction conditions to the proposed cross culvert. Table 1 summarizes our findings:

**Table 1. Proposed Peak Flows to 12" Culvert**

Design Storm	Depth (in)	Peak Flow
2-Year	3.37	0.51 CFS
5-Year	4.28	1.19 CFS
10-Year	5.04	1.86 CFS
25-Year	6.08	2.87 CFS
50-Year	6.85	3.68 CFS
100-Year	7.68	4.60 CFS

The pipe will be a smooth interior HDPE pipe with a Manning's number of 0.012 and a slope of 6.58%. The computations show that the maximum capacity of the pipe will be 9.9 CFS. Proposed underdrains that will outlet at the pipe entrance are not anticipated to contribute substantial flows to the pipe crossing.

The computations also analyze peak flow rates to a proposed modified riprap swale that will be installed along the southern edge of the shared driveway to lots 18 & 19. This swale begins at the 12" pipe discharge and also picks up another 11,200 square feet of drainage area that is predominantly paved. The flowing table summarizes peak flows to the proposed swale:

**Table 2. Proposed Peak Flows to Proposed Riprap Swale**

Design Storm	Depth (in)	Peak Flow
2-Year	3.37	1.02 CFS
5-Year	4.28	1.92 CFS
10-Year	5.04	2.77 CFS
25-Year	6.08	4.03 CFS
50-Year	6.85	6.03 CFS
100-Year	7.68	6.14 CFS

The capacity of the swale as designed is 30.47 CFS and the maximum velocity for the 100-year design storm is 4.89 feet per second. In accordance with figure PW-4 in the State of Connecticut 2002 Guidelines for Soil and Erosion Control, the modified riprap selected for this riprap channel is sufficient for a maximum permissible velocity of 8 feet per second and is sufficient for this application.

Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234



9489 0090 0027 6215 9000 32

September 9, 2020

CERTIFIED#

David and Nancy Bell  
P.O. Box 358  
Brooklyn, CT 06234

RE: Notice of Decision – 071420B David and Nancy Bell, Church Street, Map 35, Lot 4, RA Zone; 3-Lot Subdivision.

Dear Mr. and Mrs. Bell:

At the September 8, 2020 Inland Wetlands and Watercourses meeting your application 071420B David and Nancy Bell, Church Street, Map 35, Lot 4, RA Zone; 3-Lot Subdivision was approved with standard conditions.

A legal notice of this approval was posted on the Town of Brooklyn's Website on September 9, 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 at 860-779-3411 Ext. 31.

Signed,

*Margaret Washburn*

Margaret Washburn  
Wetlands Agent

MW/acl  
CC: File, PC Survey  
Encl: Standard Conditions of Approval

**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

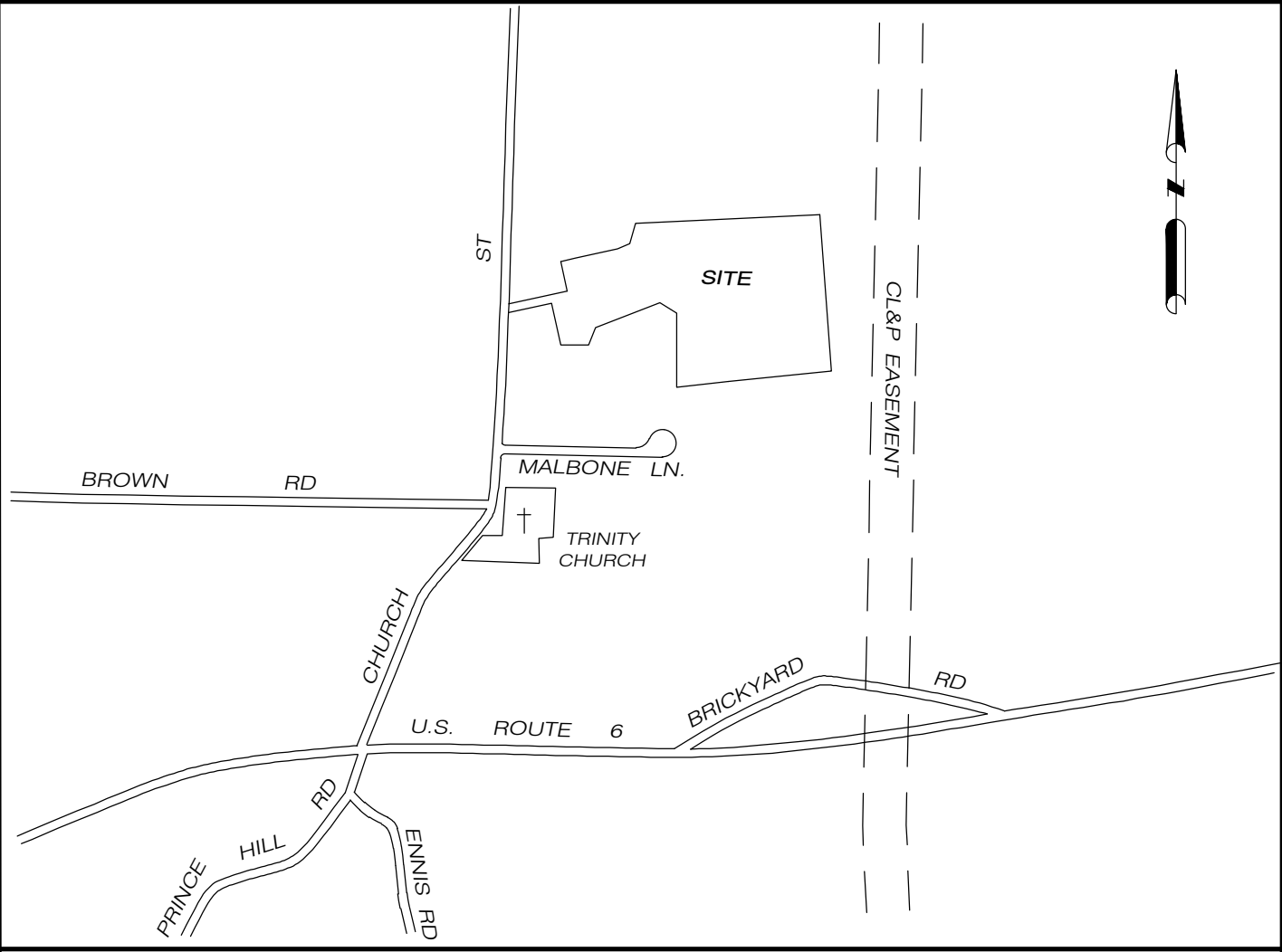
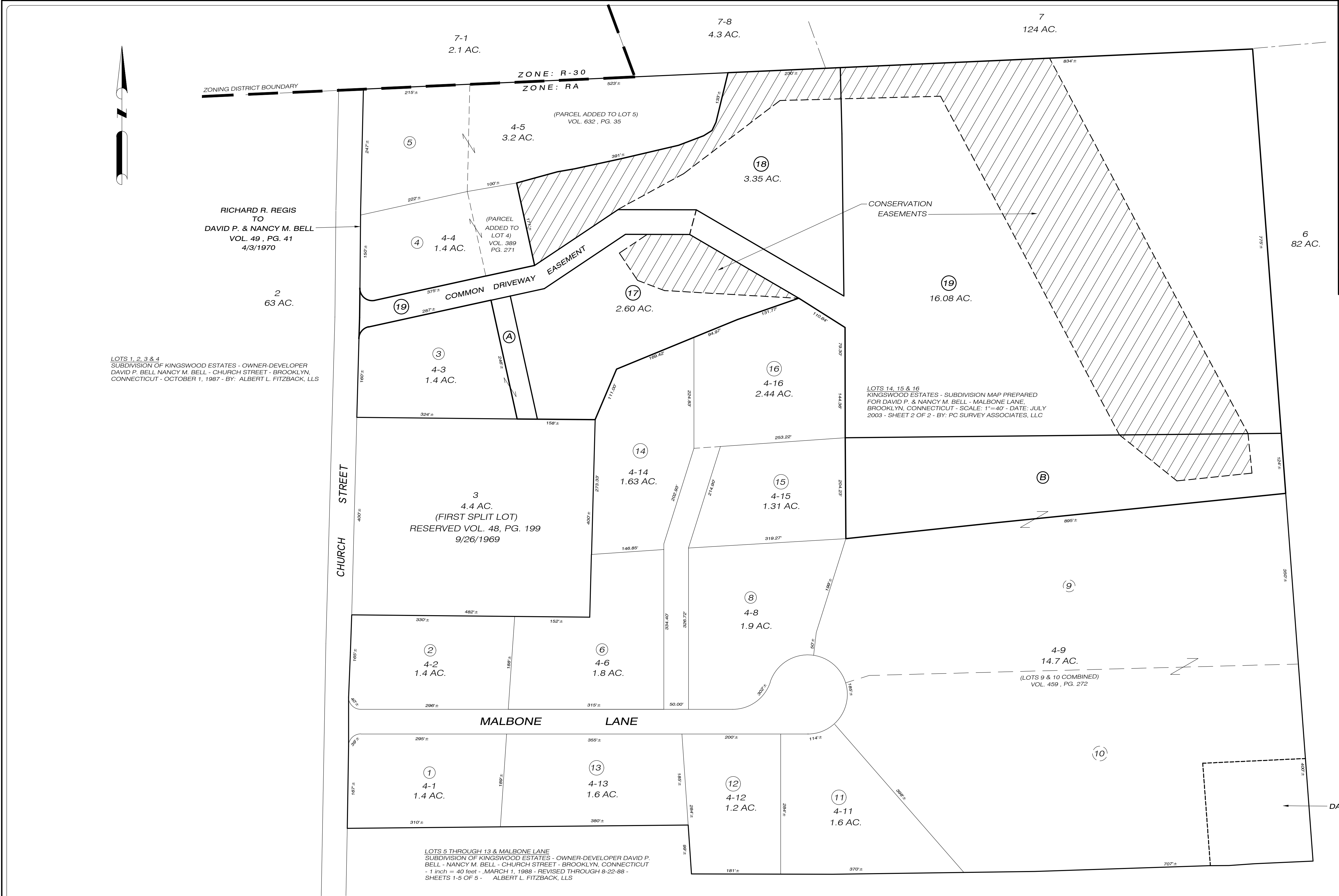
(1) the approved activity will affect wetlands and/or watercourses; and/or

(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.



LOCATION MAP SCALE: 1" = 1000'

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
  - PROPERTY LINES SHOWN BASED ON BROOKLYN ASSESSOR'S MAPPING.
  - ZONING DISTRICT: RA
  - TOTAL SUBDIVIDED AREA = 25.56± ACRES.
  - SUBDIVIDED PARCEL IS SHOWN AS MAP 35, LOT 4 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.
  - KINGSWOOD ESTATES LOTS 1, 2, 3 & 4 WERE APPROVED 1/7/1988.
  - KINGSWOOD ESTATES LOTS 5, 6, 8, 9, 10, 11, 12 & 13 WERE APPROVED 10/20/1988.
  - KINGSWOOD ESTATES LOTS 14, 15 & 16 WERE APPROVED 8/3/2003.
  - REFERENCE DEEDS: VOL. 49, PG. 41 AND VOL. 68, PG. 473 OF THE BROOKLYN LAND RECORDS.

RICHARD R. REGIS  
TO  
DAVID P. & NANCY M. BELL  
VOL. 68, PG. 473  
4/3/1970

OWNER/APPLICANT: DAVID P. & NANCY M. BELL  
PO BOX 358  
BROOKLYN, CT 06234

PARCEL HISTORY MAP

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED,  
APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS  
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.L.S. NO. 70155 DATE 7/6/2020

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

KINGSWOOD ESTATES

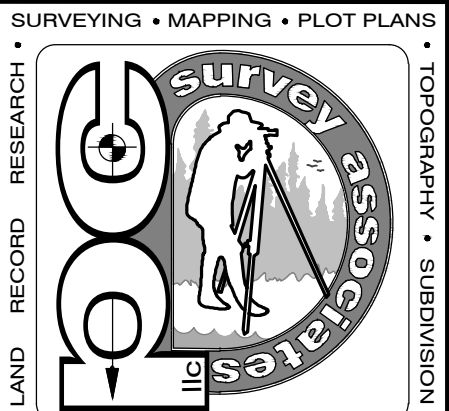
COMPILATION PLAN  
SUBDIVISION OF LAND  
PREPARED FOR  
**DAVID P. BELL  
&  
NANCY M. BELL**

CHURCH STREET  
BROOKLYN, CONNECTICUT

DATE: APRIL 2020  
SCALE: 1" = 100'

0 50' 100' 200' 300'

JOB NO: 18016 F.B. NO: 220, DRAWN BY: P.A.T. MAP NO:



email: pcurvey@snct.net

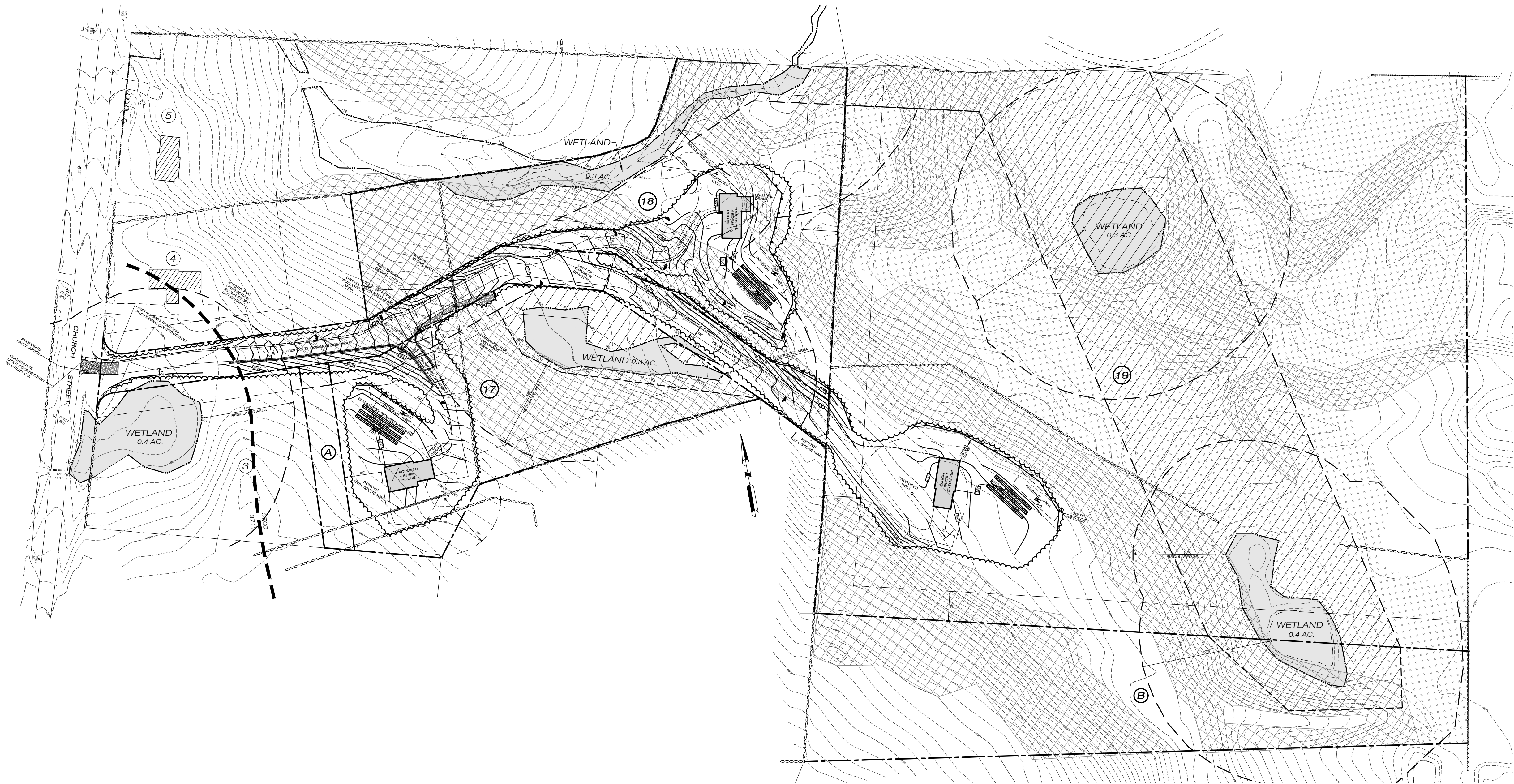
63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 1 OF 5  
REVISED:  
7/6/2020 - OPEN SPACE









- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". SEE SHEETS 2 & 4 FOR PROPERTY LINE & LOT DEVELOPMENT INFORMATION. TOPOGRAPHIC FEATURES DEPICTED HEREON WERE TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY CHAS. H. SELLS, INC. DATED JUNE 2006 AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3. VERTICAL DATUM IS NGVD88. THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
  2. ZONING DISTRICT: RA
  3. PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
  4. SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
  5. THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED BY MICHAEL G. SCHAEFER, SOIL SCIENTIST AND FIELD LOCATED BY PC SURVEY ASSOCIATES, LLC IN MAY AND JUNE 2006.
  6. MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.

**SOILS WITHIN DEVELOPMENT AREAS**

CHARTLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY FINE SANDY LOAM TO GRAVELLY FINE SANDY LOAM WELL DRAINED, WATER TABLE GREATER THAN 80", BEDROCK 20" - 80"

SUTTON, 0-8% SLOPES, VERY STONY FINE SANDY LOAM TO GRAVELLY SANDY LOAM MODERATELY WELL DRAINED, WATER TABLE 12-27"

**FARMLAND SOILS ON SUBDIVIDED PROPERTY**

NINIGRET FINE SANDY LOAM, 0-3% SLOPES  
CANTON & CHARLTON FINE SANDY LOAMS, 3-8% SLOPES  
HINKLEY LOAMY SAND, 3-15% SLOPES  
WALPOLE LOAMY SAND, 0-3% SLOPES  
AREA OF FARMLAND SOILS: 10± ACRES

**WETLAND SOILS ON SUBDIVIDED PROPERTY**

RIDGEBURY & LEICESTER  
WALPOLE

\* SOILS INFORMATION AS TAKEN FROM USDA NRCS WEBSITE

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

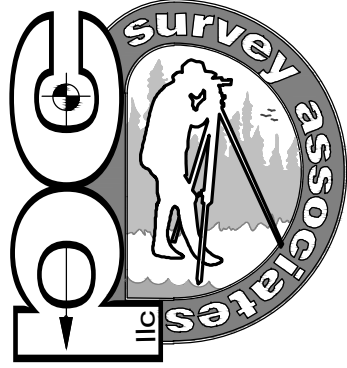
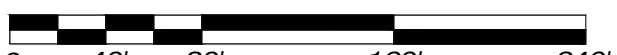
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155  
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

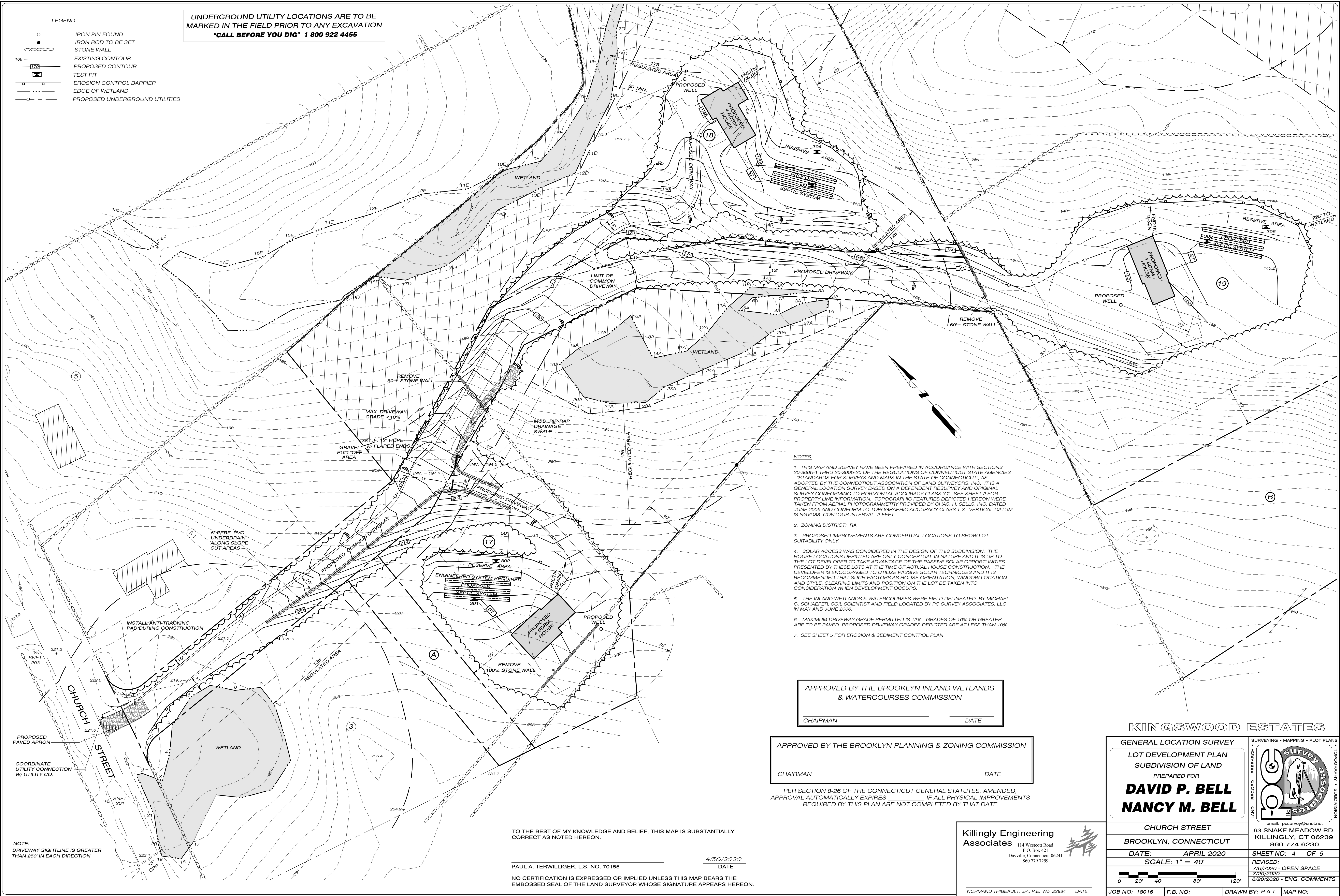
Killingly Engineering Associates  
114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

## KINGSWOOD ESTATES

COMPILATION MAP		<div>LAND RECORD RESEARCH</div> <div></div>	SURVEYING • MAPPING • PLOT PLANS	
LOT DEVELOPMENT AREAS			TOPOGRAHY • SUBDIVISION	
SUBDIVISION OF LAND				
PREPARED FOR				
<b>DAVID P. BELL</b> <b>NANCY M. BELL</b>				
CHURCH STREET		email: pbsurvey@snet.net		
BROOKLYN, CONNECTICUT		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230		
DATE: APRIL 2020		SHEET NO: 3 OF 5		
SCALE: 1" = 80'		REVISED: 7/6/2020 - OPEN SPACE 7/29/2020 8/20/2020 - ENG. COMMENTS		
				
JOB NO: 18016		F.B. NO: N/A		
		DRAWN BY: P.A.T. MAP NO:		







ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROCEDURES SHALL CONFORM TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE 3 NEW BUILDING LOTS. ACTIVITIES TO INCLUDE CONSTRUCTION OF A COMMON AND INDIVIDUAL DRIVEWAYS, HOUSES, SEPTIC SYSTEMS, WELLS, AND SITE GRADING. THE PRIMARY CONCERN OF THIS EROSION & SEDIMENT CONTROL PLAN IS TO PREVENT EXCESSIVE EROSION AND KEEP ERODED SEDIMENT FROM RUNNING OFF SITE OF THE PROPOSED DEVELOPMENT OR INTO WETLAND AREAS. NO MATERIAL SHALL BE PLACED WITHIN A REGULATED WETLAND AREA EITHER ON OR OFF SITE.

CONSTRUCTION SEQUENCE: (INDIVIDUAL LOT DEVELOPMENT)

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES ALONG DOWN SLOPE SIDE OF THE PROPOSED LIMITS OF DISTURBANCE.
2. STRIP & STOCKPILE TOPSOIL.
3. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
4. EXCAVATE FOUNDATION AND BEGIN CONSTRUCTION OF RESIDENCE.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. PROVIDE DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. REMOVE EROSION AND SEDIMENT CONTROL WHEN VEGETATIVE COVER HAS BEEN ESTABLISHED.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN PLANNING AND ZONING COMMISSION, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE 'SILT FENCE INSTALLATION & MAINTENANCE' AND 'HAY BALE INSTALLATION & MAINTENANCE' SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE OR SILT FENCE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO EACH SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

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, 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

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

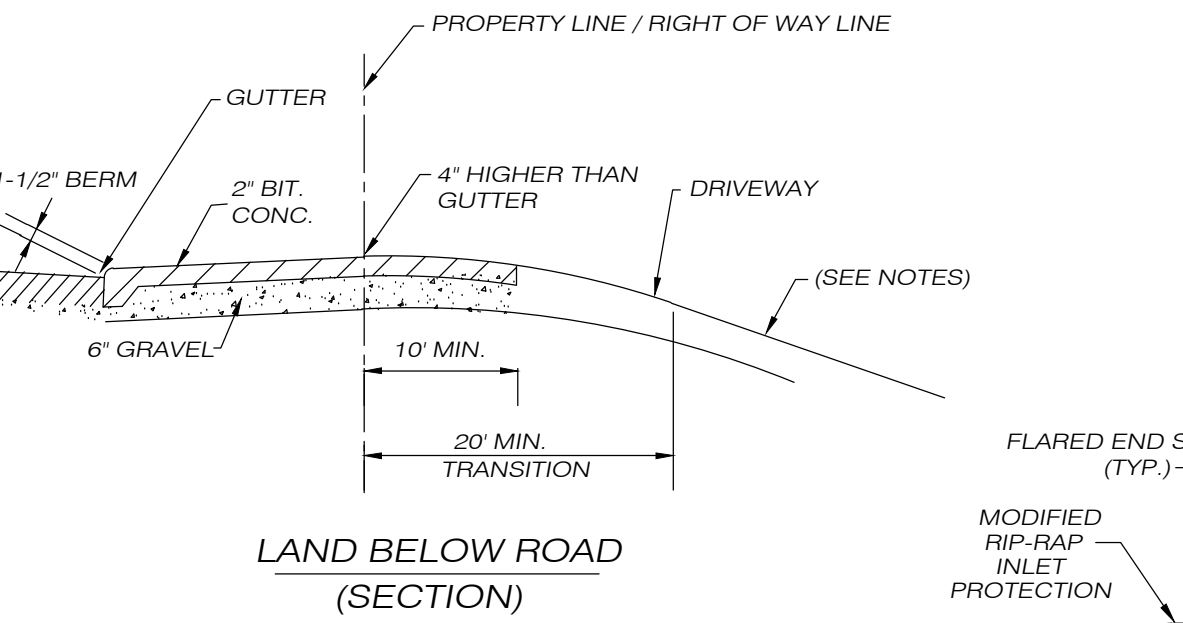
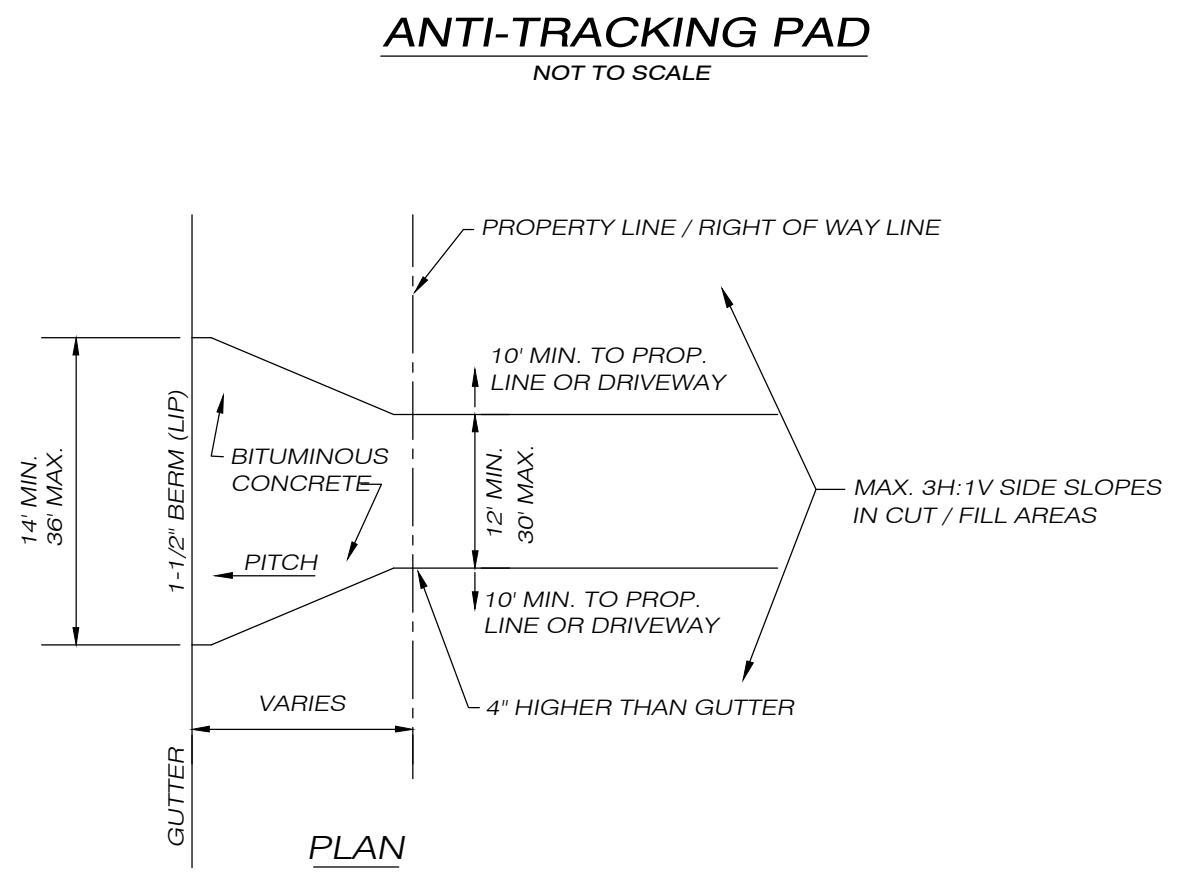
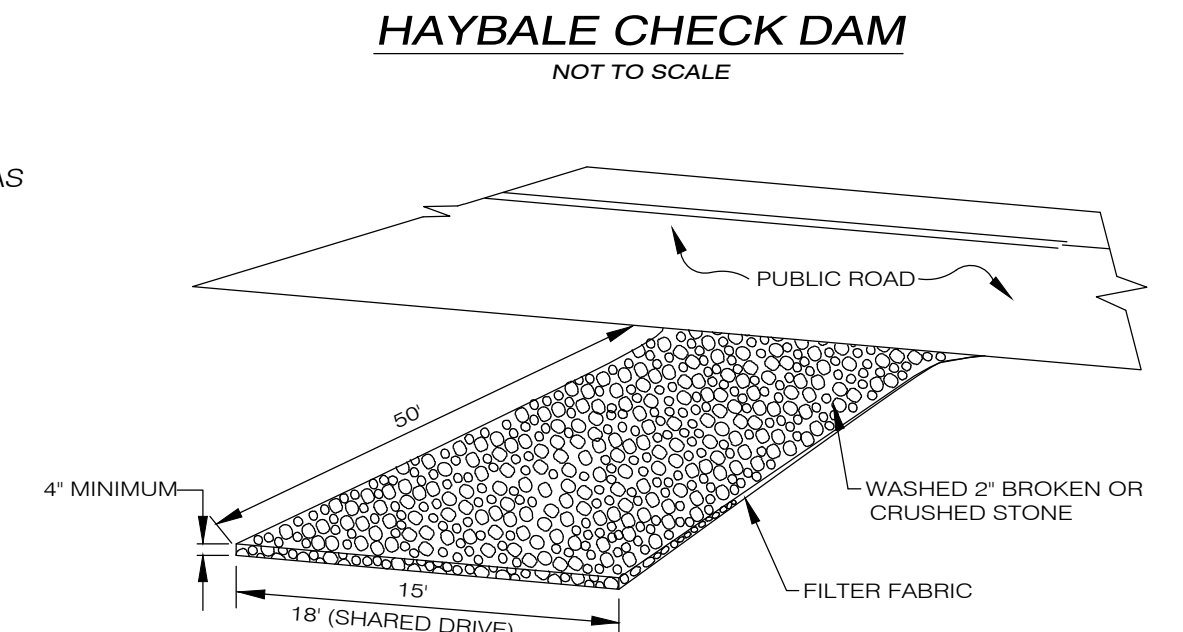
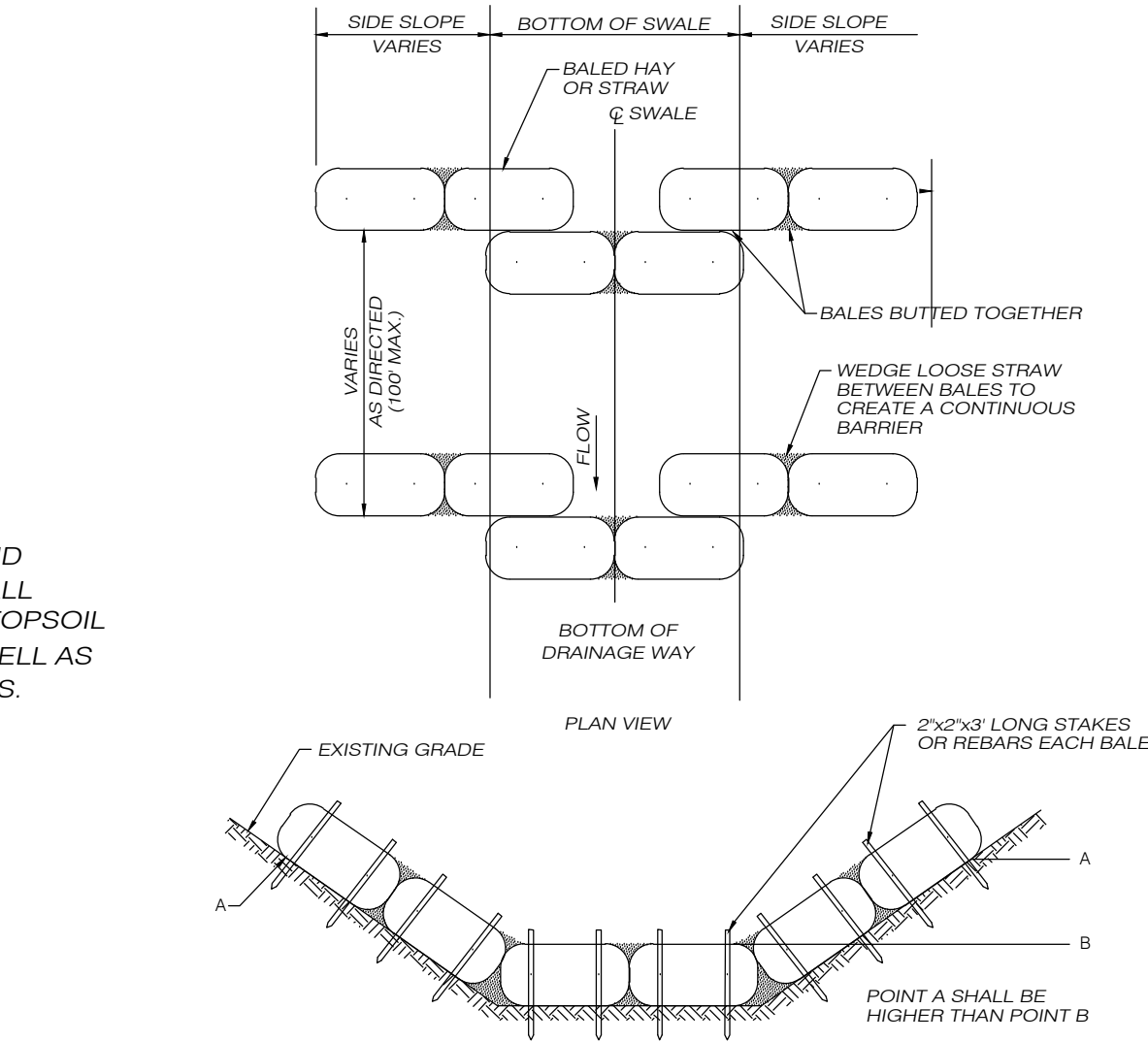
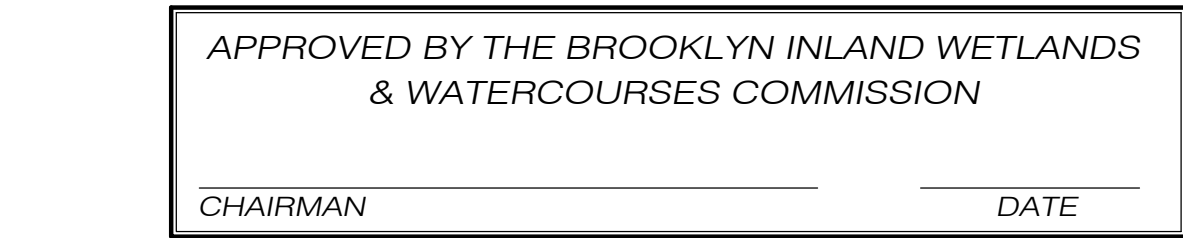
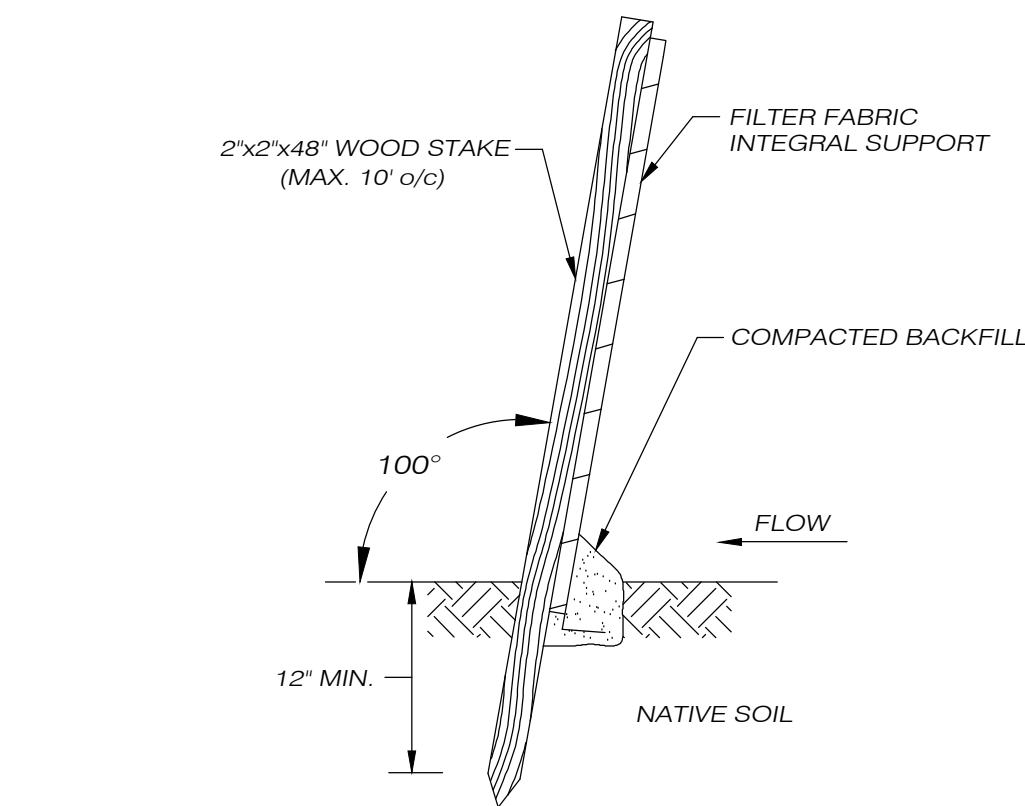
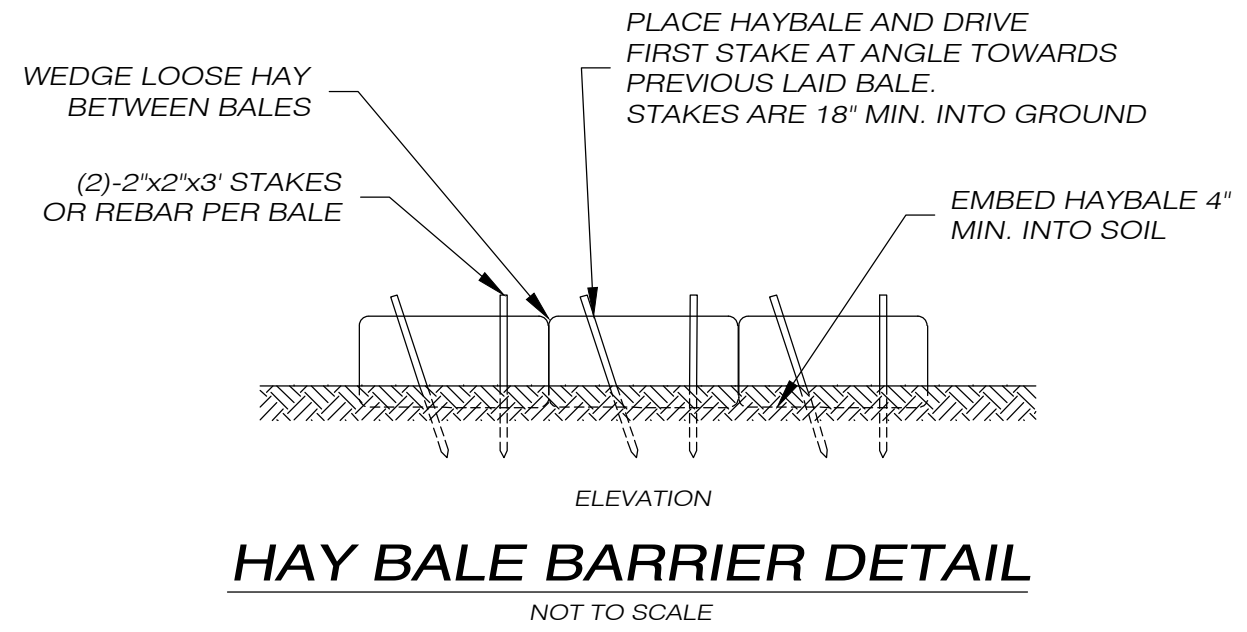
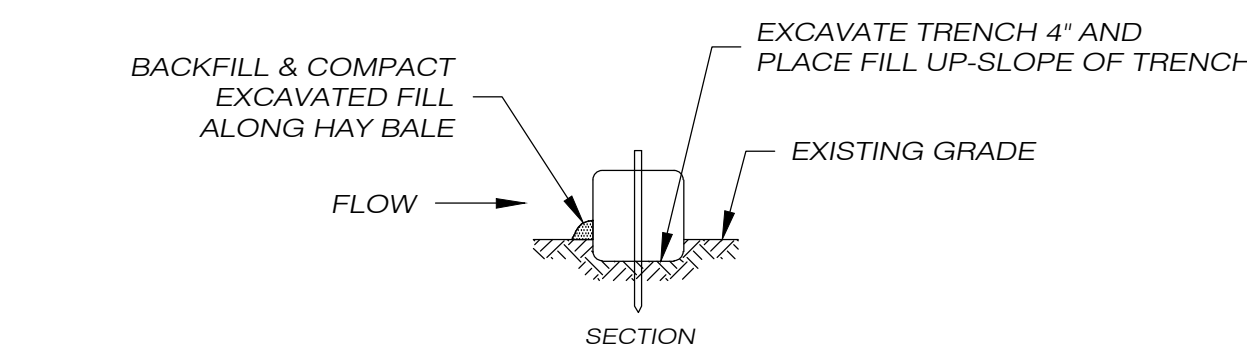
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO 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 S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 1 - SEPTEMBER 15

FOLLOWING SEEDING, MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



- NOTES:
1. MAXIMUM DRIVEWAY GRADE IS 12%.
  2. DRIVEWAYS IN EXCESS OF 10% GRADE SHALL BE PAVED WITH BITUMINOUS CONCRETE.
  3. SIDE SLOPES TO BE 3H:1V.
  4. REFERENCE IS MADE TO BROOKLYN PUBLIC IMPROVEMENT SPECIFICATIONS



PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

SOIL TEST DATA - LOT 17

TP 301	
0-12"	TOPSOIL
12-23"	FINE SANDY LOAM
23-57"	MOTTLED FINE SANDY LOAM
57-68"	GROUNDWATER

MOTTLING @ 23"  
WATER @ 57"  
NO LEDGE

TP 302	
0-12"	TOPSOIL
12-25"	FINE SANDY LOAM
25-71"	MOTTLED FINE SANDY LOAM w/ GRAVEL/COBBLES
71-78"	GROUNDWATER

MOTTLING @ 25"  
WATER @ 71"  
NO LEDGE

PERCOLATION RATE: 8 MIN./INCH AT 18" DEPTH

SOIL TEST DATA - LOT 18

TP 303	
0-11"	TOPSOIL
11-36"	LOAMY SAND
36-84"	GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING  
NO WATER  
NO LEDGE

TP 304	
0-9"	TOPSOIL
9-37"	LOAMY SAND
37-83"	GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING  
NO WATER  
NO LEDGE

PERCOLATION RATE: 2.35 MIN./INCH @ 18" DEPTH

SOIL TEST DATA - LOT 19

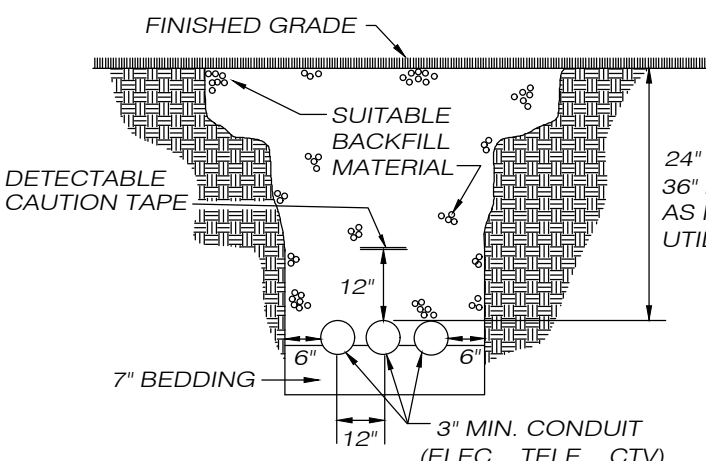
TP 305	
0-9"	TOPSOIL
9-39"	GRAVELLY FINE SANDY LOAM
39-85"	VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING  
NO WATER  
NO LEDGE

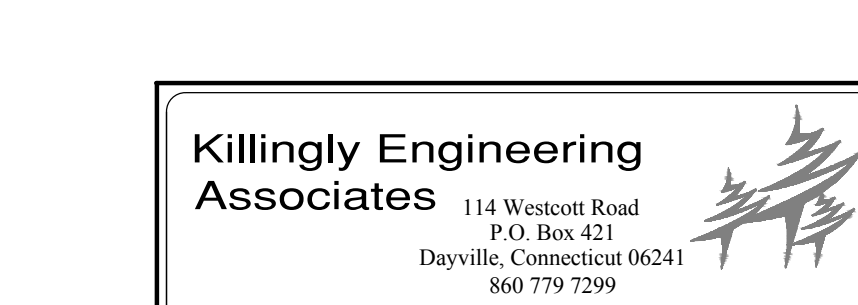
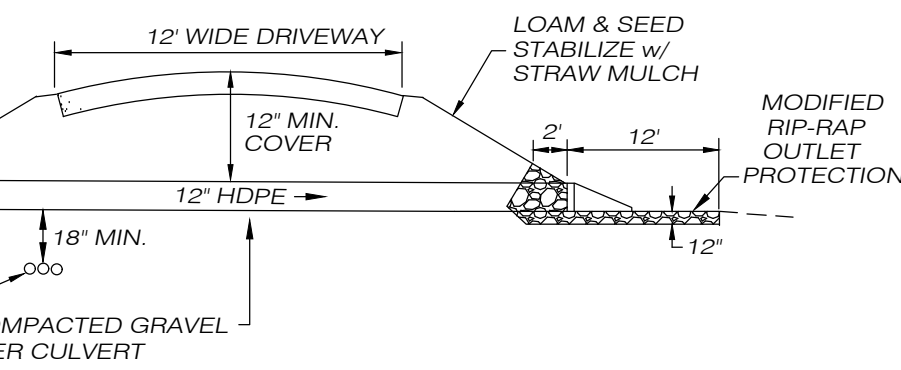
TP 306	
0-9"	TOPSOIL
9-25"	GRAVELLY FINE SANDY LOAM
25-93"	VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING  
NO WATER  
NO LEDGE

PERCOLATION RATE = 1.23 MIN./INCH AT 24" DEPTH



- NOTES:
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
  2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
  3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.



NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

SEPTIC SYSTEM NOTES - LOT 17

4 BEDROOM HOUSE  
PERCOLATION RATE: 8 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = 23"  
MLSS: 26(HF) x 1.0(PF) x 1.75(FF) = 45.5' MLSS  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: 5"  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LSS PROVIDED = 65'  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON  
ENGINEERED SYSTEM REQUIRED

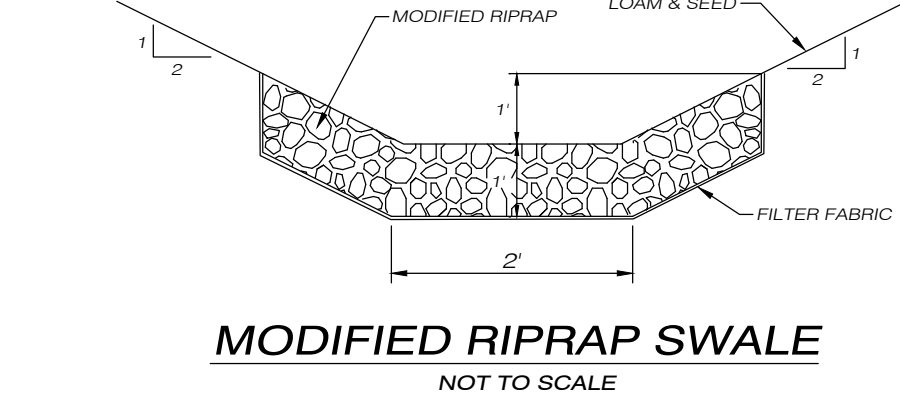
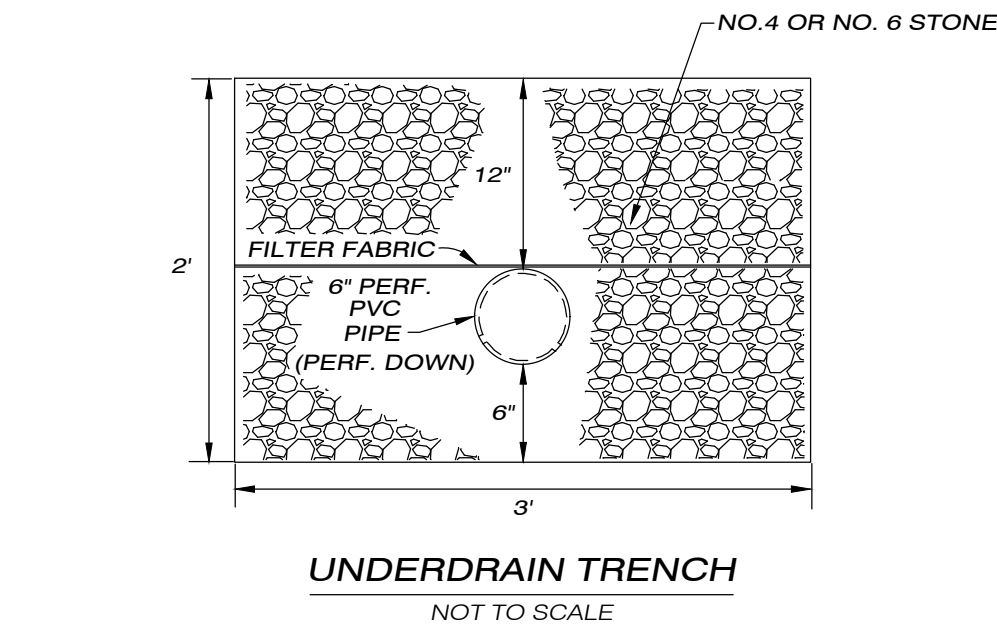
SEPTIC SYSTEM NOTES - LOT 18

4 BEDROOM HOUSE  
PERCOLATION RATE: 2.35 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = N/A  
MLSS: N/A  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: N/A  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON

SEPTIC SYSTEM NOTES - LOT 19

4 BEDROOM HOUSE  
PERCOLATION RATE: 1.23 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = N/A  
MLSS: N/A  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: N/A  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON

SOIL TESTING PERFORMED 1/17/2020 BY N.D.D.H.  
FILE NO. 20000155



KINGSWOOD ESTATES

SUBDIVISION OF LAND

EROSION CONTROL PLAN & CONSTRUCTION DETAILS

PREPARED FOR

DAVID P. BELL

NANCY M. BELL

CHURCH STREET

BROOKLYN, CONNECTICUT

DATE: APRIL 2020

SCALE: 1" = AS NOTED

0 0.5" 1" 2" 3"

JOB NO: 18016

F.B. NO:

DRAWN BY: P.A.T.

MAP NO:

email: pcsurvey@net.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 5 OF 5

REVISED: 7/13/2020

8/20/2020 - ENG. COMMENTS

email: pcsurvey@net.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 5 OF 5

REVISED: 7/13/2020

8/20/2020 - ENG. COMMENTS

RECEIVED

JUL 07 2020

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

SD20-003

Received Date \_\_\_\_\_

Application # SD \_\_\_\_\_

Check # 5206

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant David & Nancy Bell Phone 860 774 3838

Mailing Address PO Box 358, Brooklyn, CT 06234

Applicants Interest in the Property owner

Property Owner SAME Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor pc survey associates, llc / Killingly Engineering Associates

Address 63 Snake Meadow Road, Killingly, CT 06239

Contact Person Paul A. Terwilliger, LS Phone 860 774 6230 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision \_\_\_\_\_ Re subdivision \_\_\_\_\_

Property location 131 Prince Hill Road

Map # 34 Lot # 52 Zone RA Total Acres 6 Acres to be Divided 6

Number of Proposed Lots 3 Length of New Road Proposed n/a

Sewage Disposal: Private ☒ Public \_\_\_\_\_

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary n/a Storm n/a

Water: Private ☒ Public \_\_\_\_\_

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

The following shall accompany the application when required: Public Fee WAIVED

4.2.2 Fee \$ 1000 State (\$60.00) 60 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: ☒ David P. Bell Date 7/6/20

Owner: ☒ David P. Bell Date 7/6/20

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





**pc survey associates, llc**  
63 Snake Meadow Road, Killingly, CT 06239 ♦

July 6, 2020

Dear Sir or Madame,

This notice is being sent as required by Section 4.2, subsection 2.10 of the Brooklyn subdivision regulations to inform you of an application for a subdivision within 200 feet of property you own in the town of Brooklyn.

David & Nancy Bell are proposing a **three lot subdivision** of a 6 acre tract of land located on the southerly side of Prince Hill Road. This property is shown as Map 34, Lot 52 of the Brooklyn assessor's records.

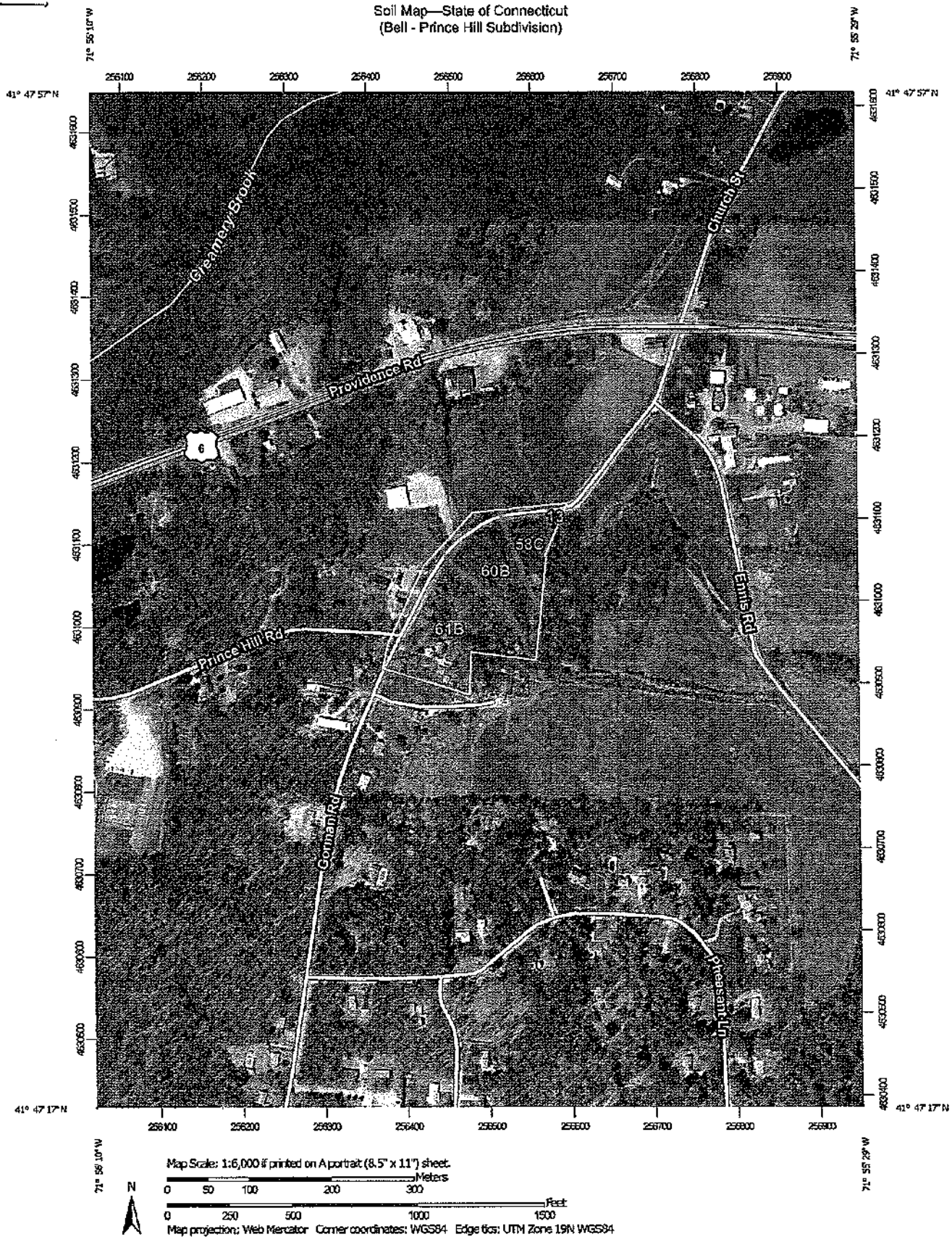
Inquiries may be directed to the Town of Brooklyn Planning office at 860 779 3411, ext. 14.

Thank You,



Paul A. Terwilliger, L.S. #70155

Soil Map—State of Connecticut  
(Bell - Prince Hill Subdivision)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/26/2020  
Page 1 of 3



# ABUTTERS WITHIN 200' OF SUBDIVISION - BELL , PRINCE HILL ROAD

MAP 34, LOT 2  
RZEZNIKIEWICZ RUDOLPH  
12 GORMAN RD  
BROOKLYN CT 06234-1804

MAP 34, LOT 2A  
PERRY BRITTANY L  
158 MAIN ST - PO BOX 682  
PUTNAM CT 06260-0882

MAP 34, LOT 3A  
SIMONZI MARK  
25 TOWER HILL RD  
BRIMFIELD MA 01010-9756

MAP 34, LOT 3B  
148 PRINCE HILL LLC  
59 SOUTH ST  
BROOKLYN CT 6234

MAP 34, LOT 4  
ENNIS JOHN F & EGGERS FREDERICK S  
289 PROVIDENCE RD  
BROOKLYN CT 06234-1818

SUBJECT PROPERTY MAP 34, LOT 52  
BELL DAVID P & NANCY M  
P.O. BOX 358  
BROOKLYN CT 06234-1521

MAP 34, LOT 51  
RZEZNIKIEWICZ RUDOLPH & RITA N (TIC)  
12 GORMAN RD  
BROOKLYN CT 06234-1804

MAP 34, LOT 53  
ENNIS JOHN F & EGGERS FREDERICK S  
289 PROVIDENCE RD  
BROOKLYN CT 06234-1818

MAP 34, LOT 3  
CIL REALTY INCORPORATED  
157 CHARTER OAK AVE 3RD FLOOR  
HARTFORD CT 6106



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

September 2, 2020

David & Nancy Bell  
PO Box 358  
Brooklyn, CT 06234

**SUBJECT: FILE #90001344 – PRINCE HILL ROAD #131, MAP #34, LOT #52, BROOKLYN, CT**

Dear David & Nancy Bell:

Upon review of the subdivision plan PC SURVEY ASSOCIATES, LLC., JOB# 18015, DRAWN JUNE 2020, REVISED 07/06/2020, REVISED 07/29/2020 submitted to this office on 08/12/2020 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, 2, 3 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional testing may be required.
4. Existing septic system on existing house Lot (131 Prince Hill Road) must be properly abandoned per the Connecticut Public Health Code.
5. New Septic System for existing house is to be installed per approved plan (PC Survey Associates, Job# 18015, Dated June 2020, Revised 07/06/2020, Revised 07/29/2020, Revised 08/28/2020).

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; PC Survey Associates, LLC.

Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

9489 0090 0027 6215 9001 48

September 9, 2020

CERTIFIED#

David and Nancy Bell  
P.O. Box 358  
Brooklyn, CT 06234

RE: Notice of Decision – 071420A David and Nancy Bell, 131 Prince Hill Road, Map 34, Lot 52, RA Zone; 3-Lot Subdivision.

Dear Mr. and Mrs. Bell:

At the September 8, 2020 Inland Wetlands and Watercourses meeting your application 071420A David and Nancy Bell, 131 Prince Hill Road, Map 34, Lot 52, RA Zone; 3-Lot Subdivision was approved with standard conditions.

A legal notice of this approval was posted on the Town of Brooklyn's Website on September 9, 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 at 860-779-3411 Ext. 31.

Signed,

*Margaret Washburn*

Margaret Washburn  
Wetlands Agent

MW/acl  
CC: File, PC Survey  
Encl: Standard Conditions of Approval

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

**APPLICANT: READ CAREFULLY**

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

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

**Term of 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 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 agencies 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 the permittee may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

**Debris Locations.** During construction, piles of fill, erodible material and debris shall not be created within wetland 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.

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

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

**Additional Permit.** This permit is for the approved activity ONLY. Additional activity may require an additional permit. 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;

then the applicant shall resubmit the application for consideration by the Inland Wetlands and Watercourses Commission before any work begins.

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

**Other Permits 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 781-24367.

# **NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

## **ENGINEERING PLAN REVIEW**

### **PERTAINING TO A**

### **3-LOT SUBDIVISION**

**(ASSESSOR'S MAP 34, LOT 52)**

### **PRINCE HILL ROAD**

### **BROOKLYN, CT**

**(July 12, 2020)**

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Prince Hill Road in Brooklyn, Connecticut, consisting of four (4) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated June 220. My comments are as follows:

#### **Sheet 2 of 4 – Subdivision Map**

1. It is recommended that the Conservation Easement boundary across Lot Nos. 2 and 3 be marked with durable aluminum signs, no less than 12" wide in any dimension, mounted on pressure treated posts at beginning and end points, angle points and intervals between said points at a distance of no more than 100' apart.

#### **Sheet 3 of 4 – Lot Development Plan**

1. Below the test hole data listing, there is a note that states *"Additional percolation tests at depths above restrictive later to be performed on Lots 1 and 3 at the time of lot development."* Why is this caveat here and is there a potential negative impact on building a house on this lot? Please explain.

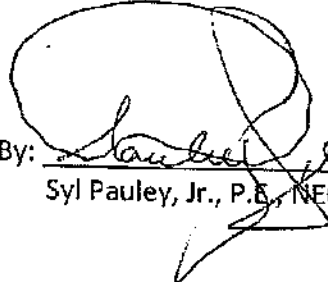
#### **Sheet 3 of 4 – E&S Controls / Details**

1. In the "Curtain Drain – Lot 3" detail, it is recommended that a detectable warning tape be placed over the PVC pipe to allow tracing once it is buried.
2. Again, in the "Curtain Drain – Lot 3" detail, how are the perforations to be oriented – up or down? Also, the current Connecticut Department of Transportation publication is Form 818, thus the note should be corrected.

3. In the "Anti-Tracking Pad" detail, the note regarding special riprap, change Form 814 to Form 818 and recheck the Material Article to ensure the reference is correct in the latest Form.
4. In the "Residential Driveway Detail," it should be noted that side slopes in cut or fill shall be no steeper than 3H:1V and a reference be made to the Brooklyn Public Improvement Specifications.

### General Comment

1. The signature and seal of the professional engineer is missing on the plans. Also, the soil scientist signature block is missing. These should be added to the plans.

By:  P.E. 7/12/2020  
Syl Pauley, Jr., P.E., NECCOG Regional Engineer



# NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

## ENGINEERING PLAN REVIEW PERTAINING TO A 3-LOT SUBDIVISION (ASSESSOR'S MAP 34, LOT 52) PRINCE HILL ROAD BROOKLYN, CT (September 1, 2020)

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Prince Hill Road in Brooklyn, Connecticut, consisting of four (4) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated June 2020 with most recent revision date of August 26, 2020.

The Applicant's consultant addressed some of the comments I made on July 12, 2020 and, accordingly, made modifications to the plans. My following comments address the most recent plan submission:

1. The Conservation Easement shown on previous plan submissions has been removed. A note on Sheet 2 of 4 of the most recent plans states that the Applicant shall pay an Open Space Fee in lieu of adding further protection to the wetland with a Conservation Easement.
2. The Sight Line Easement shown on previous plan submissions on the Subdivision Plan, Sheet 2 of 4, has been eliminated. It is my opinion that the easement is required and should be redrawn on this plan sheet and on the Lot Development Plan, Sheet 3 of 4. Incidentally, proposed grading is shown on Sheet 3 of 4 to provide a good sight line to the east for a vehicle exiting the driveway of Lot 2 and motorists traveling eastbound on Prince Hill Road.
3. On Sheet 3 of 4 there is a note under the test hole data columns stating that *"Additional percolation tests at depths above restrictive layer to be performed on Lots 1 and 3 at the time of lot development."* As far as I know, the need for this note remains unexplained. The consultant submitted a letter from the Northeast District Department of Health, dated July 20, 2020 and addressed to David and Nancy Bell, regarding the feasibility of future development of their land to be subdivided into three (3) lots with 4 bedroom houses. Said letter makes no mention of performing additional percolation tests and, therefore, I would like an explanation of what this means from the Applicant's consulting professional engineer (engineered septic systems are required).
4. ~~There is no certified soil scientist signature block on Sheet 3 of 4 attesting to the validity of the flag line delineating the wetlands on the subject property.~~

By:

 P.E. 9/1/2020  
Syl Pauley, Jr., P.E., NECOG Regional Engineer

**Brooklyn Conservation Commission**  
P. O. Box 356  
Brooklyn, CT 06234

August 3, 2020

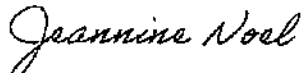
Attn: Planning and Zoning Commission, Town Planner

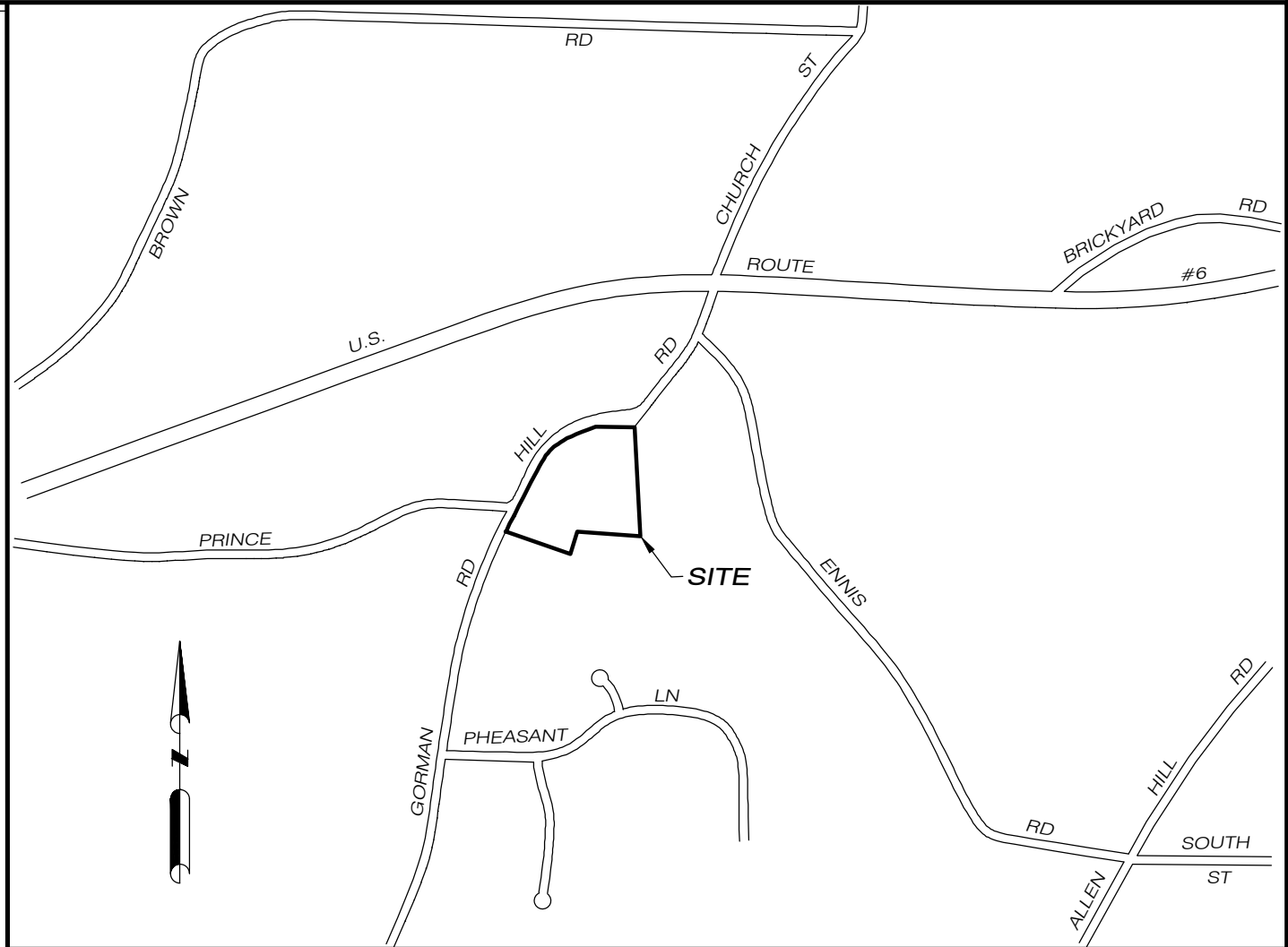
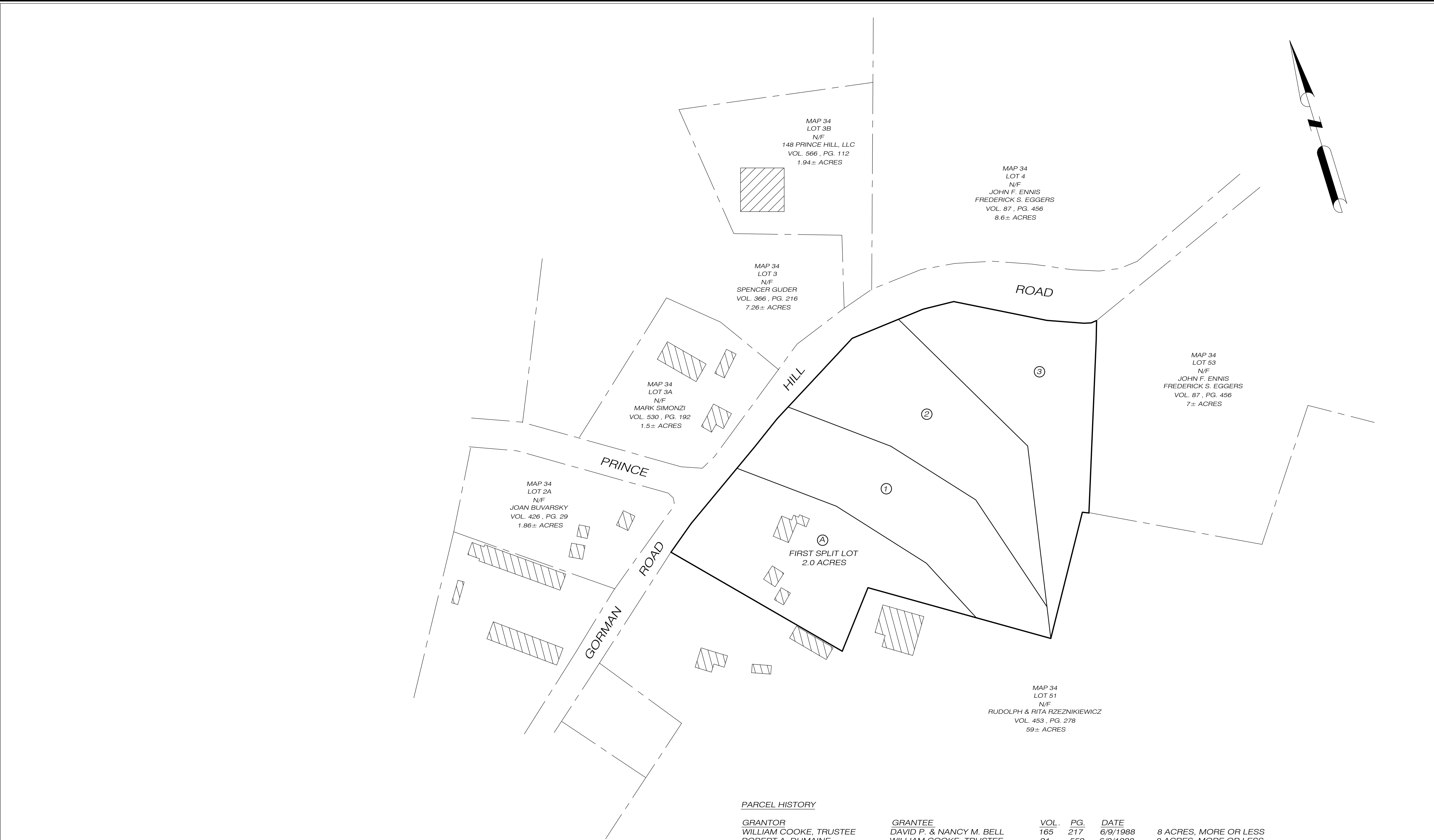
Re: David & Nancy Bell, Prince Hill Road, Map #34, Lot #52, Zone RA, Total Acres 6,  
Number of Lots 3

The Brooklyn Conservation Commission reviewed the above application on August 3, 2020 via Webex, based on the Brooklyn Natural Resource Inventory maps and the Plan of Conservation and Development (POCD).

The Brooklyn Conservation Commission recommends that the proposed Permanent Conservation Easement Covenant be accepted with the additional provision that while construction and building is underway that the owners take preventative measures to ensure that the conservation easement area is not disturbed and that it remains intact in its current natural state.

Respectfully submitted,

  
Jeannine Noel



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
  - PROPERTY LINES SHOWN BASED ON BROOKLYN ASSESSOR'S MAPPING.
  - ZONING DISTRICT: RA
  - TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
  - SUBDIVIDED PARCEL IS SHOWN AS MAP 34, LOT 52 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.

**SURVEYOR:** PAUL A. TERWILLIGER, L.S.  
PC SURVEY ASSOCIATES, LLC  
KILLINGLY, CT 06239

**ENGINEER:** NORMAND THIBEAULT, P.E.  
KILLINGLY ENGINEERING ASSOCIATES  
KILLINGLY, CT 06239

**OWNER/APPLICANT:** DAVID & NANCY BELL  
PO BOX 358  
BROOKLYN, CT 06234

APPROVED BY THE BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

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 VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

SHEET INDEX

SHEET 1	SUBDIVISION COVER SHEET
SHEET 2	SUBDIVISION BOUNDARY MAP
SHEET 3	LOT DEVELOPMENT PLAN
SHEET 4	EROSION & SEDIMENT CONTROL PLAN & DETAILS

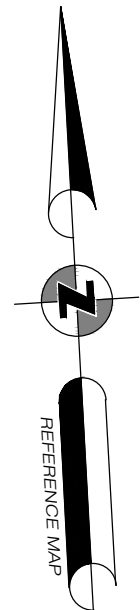
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155

8/26/2020  
DATE

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

COMPILATION MAP		SURVEYING • MAPPING • PLOT PLANS	
SUBDIVISION OF LAND		LAND RECORD RESEARCH	
PREPARED FOR		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
DAVID P. BELL		SHEET NO: 1 OF 4	
AND		REVISED:	
NANCY M. BELL		7/6/2020 - OPEN SPACE	
DATE: JUNE 2020		7/29/2020 - LOT LINES	
SCALE: 1" = 100'		8/26/2020 - TOWN COMMENTS	
0 50' 100' 200' 300'		JOB NO: 18015	
F.B. NO: N/A		DRAWN BY: P.A.T.	
MAP NO:			



N/F  
148 PRINCE HILL, LLC  
VOL. 566, PG. 112

N/F  
JOHN F. ENNIS  
FREDERICK S. EGGERS  
VOL. 87, PG. 456

N/F  
SPENCER GUDER  
VOL. 366, PG. 216

N/F  
MARK SIMONZI  
VOL. 530, PG. 192

N/F  
DAVID P. & NANCY M. BELL  
VOL. 165, PG. 217  
**FIRST SPLIT LOT**  
**AREA = 2.00± ACRES**

N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453, PG. 278

N/F  
JOHN F. ENNIS  
FREDERICK S. EGGERS  
VOL. 87, PG. 456

N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453, PG. 278

①  
**AREA = 2.00± ACRES**  
**87,120± SQ. FT.**  
**ENGINEERED SEPTIC SYSTEM REQUIRED**

②  
**AREA = 2.00± ACRES**  
**87,120± SQ. FT.**  
**ENGINEERED SEPTIC SYSTEM REQUIRED**

③  
**AREA = 2.00± ACRES**  
**87,120± SQ. FT.**  
**ENGINEERED SEPTIC SYSTEM REQUIRED**

DRAINAGE EASEMENT  
IN FAVOR OF LOT 2  
& RIGHT TO DRAIN

WETLAND

ROAD

HILL

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 VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. SUBDIVISION PLAN PREPARED FOR DAVID BELL - PRINCE HILL ROAD & GORMAN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: 1/15/1990 - REVISED 7/15/1991 - SHEET 1 OF 4 - BY: KWP ASSOCIATES  
B. PERIMETER SURVEY PREPARED FOR DAVID P. BELL AND NANCY M. BELL - PRINCE HILL ROAD - BROOKLYN, CONNECTICUT - DATE: JANUARY 2020 - SCALE: 1"=40' - BY: PC SURVEY ASSOCIATES, LLC
3. TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
4. ZONING DISTRICT: RA
5. THIS SUBDIVISION DOES NOT CONTAIN LAND AREAS WITHIN F.E.M.A.'s 100-YEAR FLOOD HAZARD ZONE.
6. ALL LOTS REQUIRE ENGINEER DESIGNED SEPTIC SYSTEMS.
7. WETLANDS SHOWN AS FIELD DELINEATED BY JOSEPH THEROUX, CPSS, NOVEMBER, 2019.
8. BEARING SYSTEM IS BASED ON REFERENCE MAP "A".
9. OPEN SPACE REQUIREMENTS ARE TO BE MET BY A FEE IN LIEU OF OPEN SPACE DEDICATION. A DOCUMENT STIPULATING THIS REQUIREMENT SHALL BE RECORDED IN THE BROOKLYN LAND RECORDS. ONE THIRD OF THE REQUIRED OPEN SPACE FEE SHALL BE PAID AT THE TIME OF THE INITIAL SALE OF EACH OF THE LOTS.

APPROVED BY THE BROOKLYN INLAND WETLANDS  
& WATERCOURSES COMMISSION

CHAIRMAN

DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN

DATE

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED,  
APPROVAL AUTOMATICALLY EXPIRES \_\_\_\_\_ IF ALL PHYSICAL IMPROVEMENTS  
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

LEGEND

- IRON PIN FOUND
- ✕ ANGLE POINT
- IRON ROD TO BE SET
- STONE WALL
- EDGE OF WETLAND

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155

8/26/2020

DATE

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

SUBDIVISION MAP

PREPARED FOR

**DAVID P. BELL**

AND

**NANCY M. BELL**

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

DATE: JUNE 2020

SCALE: 1" = 40'

0 20' 40' 80' 120'

JOB NO: 18015

F.B. NO: N/A

DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS



63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 2 OF 4

REVISED:

7/6/2020 - OPEN SPACE

7/29/2020 - LOT LINES

8/26/2020 - TOWN COMMENTS



SEPTIC SYSTEM DESIGN CRITERIA

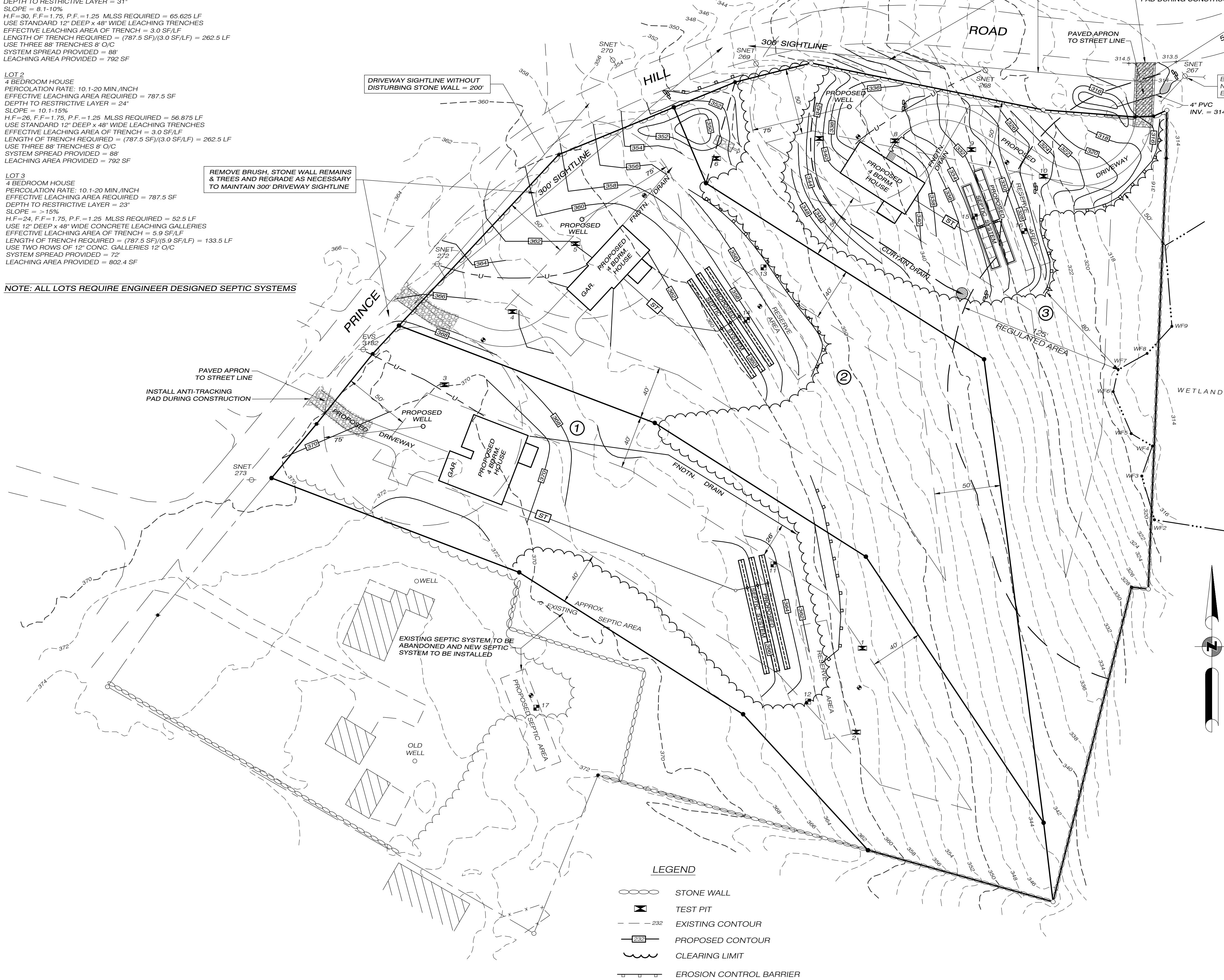
LOT 1  
4 BEDROOM HOUSE  
PERCOLATION RATE: 10.1-20 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF  
DEPTH TO RESTRICTIVE LAYER = 31'  
SLOPE = 8.1-10%  
H.F.=30, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 65.625 LF  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF  
USE THREE 88' TRENCHES 8' O/C  
SYSTEM SPREAD PROVIDED = 88'  
LEACHING AREA PROVIDED = 792 SF

LOT 2  
4 BEDROOM HOUSE  
PERCOLATION RATE: 10.1-20 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF  
DEPTH TO RESTRICTIVE LAYER = 24'  
SLOPE = 10.1-15%  
H.F.=26, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 56.875 LF  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF  
USE THREE 88' TRENCHES 8' O/C  
SYSTEM SPREAD PROVIDED = 88'  
LEACHING AREA PROVIDED = 792 SF

LOT 3  
4 BEDROOM HOUSE  
PERCOLATION RATE: 10.1-20 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF  
DEPTH TO RESTRICTIVE LAYER = 23'  
SLOPE = 10.1-15%  
H.F.=24, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 52.5 LF  
USE 12" DEEP x 48" WIDE CONCRETE LEACHING GALLERIES  
EFFECTIVE LEACHING AREA OF TRENCH = 5.9 SF/LF  
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(5.9 SF/LF) = 133.5 LF  
USE TWO ROWS OF 12" CONC. GALLERIES 12' O/C  
SYSTEM SPREAD PROVIDED = 72'  
LEACHING AREA PROVIDED = 802.4 SF

NOTE: ALL LOTS REQUIRE ENGINEER DESIGNED SEPTIC SYSTEMS

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 VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.



TEST HOLE 1  
0-8" TOPSOIL  
8"-27" FINE SANDY LOAM  
27"-80" MOD. COMPACT GRAVELLY LOAMY SAND,  
WATER AT 61'  
WATER AT 54'  
MOTTLING AT 48"  
NO LEDGE

TEST HOLE 2  
0-8" TOPSOIL  
8"-25" FINE SANDY LOAM  
25"-84" MOD. COMPACT GRAVELLY LOAMY SAND & SANDY  
LOAM w/ COBBLES, SOME STONES  
WATER AT 54'  
MOTTLING AT 50"  
NO LEDGE

PERCOLATION RATE: 11.4 MIN./INCH

TEST HOLE 5  
0-9" TOPSOIL  
9"-24" SANDY LOAM  
24"-30" GRAY LOAMY FINE SAND  
30"-37" BROWN LOAMY FINE/MED. SAND  
37"-96" MOD. COMPACT GRAVELLY LOAMY FINE SAND &  
FINE SANDY LOAM w/ COBBLES  
WATER AT 75'  
MOTTLING AT 64"  
NO LEDGE

TEST HOLE 6  
0-9" TOPSOIL  
9"-18" FINE SANDY LOAM  
18"-36" FINE SANDY LOAM & SANDY LOAM  
36"-69" MOD. COMPACT GRAVELLY LOAMY FINE SAND &  
SANDY LOAM w/ COBBLES, SOME FLAT ROCK  
WATER AT 65'  
MOTTLING AT 60"  
NO LEDGE

PERCOLATION RATE: 8.9 MIN./INCH

TEST HOLE 9  
0-8" TOPSOIL  
8"-24" FINE SANDY LOAM  
24"-38" FINE SANDY LOAM & LOAMY FINE SAND  
38"-84" COMPACT GRAVELLY LOAMY FINE SAND  
& SANDY LOAM w/ COBBLES  
WATER AT 68'  
MOTTLING AT 31"  
NO LEDGE

TEST HOLE 10  
0-21" TOPSOIL  
21"-31" SANDY LOAM  
31"-42" SANDY LOAM & FINE SANDY LOAM  
42"-84" MOD. COMPACT FINE SANDY LOAM, SOME LOAMY SAND  
MOTTLING AT 50"  
NO LEDGE

PERCOLATION RATE: 16 MIN./INCH

TEST HOLE 13  
0-11" TOPSOIL  
11"-24" FINE SANDY LOAM  
24"-69" MOTTLED GRAVELLY SANDY LOAM  
69"-73" GROUNDWATER  
WATER AT 69"  
MOTTLING AT 24"  
NO LEDGE

TEST HOLE 14  
0-10" TOPSOIL  
10"-26" FINE SANDY LOAM  
26"-59" MOTTLED SANDY LOAM w/ GRAVEL  
59"-70" GROUNDWATER  
WATER AT 59"  
MOTTLING AT 26"  
NO LEDGE

PERCOLATION RATE: 10 MIN./INCH

NOTE:  
ADDITIONAL PERCOLATION TESTS AT DEPTHS ABOVE RESTRICTIVE LAYER TO BE PERFORMED ON LOTS 1 AND 3 AT THE TIME OF LOT DEVELOPMENT.

TEST HOLE 3  
0-9" TOPSOIL  
9"-23" SANDY LOAM  
23"-42" FINE SANDY LOAM & SANDY LOAM, SOME FINE/MED. SAND  
WATER AT 61'  
MOTTLING AT 62"  
NO LEDGE

TEST HOLE 4  
0-9" TOPSOIL  
9"-21" SANDY LOAM  
21"-36" LOAMY SAND  
36"-100" MOD. COMPACT GRAVELLY LOAMY SAND & SANDY LOAM  
w/ COBBLES, POCKET LOAMY VERY FINE SAND  
WATER AT 60'  
MOTTLING AT 40"  
NO LEDGE

PERCOLATION RATE: 11.4 MIN./INCH

TEST HOLE 7  
0-8" TOPSOIL  
8"-22" FINE SANDY LOAM  
22"-66" MOD. COMPACT GRAVELLY FINE SANDY LOAM, SOME  
LOAMY FINE SAND w/ COBBLES  
WATER AT 24"  
MOTTLING AT 23"  
NO LEDGE

TEST HOLE 8  
0-8" TOPSOIL  
8"-24" SANDY LOAM & FINE SANDY LOAM  
24"-96" MOD. COMPACT GRAVELLY LOAMY FINE SAND, SOME  
FINE SANDY LOAM, SOME FINE/MED. SAND w/ COBBLES  
NO WATER  
NO MOTTLING  
NO LEDGE

PERCOLATION RATE: 16-20 MIN./INCH

TEST HOLE 11  
0-12" TOPSOIL  
12"-32" FINE SANDY LOAM  
32"-80" MOTTLED GRAVELLY SANDY LOAM  
80"-84" GROUNDWATER  
WATER AT 80"  
MOTTLING AT 32"  
NO LEDGE

TEST HOLE 12  
0-12" TOPSOIL  
12"-31" FINE SANDY LOAM  
31"-76" MOTTLED GRAVELLY SANDY LOAM  
76"-80" GROUNDWATER  
WATER AT 76"  
MOTTLING AT 31"  
NO LEDGE

TEST HOLE 15  
0-9" TOPSOIL  
9"-23" FINE SANDY LOAM  
23"-81" MOTTLED GRAVELLY LOAMY SAND  
NO WATER  
MOTTLING AT 23"  
NO LEDGE

TEST HOLE 16  
0-12" TOPSOIL  
12"-28" FINE SANDY LOAM  
28"-70" MOTTLED GRAVELLY LOAMY SAND  
NO WATER  
MOTTLING AT 28"  
NO LEDGE

TEST HOLE 17  
0-9" TOPSOIL  
9"-28" FINE SANDY LOAM  
28"-70" MOTTLED FINE SANDY LOAM w/ GRAVEL  
70"-78" GROUNDWATER  
WATER AT 70"  
MOTTLING AT 28"  
NO LEDGE

PERCOLATION RATE: 10 MIN./INCH

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS B. SEE SHEET 2 FOR PROPERTY LINE INFORMATION. TOPOGRAPHIC FEATURES DEPICTED HEREON WERE TAKEN FROM NOAA LIDAR DATA WITH FIELD VERIFICATION AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3. VERTICAL DATUM IS NAVD88.
  - ZONING DISTRICT: RA
  - PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
  - SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
  - THE INLAND WETLANDS AND WATERCOURSES WERE FIELD DELINEATED IN NOVEMBER 2019 BY JOSEPH R. THEROUX, CPSS.
  - MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED.
  - SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
  - THERE ARE NO APPARENT EXISTING OR PROPOSED WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED. THERE ARE NO APPARENT SEPTIC AREAS WITHIN 75 FEET OF THE PROPOSED WELL LOCATIONS DEPICTED.
  - IF UNDERGROUND UTILITIES ARE INSTALLED, NO TRENCH SHALL BE LOCATED WITHIN 25' OF A SEPTIC SYSTEM OR WELL.

Killingly Engineering Associates  
114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299

APPROVED BY THE BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION.

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155

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

8/26/2020

DATE

GENERAL LOCATION SURVEY

LOT DEVELOPMENT PLAN  
SUBDIVISION OF LAND  
PREPARED FOR  
**DAVID P. BELL**  
AND  
**NANCY M. BELL**

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

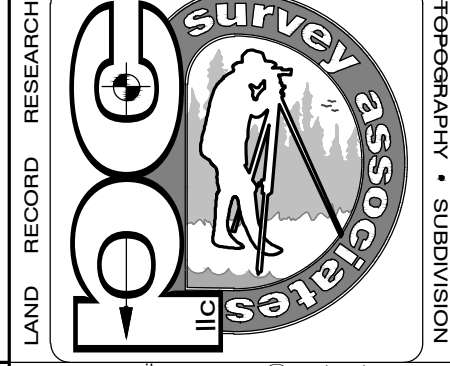
DATE: JUNE 2020

SCALE: 1" = 40'

0 20' 40' 60' 120'

JOB NO: 18015 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS



email: pcsurvey@opt.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 3 OF 4

REVISED:

7/6/2020 - OPEN SPACE

7/29/2020 - LOT LINES/COMMENTS

8/26/2020 - TOWN COMMENTS



REFERENCE IS MADE TO:

- CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
- SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE THREE 2 ACRE BUILDING LOTS.

CONSTRUCTION SEQUENCE:

- INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
- PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
- REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
- EXCAVATE FOUNDATION AND BEGIN HOUSE CONSTRUCTION.
- INSTALL SEPTIC SYSTEM AND WELL.
- INSTALL DRIVEWAY AND UTILITIES TO THE RESIDENCE.
- LOAM, SEED & MULCH DISTURBED AREAS.
- REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN PLANNING AND ZONING COMMISSION, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "SILT FENCE INSTALLATION & MAINTENANCE" AND "HAY BALE INSTALLATION & MAINTENANCE" SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

SILT FENCE INSTALLATION AND MAINTENANCE:

- DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
- POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
- INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
- 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.
- 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.
- 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, OR
  - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

HAY BALE INSTALLATION AND MAINTENANCE:

- BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
- 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.
- 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.
- 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.
- 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

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENEED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

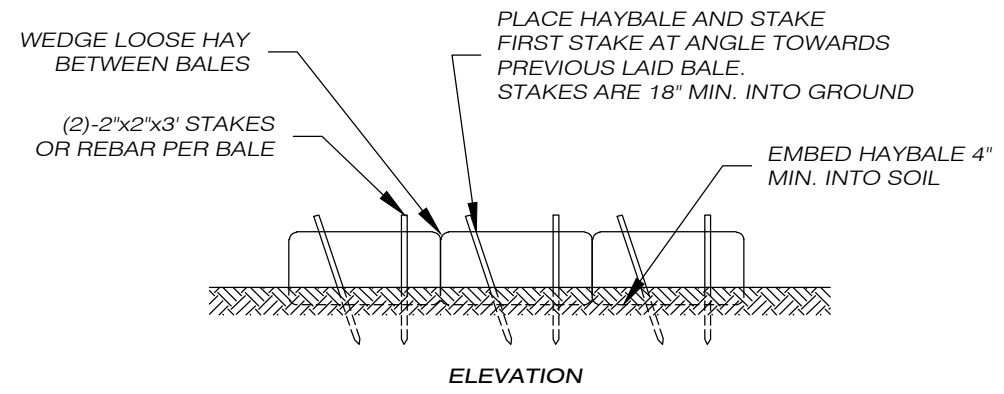
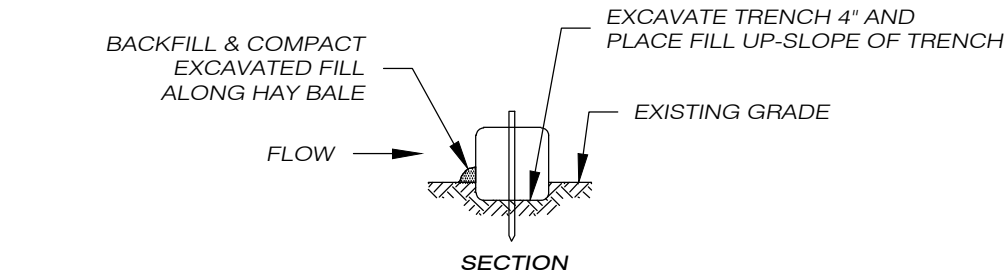
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS, APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO 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 S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

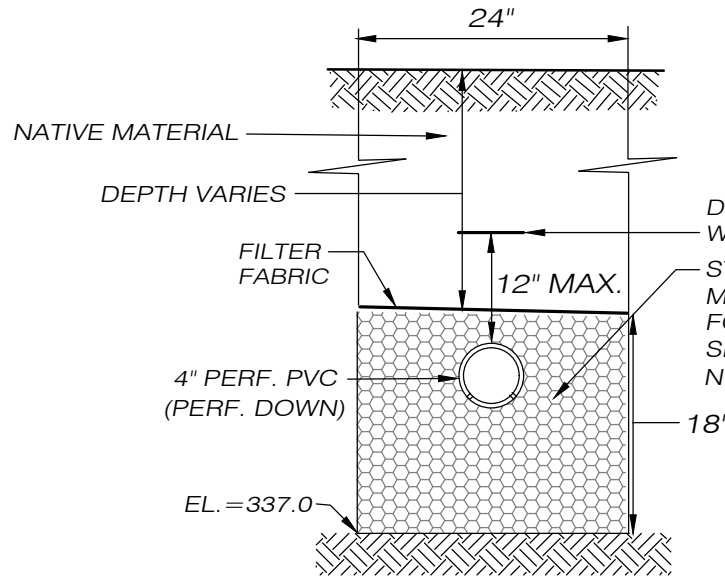
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 1 - SEPTEMBER 15

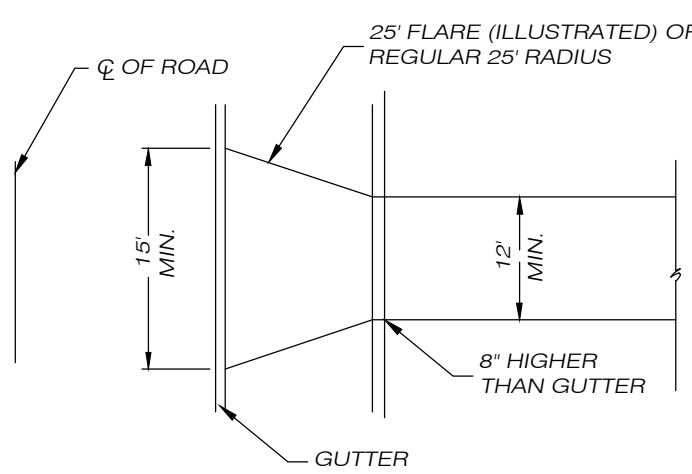
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



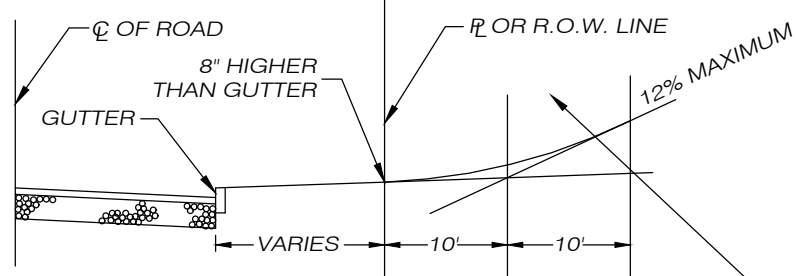
HAY BALE BARRIER DETAIL  
NOT TO SCALE



CURTAIN DRAIN - LOT 3  
NOT TO SCALE



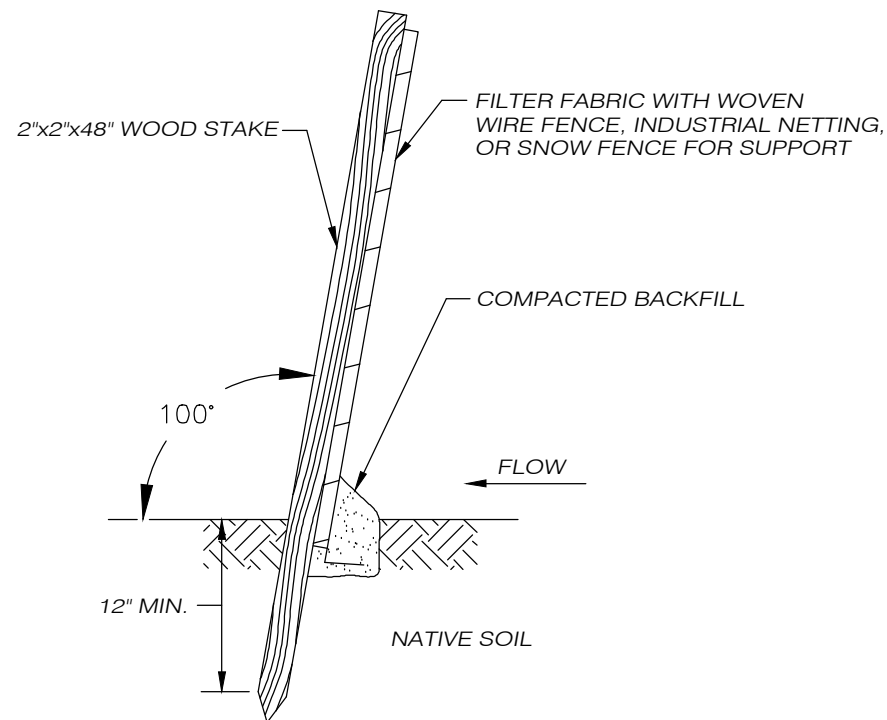
SAG CURVE IN DRIVE



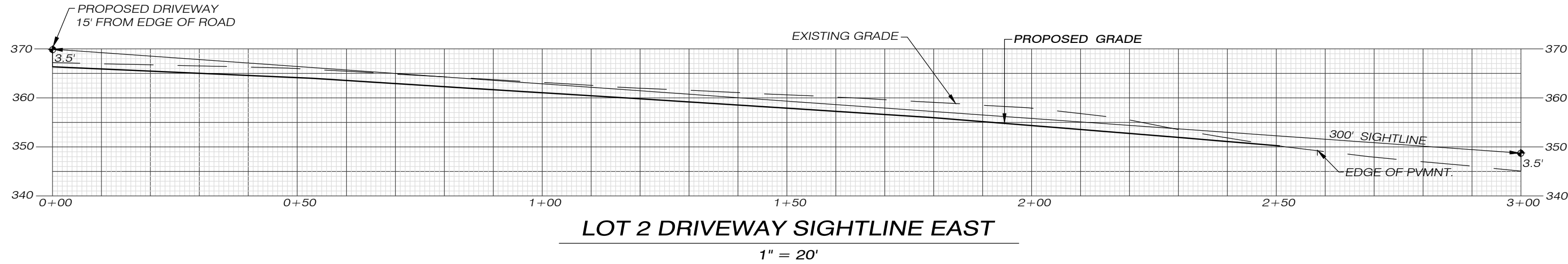
CREST CURVE IN DRIVE

REF: BROOKLYN PUBLIC IMPROVEMENT SPECIFICATIONS

RESIDENTIAL DRIVEWAY DETAIL  
NOT TO SCALE

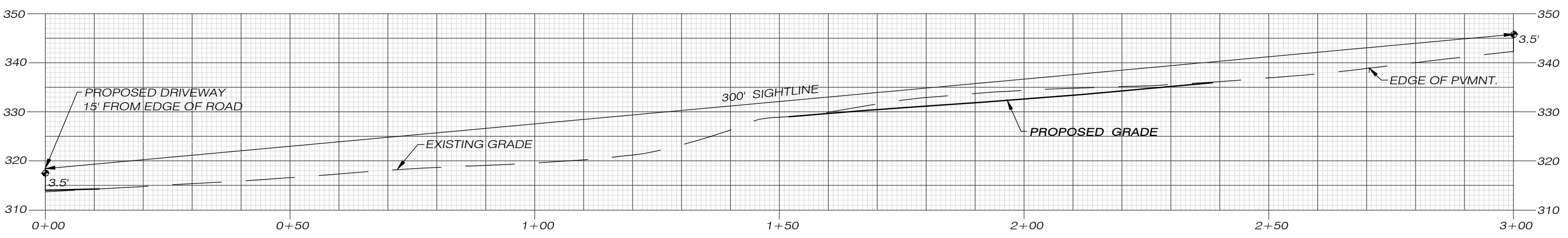


SILT FENCE SECTION  
NOT TO SCALE



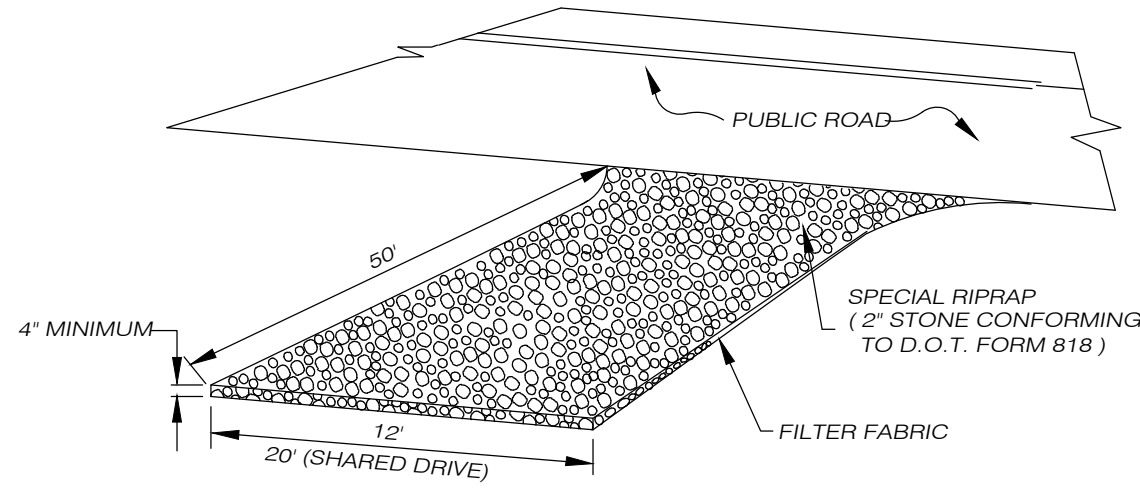
LOT 2 DRIVEWAY SIGHTLINE EAST

1" = 20'

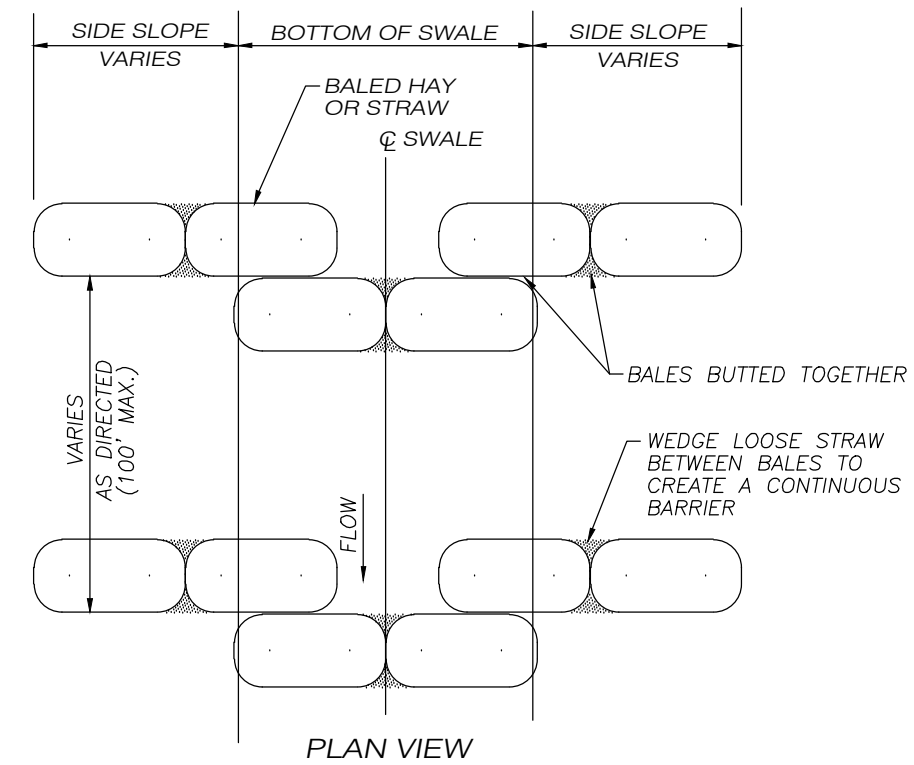


LOT 3 DRIVEWAY SIGHTLINE WEST

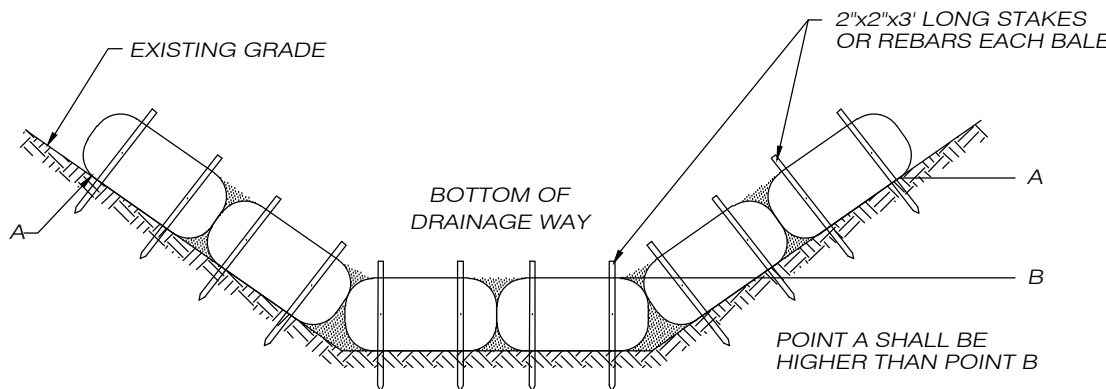
1" = 20'



ANTI-TRACKING PAD  
NOT TO SCALE



PLAN VIEW



HAYBALE CHECK DAM  
NOT TO SCALE

APPROVED BY THE BROOKLYN INLAND WETLANDS  
AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN

DATE

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED,  
APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS  
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

Killingly Engineering  
Associates

114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299



NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

SUBDIVISION OF LAND

E&S CONTROL / DETAILS

PREPARED FOR

DAVID P. BELL

AND

NANCY M. BELL

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

DATE: JUNE 2020

SCALE: 1" = AS NOTED



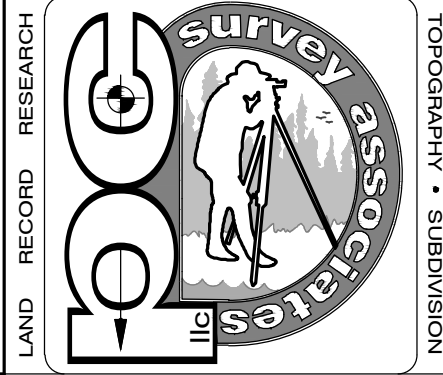
JOB NO: 18015

F.B. NO: N/A

DRAWN BY: P.A.T.

MAP NO:

SURVEYING • MAPPING • PLOT PLANS



LAND RECORD RESEARCH • SUBDIVISION

63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 4 OF 4

REVISED: 7/13/2020

7/29/2020 - SIGHTLINE

8/26/2020 - TOWN COMMENTS



RECEIVED

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

SD20-004

Received Date AUG 25 2020

Application # SD \_\_\_\_\_  
Check # 3787

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant A. Karsch & Son LLC Phone 860 230 7928  
Mailing Address 15 BEACH VIEW RD EXT, VOLUNTOWN, CT  
Applicants Interest in the Property Owner

Property Owner A. Karsch & Son LLC Phone 860 230 7928  
Mailing Address 15 BEACH VIEW RD EXT VOLUNTOWN

Name of Engineer/Surveyor Arthur S. Smith, LLC  
Address 18 Providence Rd  
Contact Person Paul Archer Phone 779-2240 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision ☒ Re subdivision \_\_\_\_\_  
Property location Trip Hollow Rd  
Map # 15 Lot # 4 Zone PA Total Acres 7.07± Acres to be Divided 4.01  
Number of Proposed Lots 2 Length of New Road Proposed 4  
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? No

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: [Signature] Date \_\_\_\_\_

Owner: [Signature] Date \_\_\_\_\_

\*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](http://WWW.NDDH.ORG)

July 06, 2020

A. Kausch & Sons, LLC  
35 Suzanne Lane  
Brooklyn, CT 06234

**SUBJECT: FILE #20000128 -- TRIPP HOLLOW ROAD #, MAP #15, LOT #04, BROOKLYN, CT**

Dear A. Kausch & Sons, LLC:

Upon review of the subdivision plan (CLA ENGINEERS INC, KAUSCH, PROJ#CLA-6497, DRAWN 03/18/2020, REVISED 06/19/2020) submitted to this office on 6/29/2020 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. Lot 4 & Lot 4-1 will require an Engineer's plan for proposed lot development. To be submitted to NDDH for review.
2. Proposed lots design flow are based upon 3 or 4 bedroom homes. Any change in proposed number of bedrooms will require revision to septic system design per the Technical Standards for Subsurface Sewage Disposal regulations.
3. Additional soil testing may be required prior to lot development to verify soil conditions in primary leaching system area.

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; CLA Engineers; Archer Surveying



Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

CERTIFIED#

9489 0090 0027 6215 9001 24

July 30, 2020

A. Kausch and Sons  
15 Beach View Road Extension  
Voluntown, CT 06384

RE: Notice of Decision – 060920C A. Kausch & Sons, Tripp Hollow Road, Map 15, Lot 4, RA Zone; 2-lot subdivision, single family homes, driveways, septic, well and minor grading.

Dear Mr. Kausch:

At the special meeting on July 28, 2020 of the Inland Wetlands and Watercourses Commission your application – 060920C A. Kausch & Sons, Tripp Hollow Road, Map 15, Lot 4, RA Zone; 2-lot subdivision, single family homes, driveways, septic, well and minor grading was approved with standard conditions.

A copy of the notice of action appears on the Town of Brooklyn's Website and was posted July 29, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication.

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

Signed,

*Margaret Washburn*

Margaret Washburn  
Wetlands Agent

MW/acl  
CC: File, Archer Surveying  
Enc: Standard Conditions

## **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.

FW: 5th 6th and 7th attachments for Kausch SUBD on Tripp Hollow Rd.

From: Margaret Washburn (m.washburn@brooklynct.org)

To: J.Roberson@Brooklynct.org; Paul@archersurveying.com; A.Lussier@Brooklynct.org; geo.jane.sipila@att.net; je\_paquin@yahoo.com; jeffarends@charter.net; richieos@charter.net

Date: Monday, July 13, 2020, 08:20 AM EDT

FYI; see below please.

Margaret Washburn

ZEO/WEO/Blight Enforcement Officer

69 South Main Street

Brooklyn, CT 06234

(860) 779-3411 ext. 31

From: Syl Pauley <Syl.pauley@neccog.org>

Sent: Sunday, July 12, 2020 3:20 PM

To: Margaret Washburn <M.Washburn@Brooklynct.org>

Subject: Re: 5th 6th and 7th attachments for Kausch SUBD on Tripp Hollow Rd.

Hi Margaret,

My comments on the 2-lot subdivision proposed on Tripp Hollow Road are the following:

1. Realizing that the house footprint and well location are "placeholders," when the house is actually constructed, it will be important to witness the installation of the foundation drain to ensure it is 25' or more distant from the well in order to be in compliance with Connecticut Department of Public Health onsite sewage disposal regulations.
2. The plans submitted for my review did not have signatures/seals of the professional engineer and surveyor. The soil scientist's signature was missing too.

I have no other comments on the plans for this development.

Syl

---

**From:** Margaret Washburn <[M.Washburn@Brooklynct.org](mailto:M.Washburn@Brooklynct.org)>  
**Sent:** Tuesday, June 16, 2020 11:52 AM  
**To:** Syl Pauley <[Syl.pauley@neccog.org](mailto:Syl.pauley@neccog.org)>  
**Subject:** 5th 6th and 7th attachments for Kausch SUBD on Tripp Hollow Rd.

Syl,

This is everything we have gotten so far.

Thank you.

Margaret Washburn  
ZEO/WEO/Blight Enforcement Officer  
69 South Main Street  
Brooklyn, CT 06234  
(860) 779-3411 ext. 31

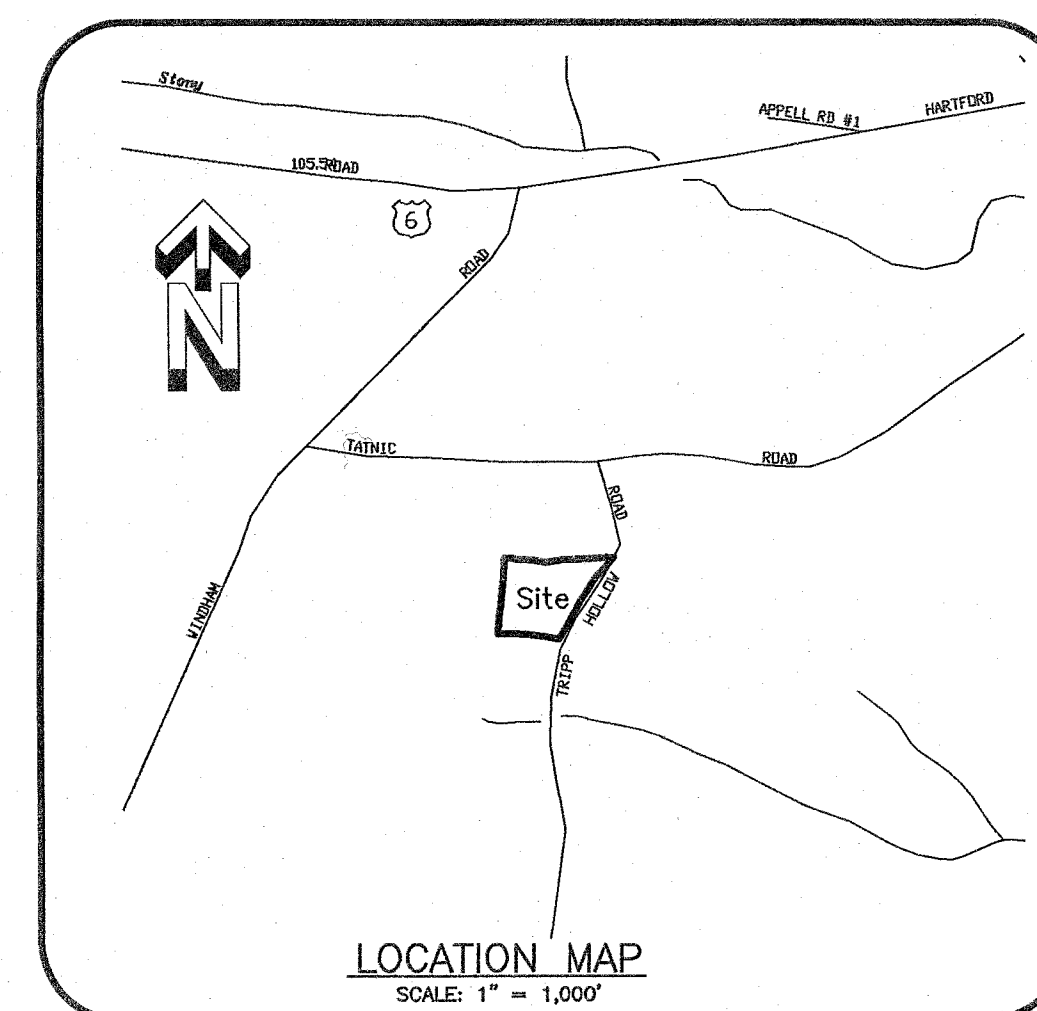
# 2 LOT SUBDIVISION

PREPARED FOR

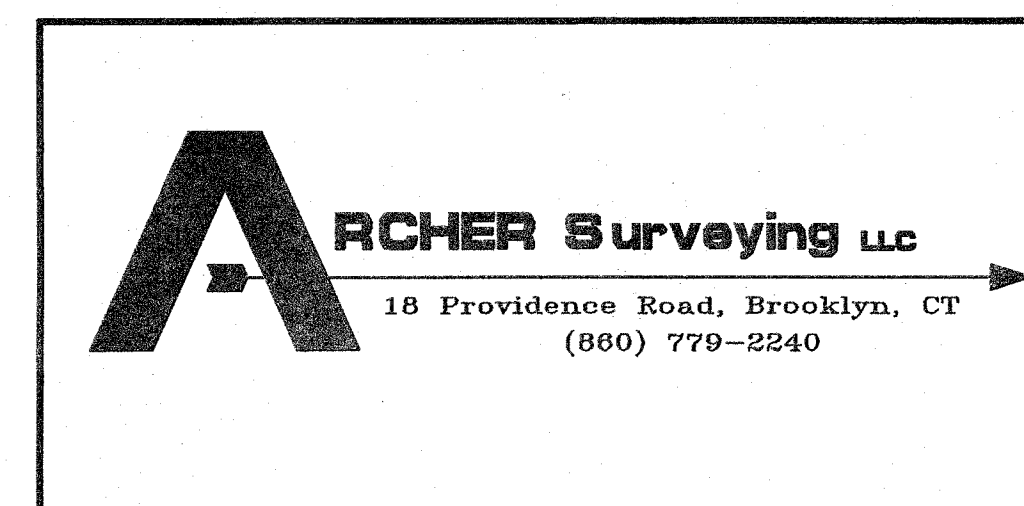
## A.Kausch and Sons LLC

Tripp Hollow Road  
Brooklyn, Connecticut

May 28, 2020



PREPARED BY



RECEIVED  
AUG 25 2020

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.

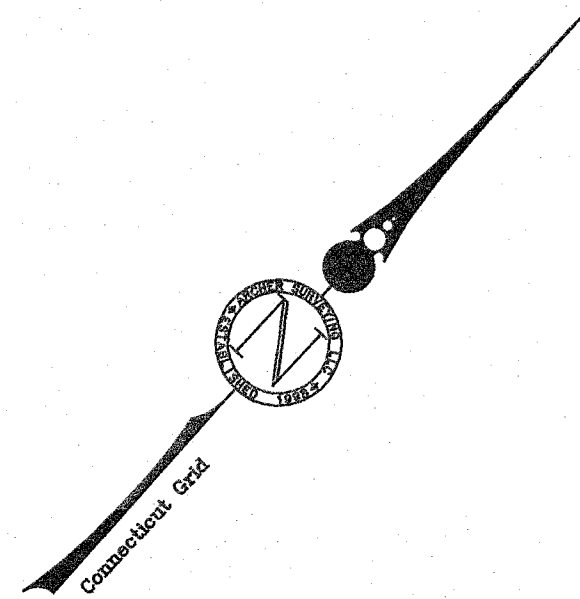
\_\_\_\_\_  
Certified Soil Scientist

### INDEX OF DRAWINGS

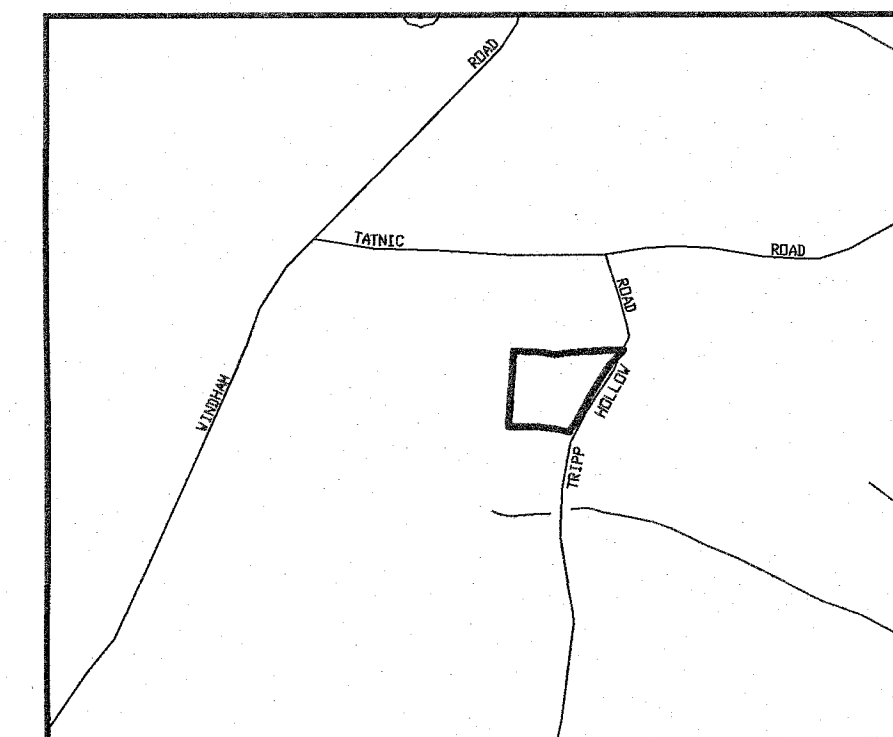
COVER SHEET  
SUBDIVISION  
SITE DEVELOPMENT PLAN  
DETAIL SHEET  
HISTORY & PARCEL MAP  
SITE ANALYSIS PLAN

SHEET 1 OF 6  
SHEET 2 OF 6  
SHEET 3 OF 6  
SHEET 4 OF 6  
SHEET 5 OF 6  
SHEET 6 OF 6





NF  
A.Kausch & Sons LLC  
Map 15 // Lot 93-1



Location Map

SCALE  
1000 0 1000  
1" = 1000 FT

### Notes

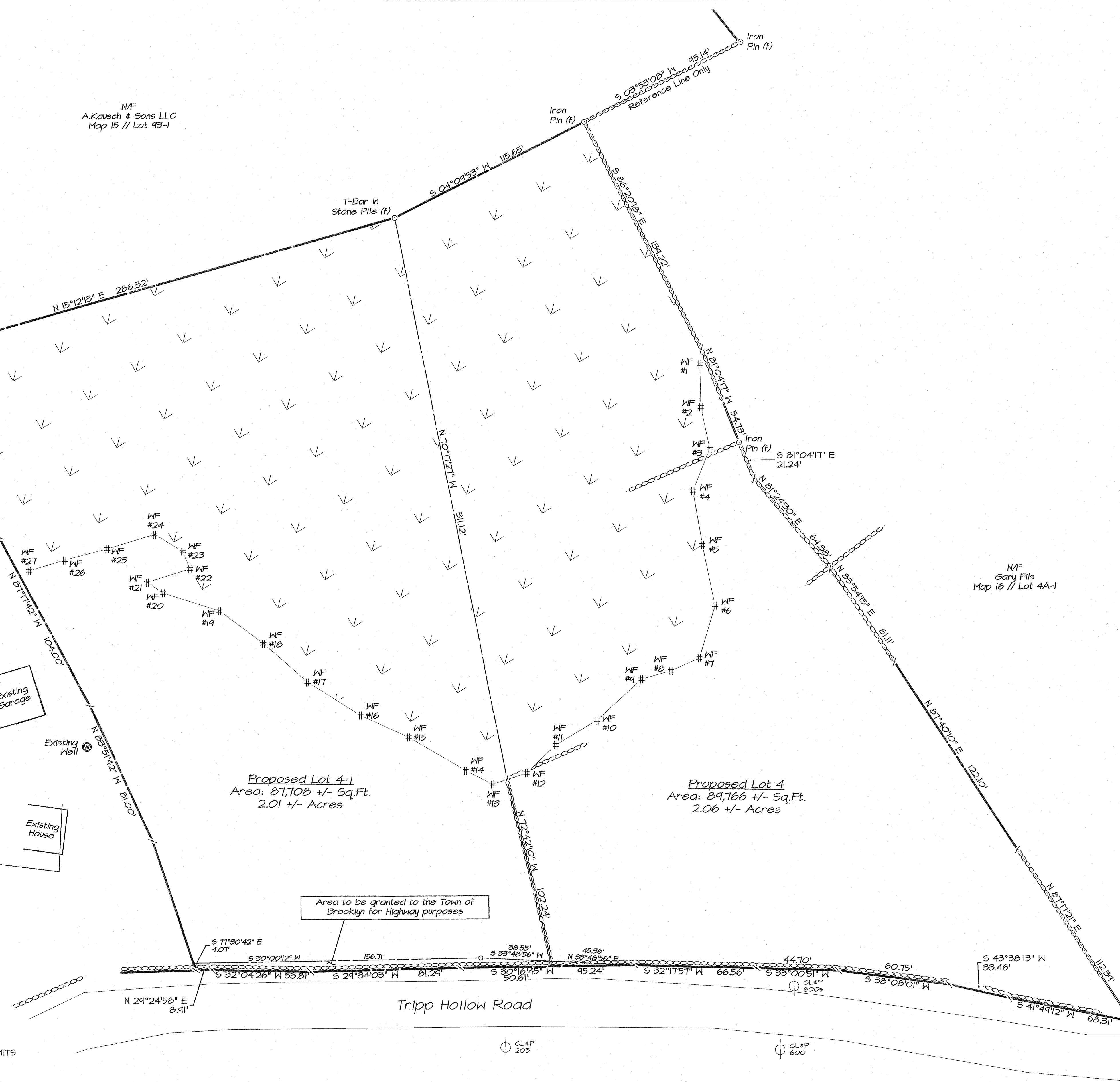
1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1946.
- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
- Intent: 2 Lot Subdivision
2. Total Area of Subdivision = 4.08 Acres
3. Zone = RA
4. Owner / Applicant = A.Kausch and Sons LLC  
35 Suzanne Lane, Brooklyn, CT 06234
5. Parcel is shown as Lot #4 on Assessor's Map #15
6. This Subdivision does not 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 X
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

### Map References

1. Boundary Line Modification Prepared for A.Kausch and Sons LLC, Tripp Hollow Road & Tatnic Road, Brooklyn, Connecticut, Dated: March 2020, Scaled: 1"=50', Prepared by Archer Surveying LLC
2. Subdivision Plan Prepared for Richard & Estelle Perrone, Tatnic & Tripp Hollow Road, Brooklyn, Connecticut, Dated: September 2004, Scaled: 1"=40', Prepared by PG Survey Associates LLC
3. Subdivision Plan Prepared for Stanley & Jean Karro and Vincent & Helvi Larson, Windham Road and Tatnic Road, Brooklyn, Connecticut, Dated: May 2004, Scaled: 1"=80', Prepared by KNP

### LEGEND

---	PROPERTY LINE
---	EASEMENT
---	STONEWALL
---	STONEWALL REMAINS
---	EXISTING TREELINE
---	PROPOSED CLEARING LIMITS
---	SILT FENCE
---	EXISTING INDEX CONTOUR
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	WETLANDS FLAG
---	BUILDING SETBACK
---	IRON PIN FOUND
---	DRILL HOLE FOUND
---	PERCOLATION TEST
---	TEST PIT
---	PROPERTY POINT
---	UTILITY POLE



To My Knowledge and Belief this Map is substantially  
Correct as noted hereon  
Paul M. Archer L.L.S. 00033003  
8-24-2020  
Date

REVISIONS	
07-08-20	Land granted to Town

Division of Property  
2 Lot Subdivision  
Prepared For:  
A.Kausch & Sons  
Tripp Hollow Road  
Brooklyn, Connecticut

DRAWING SCALE: 1"=50'  
0 50 100

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

Sheet No. 2 OF 6  
Project No. 1755  
Date: May 28, 2020



SELECT FILL SPECIFICATION

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS PER THE CONNECTICUT PUBLIC HEALTH CODE FOR USE WITHIN THE LEACHING AREA:

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SLEEVE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SLEEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

SIEVE SIZE	PERCENT PASSING	WET SIEVE	DRY SIEVE
#4	100	100	100
#10	70-100	70-100	70-100
#40	10-50*	10-75	10-75
#100	0-20	0-5	0-5
#200	0-5	0-2.5	0-2.5

\* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 AND THE #200 SIEVE DOES NOT EXCEED 5.

SEPTIC NOTES

1. PROPOSED SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
2. A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
3. ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPES) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE. PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO STD-3034 AND SDR-35.
5. SYSTEMS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE. THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
6. CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEMS AND HOUSES ARE TO BE CONSTRUCTED. ALL TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR FUTURE USE.
7. ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
8. TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Sherry McGann  
WITNESSED BY: NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 11/19/2019

TEST PIT: 1	TEST PIT: 2
0" - 6" Topsoil 6" - 30" OB Fine Sandy Loam 30" - 39" Mottled GR Very Fine Loamy Sand 39" - 63" TW Gravelly Med - Coarse Sand	0" - 15" Topsoil 15" - 33" OB Fine Sandy Loam 33" - 59" Mottled TW/GR Gravelly Med-Coarse Sand
MOTTLES: 30"	MOTTLES: 33"
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: 63"	LEDGE: 59"
ROOTS: NO	ROOTS: NO
RESTRICTIVE: NO	RESTRICTIVE: NO
TEST PIT: 3	TEST PIT: 4
0" - 7" Topsoil 7" - 29" OB Fine Sandy Loam 29" - 80" Mottled, TW/GR Loamy Fine Sand with Gravel	0" - 8" Topsoil 8" - 28" OB Fine Sandy Loam 28" - 79" Mottled, GR Loamy Fine Sand with Gravel
MOTTLES: 29"	MOTTLES: 28"
GROUNDWATER: Seep at 59"	GROUNDWATER: Seeps at 70"
LEDGE: NO	LEDGE: NO
ROOTS: 29"	ROOTS: 28"
RESTRICTIVE: NO	RESTRICTIVE: NO

PERCOLATION DATA

PERC A - DEPTH 24"

TIME	DROP (INCHES)
1:49	6.0
1:59	12.5
2:11	15.25
2:21	17.0
2:31	18.25
2:41	19.5

PERCOLATION RATE > 8.0 MIN./IN.

NOTES:  
PERCOLATION TEST PERFORMED ON 11/19/2019  
PERFORMED BY Sherry McGann

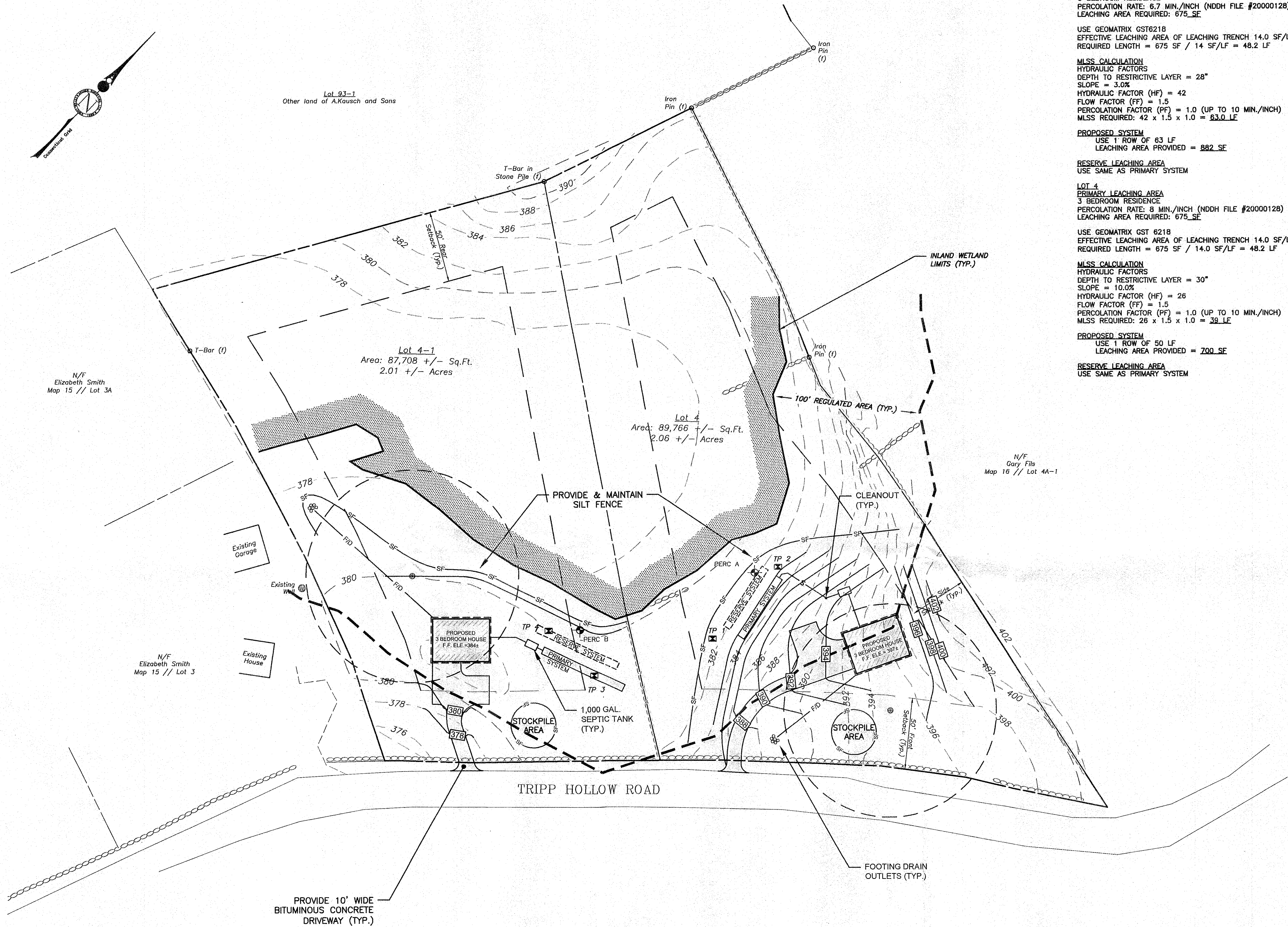
PERCOLATION DATA

PERC B - DEPTH 25"

TIME	DROP (INCHES)
2:01	2.25
2:09	7.5
2:19	12.5
2:29	15.25
2:39	17.0
2:49	18.5

PERCOLATION RATE > 6.67 MIN./IN.

NOTES:  
PERCOLATION TEST PERFORMED ON 11/19/2019  
PERFORMED BY Sherry McGann



CONCEPT SEPTIC SYSTEM DESIGN

LOT 4-1  
PRIMARY LEACHING AREA  
3 BEDROOM RESIDENCE  
PERCOLATION RATE: 8.7 MIN./INCH (NDDH FILE #20000128)  
LEACHING AREA REQUIRED: 675 SF  
USE GEOMATRIX GST6218  
EFFECTIVE LEACHING AREA OF LEACHING TRENCH 14.0 SF/LF  
REQUIRED LENGTH = 675 SF / 14.0 SF/LF = 48.2 LF  
MLSS CALCULATION  
HYDRAULIC FACTORS  
DEPTH TO RESTRICTIVE LAYER = 28"  
SLOPE = 3.0%  
HYDRAULIC FACTOR (HF) = 42  
FLOW FACTOR (FF) = 1.5  
PERCOLATION FACTOR (PF) = 1.0 (UP TO 10 MIN./INCH)  
MLSS REQUIRED: 42 x 1.5 x 1.0 = 63.0 LF

PROPOSED SYSTEM  
USE 1' ROW OF 63 LF  
LEACHING AREA PROVIDED = 882 SF  
RESERVE LEACHING AREA  
USE SAME AS PRIMARY SYSTEM

LOT 4  
PRIMARY LEACHING AREA  
3 BEDROOM RESIDENCE  
PERCOLATION RATE: 8 MIN./INCH (NDDH FILE #20000128)  
LEACHING AREA REQUIRED: 675 SF  
USE GEOMATRIX GST 6218  
EFFECTIVE LEACHING AREA OF LEACHING TRENCH 14.0 SF/LF  
REQUIRED LENGTH = 675 SF / 14.0 SF/LF = 48.2 LF  
MLSS CALCULATION  
HYDRAULIC FACTORS  
DEPTH TO RESTRICTIVE LAYER = 30"  
SLOPE = 10.0%  
HYDRAULIC FACTOR (HF) = 26  
FLOW FACTOR (FF) = 1.5  
PERCOLATION FACTOR (PF) = 1.0 (UP TO 10 MIN./INCH)  
MLSS REQUIRED: 26 x 1.5 x 1.0 = 39 LF

PROPOSED SYSTEM  
USE 1' ROW OF 50 LF  
LEACHING AREA PROVIDED = 700 SF  
RESERVE LEACHING AREA  
USE SAME AS PRIMARY SYSTEM

SCALE: 1"=40'

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

CLA Engineers, Inc.  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

A. KAUSCH & SONS

2 LOT SUBDIVISION  
TRIPP HOLLOW ROAD  
BROOKLYN, CT

SITE DEVELOPMENT PLAN

Project No.  
CLA-6497  
Proj. Engineer  
D.H.  
Date:  
03/18/20  
Sheet No.

3

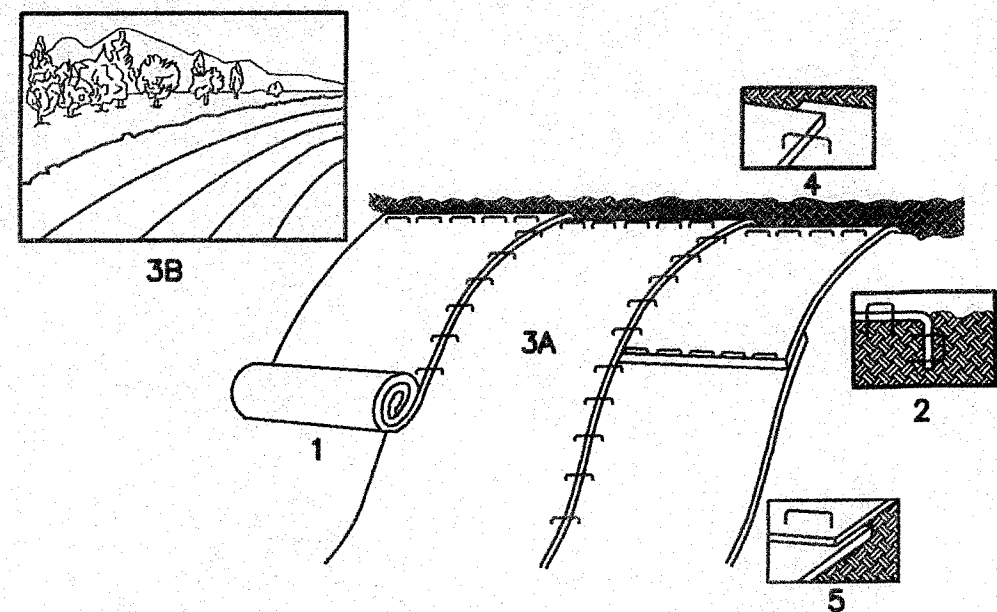


EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDED SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ONSITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

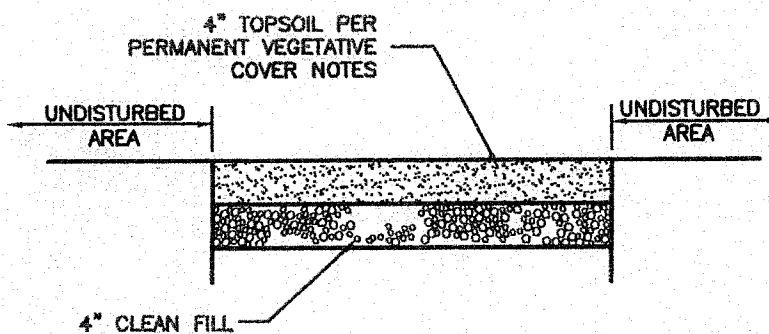
- \* 100 LF OF SILT FENCE
- \* 10 HAY BALES
- \* 10 CY OF WOOD CHIPS OR CRUSHED STONE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZER & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET C125BN OR APPROVED EQUAL.

EROSION CONTROL MATTING DETAIL  
(FOR 3:1 SLOPES OR GREATER)



TYPICAL LOAM & SEED SECTION DETAIL  
(FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS  
NOT TO SCALE

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

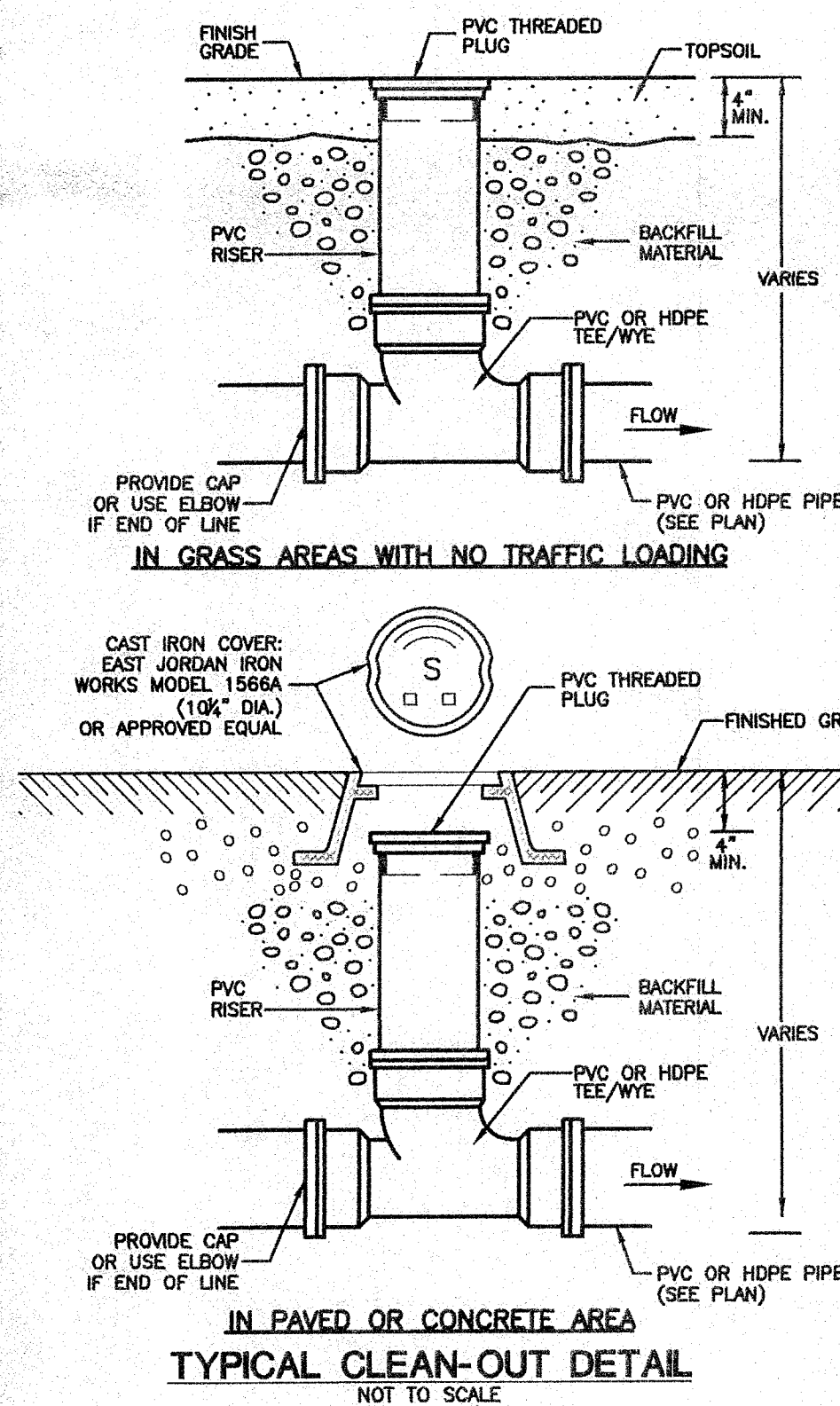
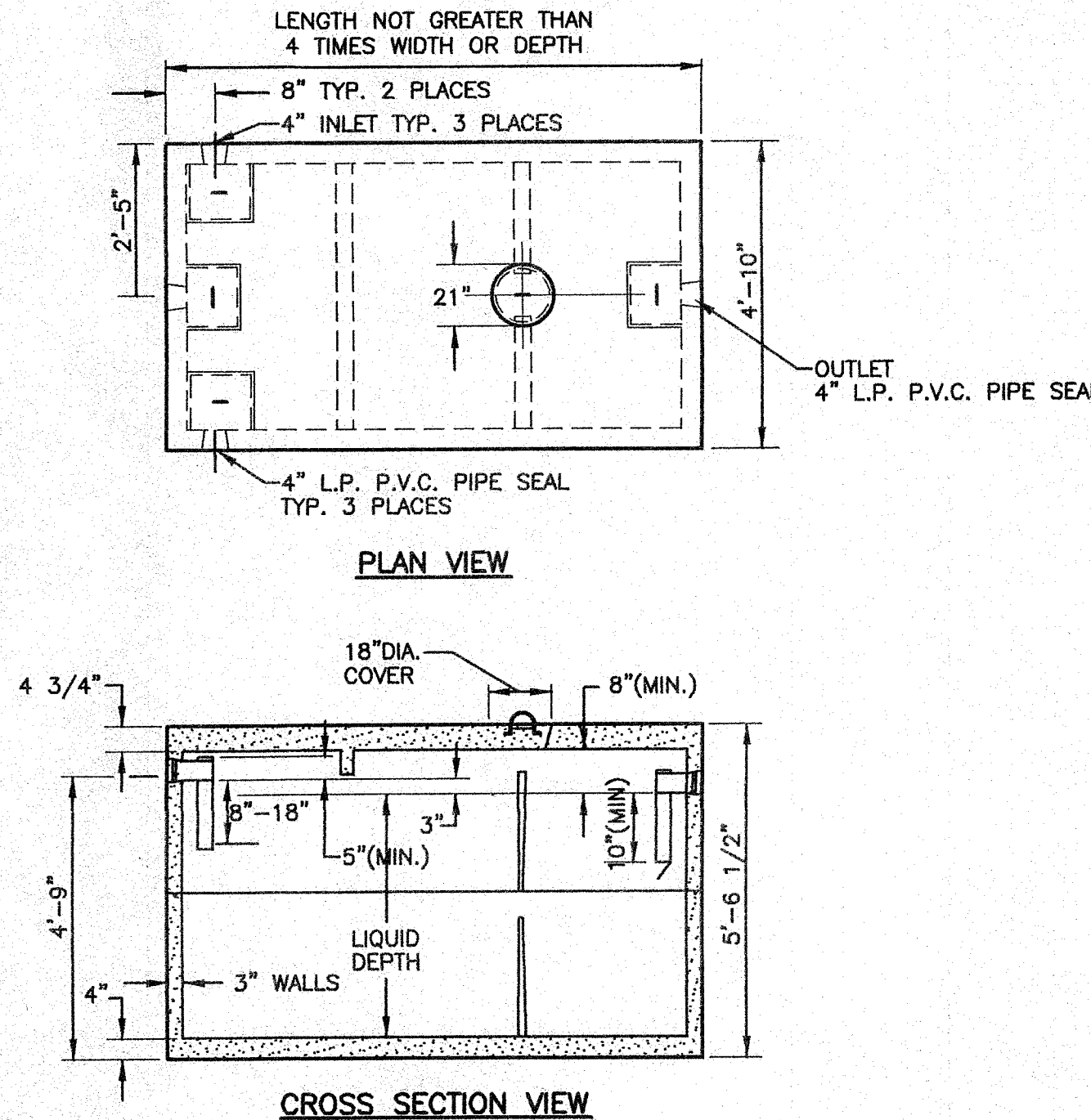
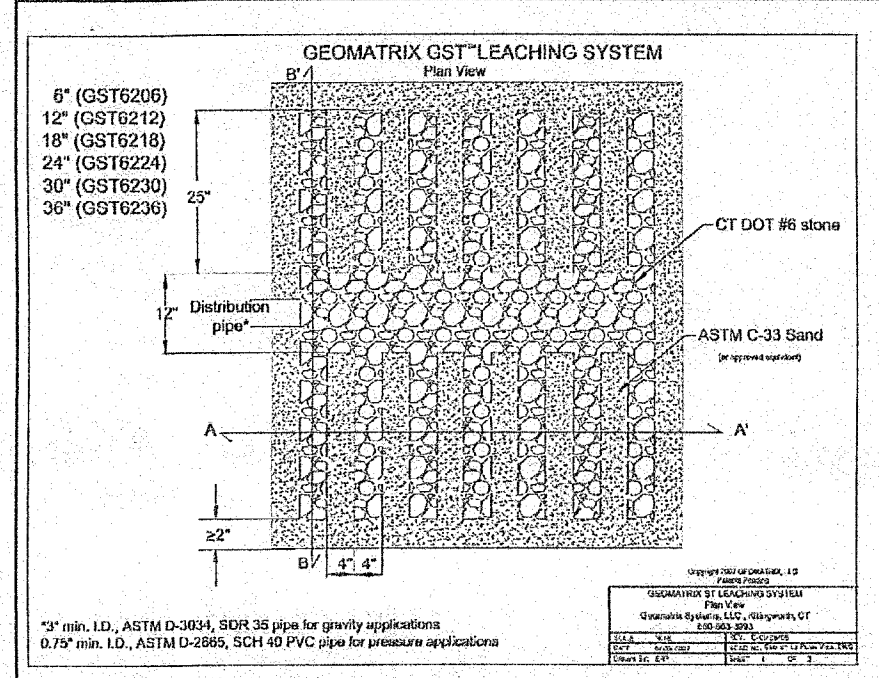
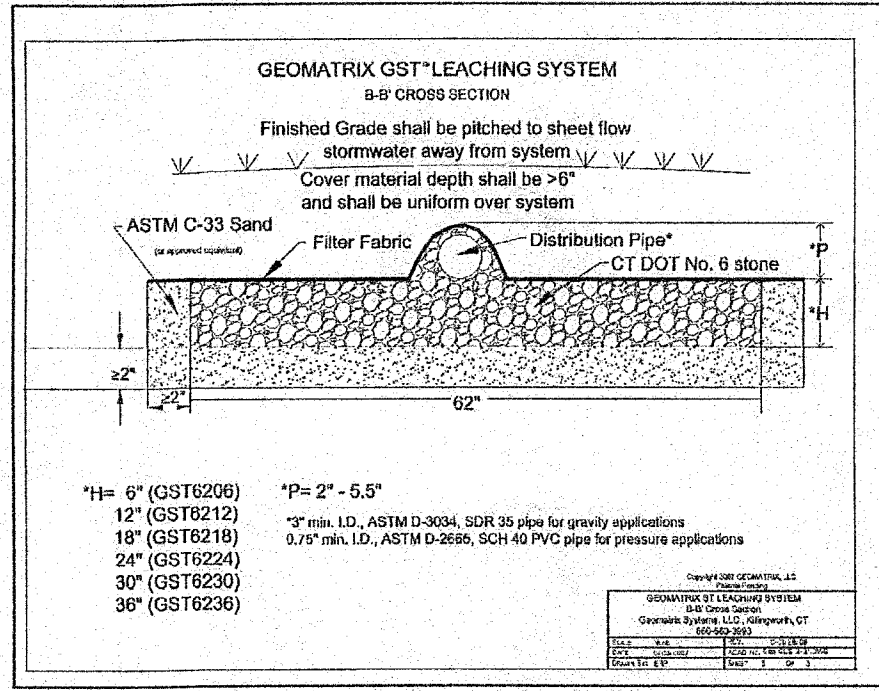
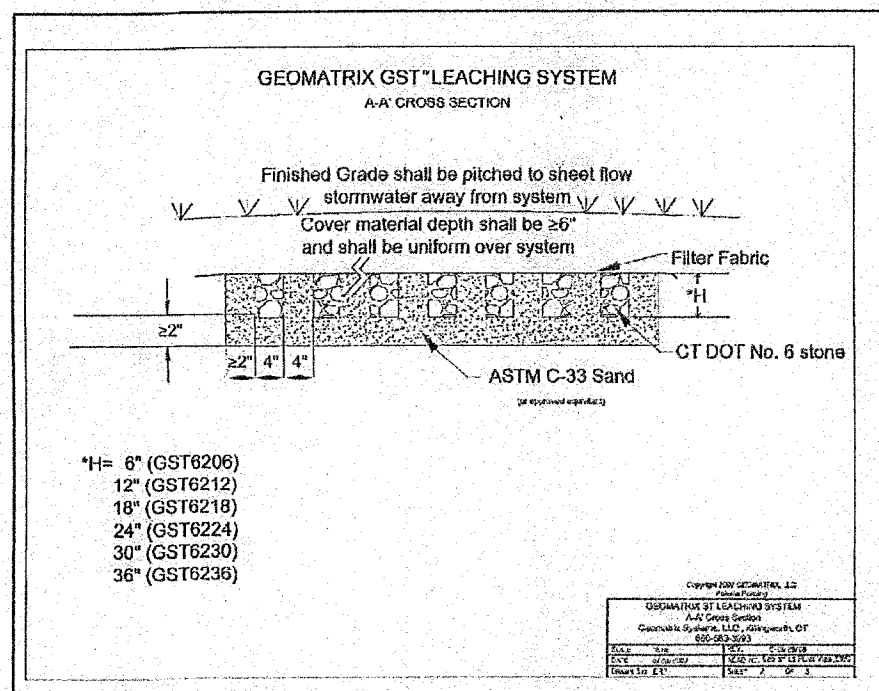
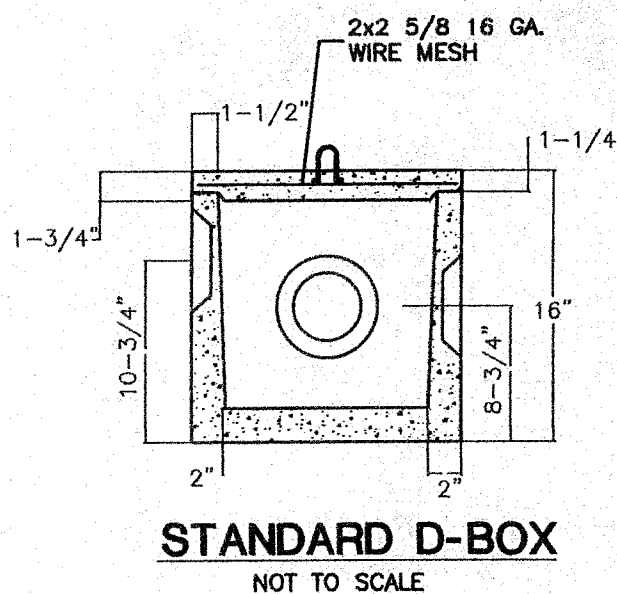
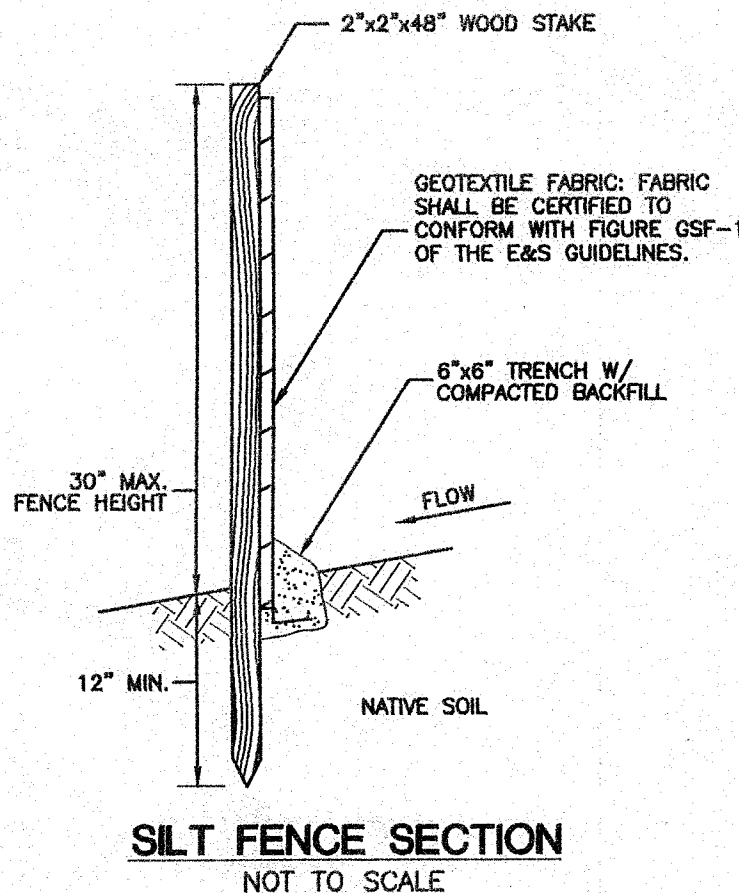
- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

TYPICAL SEED MIXTURE

ALL DISTURBED AREAS  
KENTUCKY BLUEGRASS  
CREEPING RED FESCUE  
PERENNIAL RYEGRASS

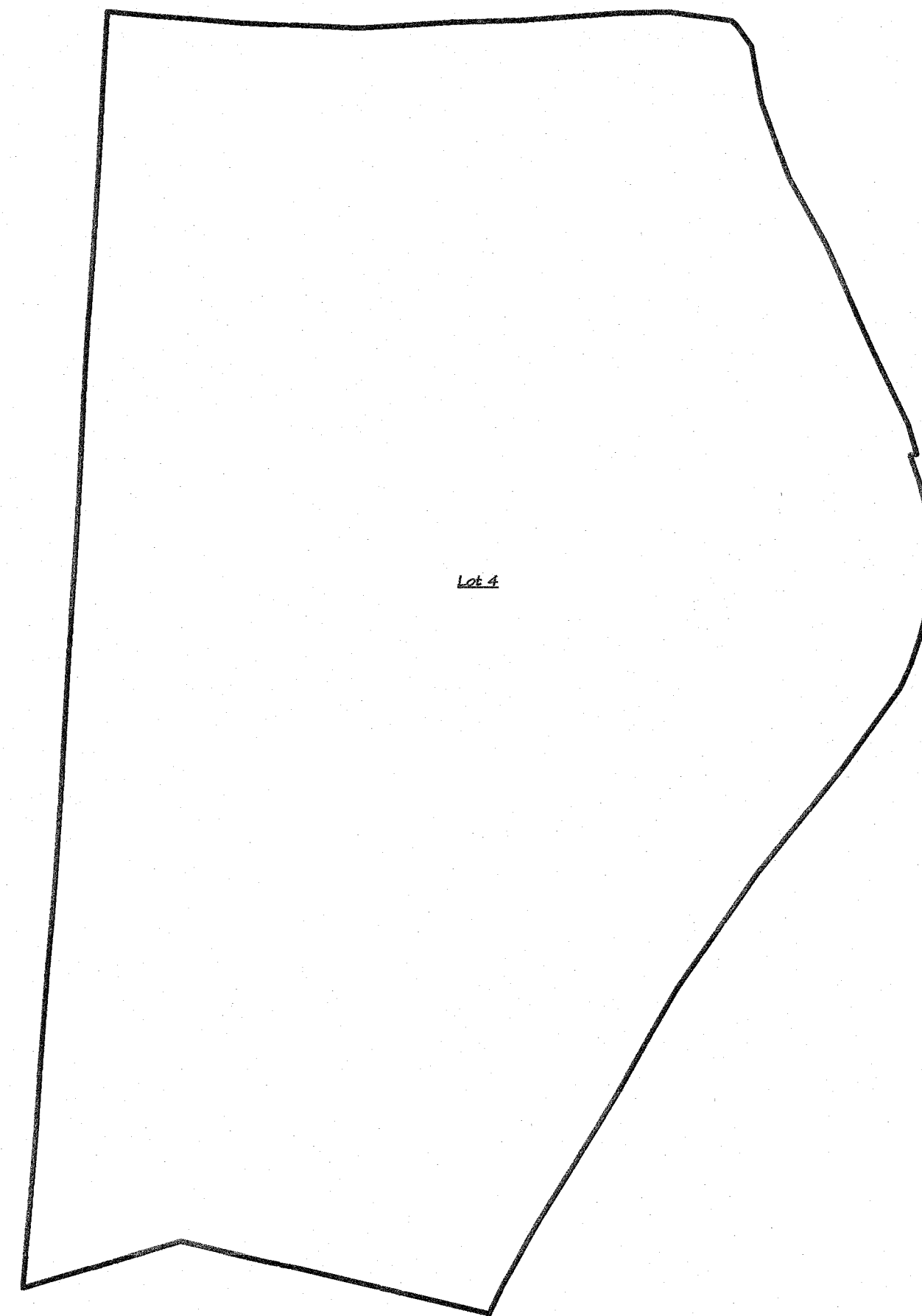
LBS./ACRE	LBS./1000 S.F.
20	0.45
20	0.45
5	0.10
45	1.00

0.50
0.05
0.50
1.05

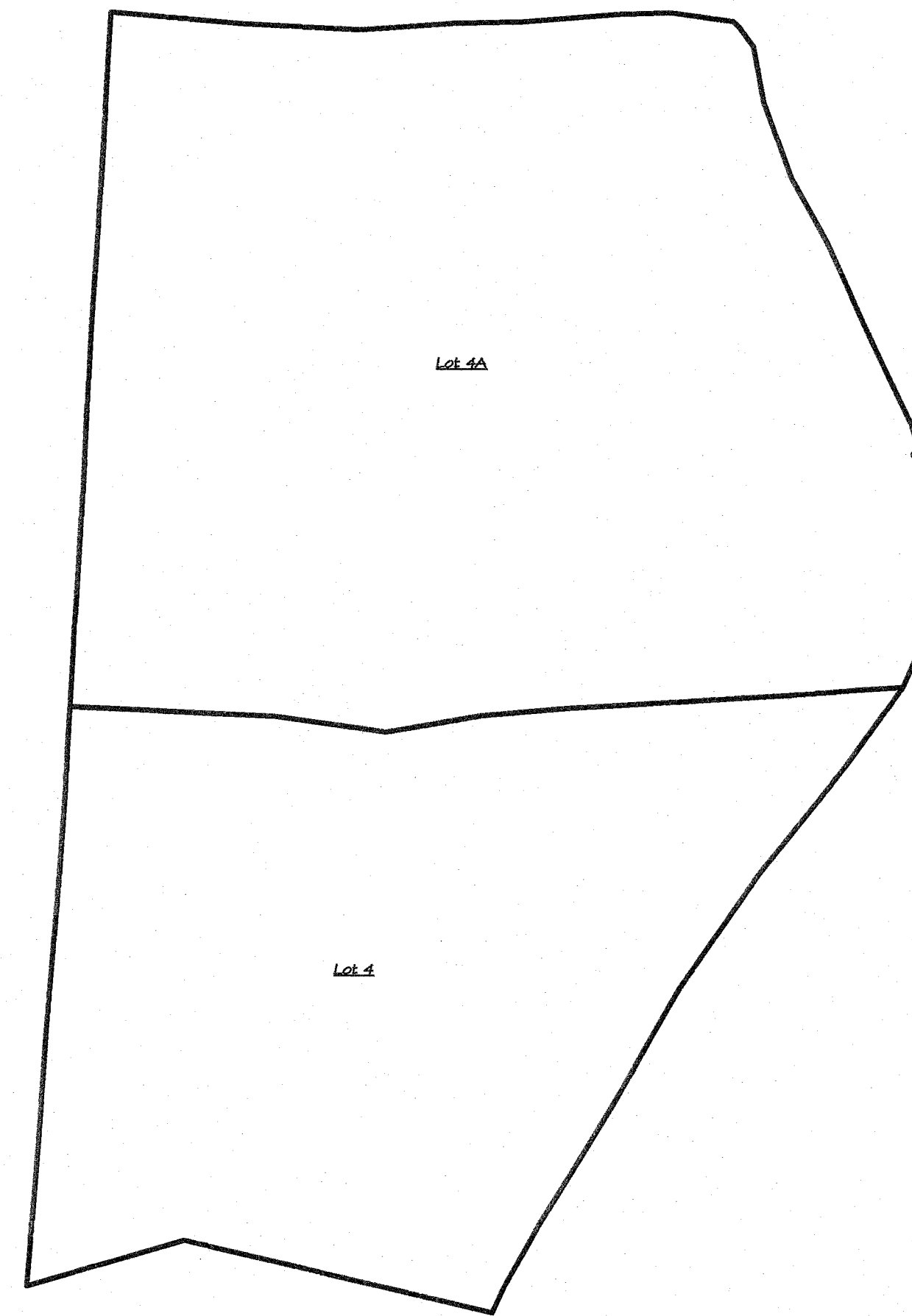




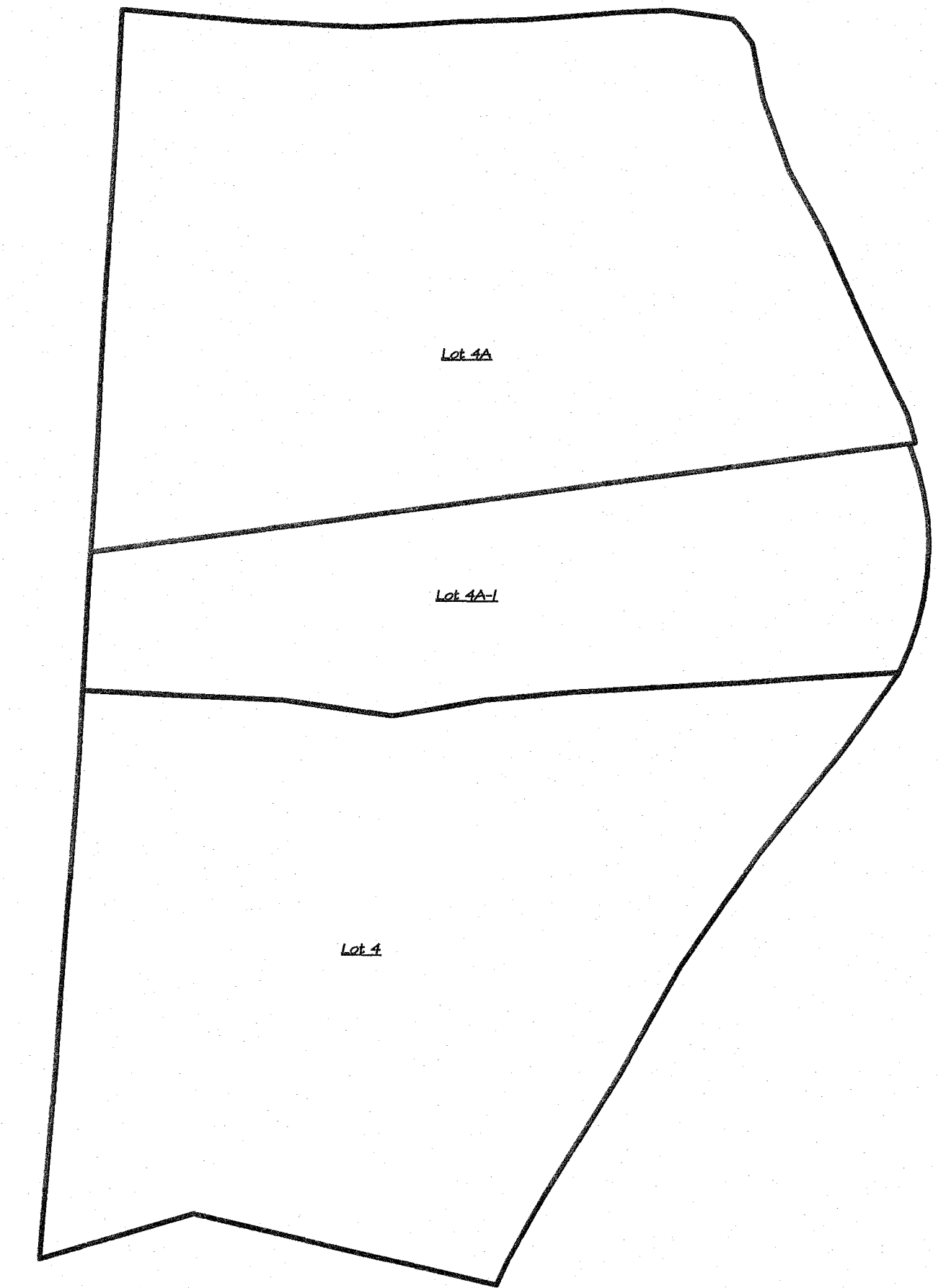
Original Tract



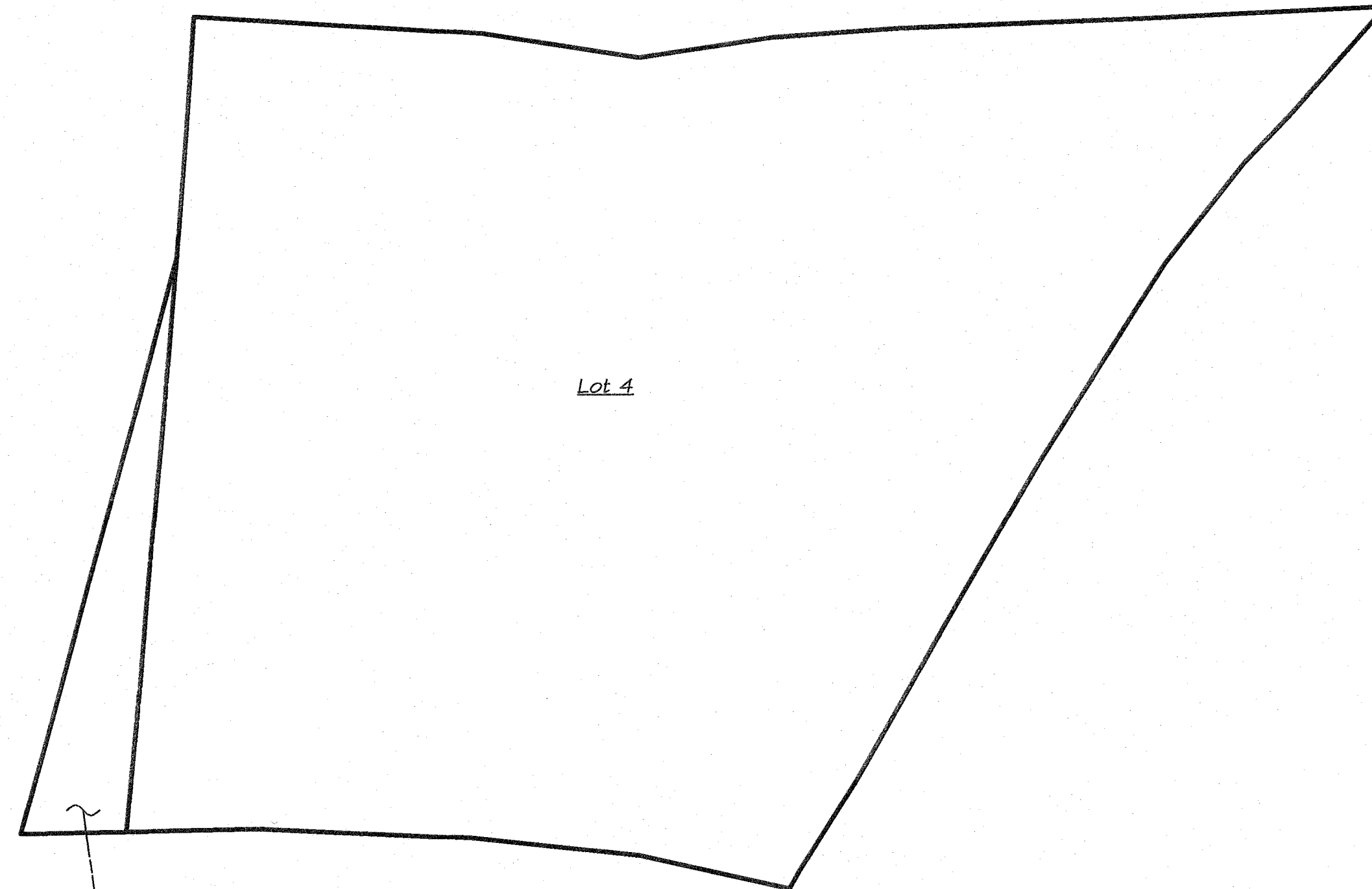
Free split



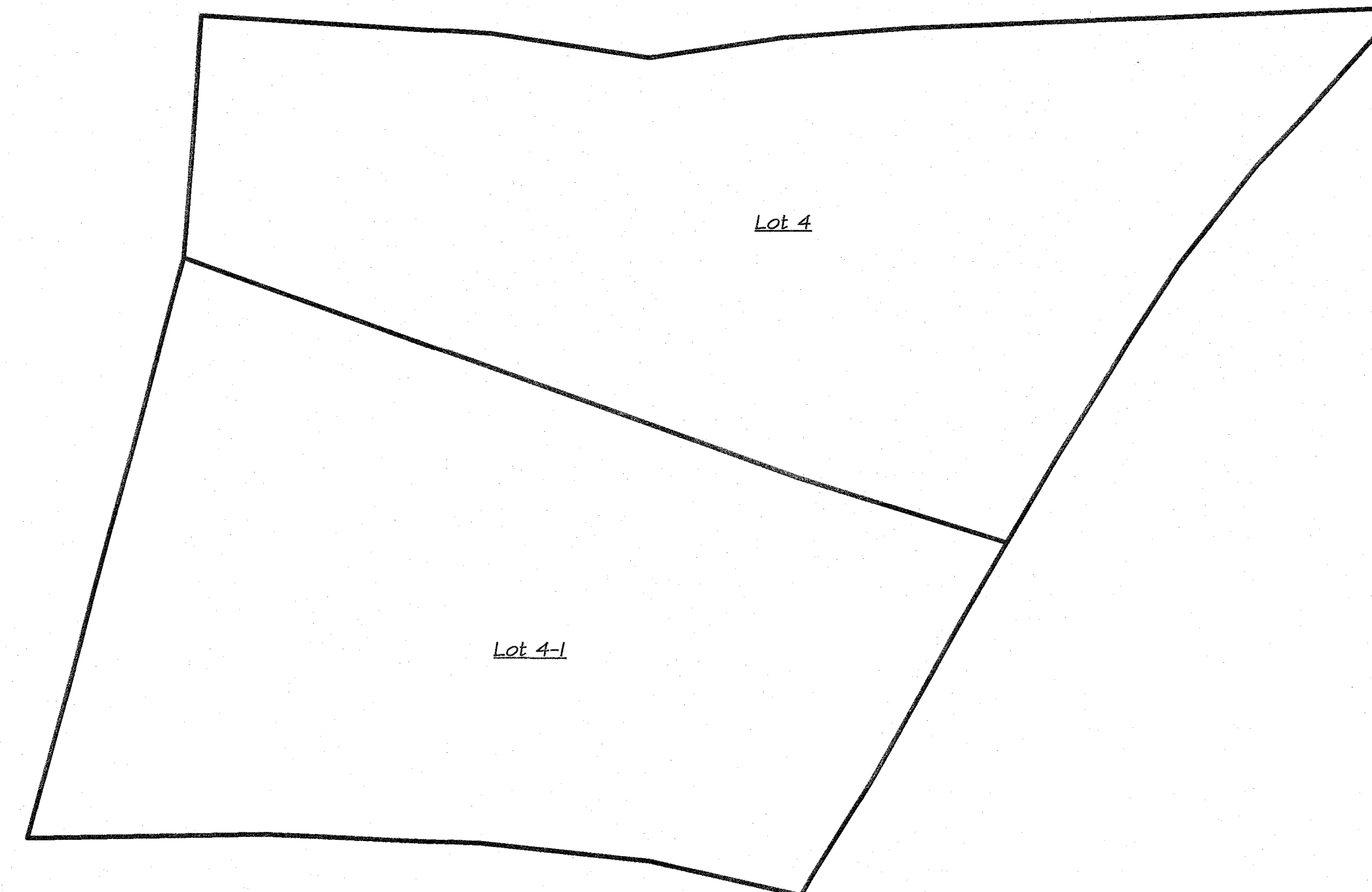
2 Lot Subdivision



Boundary Line Modification



2 Lot Subdivision



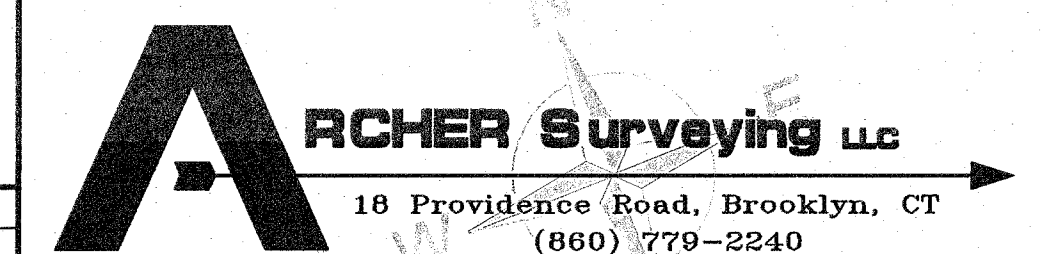
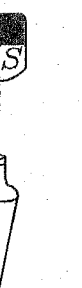
Boundary Line Modification  
A. Kausch & Sons to A. Kausch Sons  
June 2020

Grantor	Grantee	Date	Vol. / Pg.
Aarnee & Barbara Antila	Aarnee & Barbara Antila	May 1950	30 / 213
Aarnee & Barbara Antila	Alden Smith & Linda Brousseau	February 1985	78 / 1074
Alden Smith & Linda Brousseau	A.Kausch and Sons	December 2019	636 / 13

REVISIONS	

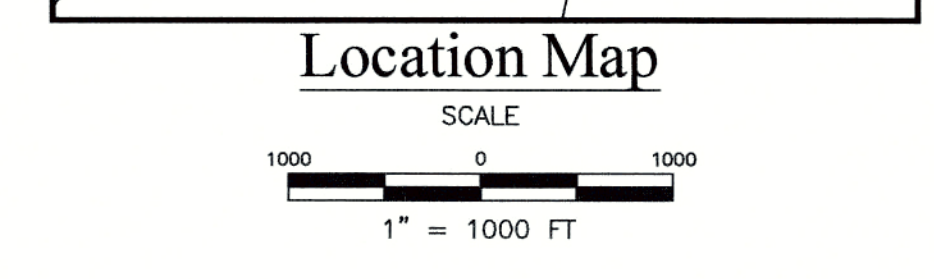
## Parcel History Plan

Prepared For:  
A.Kausch & Sons  
Tripp Hollow Road  
Brooklyn, Connecticut



Sheet No. 5 OF 6 Project No. 1755 Date: May 28, 2020





Proposed Lot 4-1  
Area: 87,108 +/- Sq.Ft.  
2.01 +/- Acres

Proposed Lot 4  
Area: 89,766 +/- Sq.Ft.  
2.06 +/- Acres

Area to be granted to the Town of  
Brooklyn for Highway purposes

Soil Data	
3	Ridgebury, Leicester and Whitman soils, 0 to 8 percent slopes, Extremely stony
73C	Chablon-Chatfield complex, 0 to 15 percent slopes, very rocky

REVISIONS	

Site Analysis Plan

2 Lot Subdivision

Prepared For:

A.Kausch & Sons

Tripp Hollow Road

Brooklyn, Connecticut

DRAWING SCALE: 1"=50'

050100

ARCHER

Surveying LLC

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

Sheet No.

6 OF 6

Project No.

1755

Date:

March 17, 2020



**Modification to the agenda**

Move to add to agenda:

- Item VII.b.1. – Request for extension to record the mylars for 6 lot subdivision on Day Street.
- Item VII.b.2 - Authorization of back-up Zoning Enforcement Officer.

**SPG 20-001 – Gravel Special Permit, Applicant: Paul R. Lehto, Location: 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone, Proposal: Excavation of approximately 90,000 cubic yards of sand and gravel limited to an area of 6.7 acres.**

- A Wetlands Permit has been granted for this proposal.

**History of the parcel**

- Gravel Permits for this site going back to 1989. Recently renewed in 2018 but never recorded. The 2018 approval included bonding for repairs to the gravel access road as well as to Riverwalk Dr. No bonds were actually posted in 2018.
- Riverwalk Condos Subdivision approved in 2005. Riverwalk Drive is not a town road.

**Discussion items**

- There has been no reclamation of previous gravel operations, approximately 18 acres disturbed since at least 2005, vegetation is sporadic, and there has been dumping of construction debris and unidentified fill.
- The proposed bond amount would only cover reclamation of the new excavation area = 6.7 acres. Regional Engineer Syl Pauley has recommended additional bonding for potential repairs to the road, both gravel and paved portions, consistent with the 2018 approval.

**Sample Motion**

**Move to approve** the Gravel Special Permit application of Paul Lehto limited to 6.7 acres within the 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148), identified in the files of the Brooklyn Land Use Office as SPG 20-001. This Gravel Special Permit is to excavate and

remove up to 90,000 cubic yards of sand and gravel from the 6.7 acre site, with the finding that the standards of Section 6.O - Excavation Operations and Section 9.D -Special Permit Applications 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 \$115,000 will be submitted to the Brooklyn Land Use Department. The form and content of the bond shall be reviewed and approved by Town staff. The bond shall include: \$67,000 to restore the 6.7 acre excavation area, \$10,000 to repair erosion on the gravel access road as directed by the town's consulting engineer, and \$38,000 to repave Riverwalk Drive with a 2" overlay as directed by the town's consulting engineer. Once the repair work on the gravel access road and Riverwalk Drive is completed to the reasonable satisfaction of the town's consulting engineer, the portion of the bond attributed to that particular activity can be released. The Town shall document the condition of Riverwalk Drive and the gravel access road prior to the commencement of work on the site. No activity shall occur on the site until the bond has been provided in final form to the town and approved. Except as otherwise provided, 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 is subsequently modified by the Planning and Zoning Commission.
3. Prior to the commencement of any activity undertaken in accordance with this approval, the limit of disturbance shall be flagged in the field by a licensed land surveyor and such flags shall be posted high above grade on trees or on construction fence so as not to be disturbed by clearing or excavation activities. The limits of

- disturbance markings shall remain in place for the duration of the excavation activity and shall be replaced if disturbed. Additionally, property lines within 300' of the area of disturbance shall be flagged. All flagging as required by this approval shall be checked no less frequently than quarterly by the operator to ensure they are in place and shall be restored if disturbed or removed.
4. Prior to the commencement of any activity undertaken in accordance with this approval, erosion and sedimentation control measures as shown on the approved plans shall be installed to the satisfaction of the Land Use Office. The Land Use Office shall have the authority to direct that additional erosion and sedimentation control measures be installed if deemed necessary to maintain adequate protection from erosion and sedimentation.
  5. Excavation activity and the volume of material to be excavated shall be as shown on the plans titled "Proposed Gravel Excavation Allen Hill Road Brooklyn, Connecticut" prepared by Provost & Rovero dated June 2, 2020, and as further revised by these conditions. The excavation area is limited to 6.7 acres and the volume of material is not to exceed a total of 90,000 cubic yards. No on-site processing of excavated material is permitted and no earth material shall be imported to the site except as is required for restoration of the site in accordance with Condition 7. below.
  6. 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 5 of the approved plans.
  7. Any fill that is imported to the site for the purpose of backfilling the excavation area shall be "clean" as defined by the CT DEEP Regulations of State Agencies Sec. 22a-209-1. Prior to the acceptance of any imported fill to be used to restore the site, the source of the imported fill and the proper certification as to the condition of the fill shall be provided in writing to the town. No imported fill may enter the site unless proper documentation is provided in advance to the Land Use Office.
  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 September 15, 2022. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations (effective 10-15-2019).

**SD 20-002 – 3-lot Subdivision, Applicant: David and Nancy Bell, Location: 25.65 acres on the east side of Church St. (Map 35, Lot 4) in the RA Zone, Proposal: Creation of 3 residential buildings lots on a common driveway.**

**Sample motion**

Move to approve the Subdivision application of David and Nancy Bell, identified in the files of the Brooklyn Land Use Office as SD 20-002, to create three residential lots on a shared driveway on 25.65 acres on the east side of Church St., (Map 35, Lot 4) in the RA Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. 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 subdivision 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 in the office of the Town Clerk.
  - b. A Shared Driveway and Maintenance Agreement for the shared driveway in a form acceptable to the Town Attorney shall be filed simultaneously with the recording of the subdivision mylars in the office of the Town Clerk.

- c. A Conservation Deed Restriction for conservation area “A” comprising 0.59 acres on Lot 17 and conservation area “B” comprising 6.43 acres on Lots 18 and 19 in a form acceptable to the Town Attorney shall be filed simultaneously with the recording of the subdivision mylars in the office of the Town Clerk.
  - d. All boundary pins and monuments shall be set and field verified by the surveyor.
- 2. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
  - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
  - d. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
  - e. Any cutting of trees greater than 30” d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
- 3. Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

**SD 20-003 – 3-lot Subdivision, Applicant: David and Nancy Bell, Location: 6 acres on the east side of Prince Hill Road (131 Prince Hill Road, Map 34, Lot 52) in the RA Zone, Proposal: Proposed creation of 3 residential buildings lots**

**Sample motion**

Move to approve the Subdivision application of David and Nancy Bell, identified in the files of the Brooklyn Land Use Office as SD 20-003, to create three residential lots on 6 acres on the east side of Prince Hill Rd. (Map 34, Lot 52) in the RA Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. 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 subdivision 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 in the office of the Town Clerk.
  - b. All boundary pins and monuments shall be set and field verified by the surveyor.
2. At the time of sale of any building lot, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$            per lot in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.
3. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.



- c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
  - d. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
  - e. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
4. Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

**ZC 20-002 – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road.**

**Sample Motion**

Move to approve the zone boundary change with the finding that it is suitable for the location, will aid in the protection of protect public health, safety, welfare, and property values and is consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The zone boundary change shall become effective 15 days from the date of publication on the website.

**SP 20-002 – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots.**

NOTE: Due to an error in the public notice, the public hearing for this application will have to be moved to October 7, 2020.

**SD 20-004 – 2-lot Subdivision, Applicant: A. Kausch & Sons, LLC, 4.07 acres on the west side of Tripp Hollow Road (Map 15, Lot 4) in the RA Zone; Proposed creation of 2 residential buildings lots.**

- All subdivisions are subject to an open space dedication or fee-in-lieu of open space. The applicant has requested a fee-in-lieu but does not have an appraisal.
- The proposal has been referred to the Conservation Commission for review.
- Consider if you would like a site walk or a public hearing.

**Sample motion**

Move to approve the Subdivision application of A. Kausch & Sons, LLC, identified in the files of the Brooklyn Land Use Office as SD 20-004, to create two residential lots on 4 acres on the west side of Tripp Hollow Rd. (Map 15, Lot 4) in the RA Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. 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 subdivision 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 in the office of the Town Clerk.
  - b. All boundary pins and monuments shall be set and field verified by the surveyor.
2. At the time of sale of any building lot, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$ 1,600 per lot in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.



3. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
  - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
  - d. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
  - e. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
4. Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

**Request for filing extension for SD 20-001 6 Lot Subdivision on Day Street**

Move to approve the filing extension for SD 20-001 6 Lot Subdivision on Day Street an additional 90 days in accordance with state statutes.

**Authorize Back-Up ZEO Jana Roberson**

Move to authorize Jana Roberson to perform the duties of the Zoning Enforcement Officer if necessary in the absence of the Margaret Washburn.