

**TOWN OF BROOKLYN**  
**PLANNING AND ZONING COMMISSION**  
**Annual Organizational and Regular Meeting Agenda**  
**Wednesday, February 2, 2022 6:30 p.m.**

**3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE**

<b>Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT</b> <b>Masks are optional for vaccinated individuals.</b>	
Click link below: <a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a>	or Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656	
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting	

- I. Call to Order
- II. Roll Call
- III. Seating/Appointment of Alternates
- IV. Election of Officers
- V. Adoption of Minutes: Special Meeting January 18, 2022
- VI. Public Commentary
- VII. Unfinished Business:
  - a. Reading of Legal Notices:
  - b. New Public Hearings:
    - 1. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: PZC.
  - c. Continued Public Hearings: None.
  - d. ZEO Report
  - e. Other Unfinished Business:
    - 1. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: KA&G Development, LL, c/o David Held.
    - 2. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: KA&G Development, LL, c/o David Held.
    - 3. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: PZC.
    - 4. **GBR 21-004:** Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.
    - 5. **GBR 21-005:** Gravel Bank Renewal for FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43), Applicant: FCR Realty, LLC.
    - 6. **SP 21-003:** Special Permit for Adaptive Reuse of an Agricultural Building at 330 Day Street, Applicant: Jesse Trinque. **\*No action pending Feb. 15 Public Hearing\***
    - 7. **SP 21-004:** Special Permit for Accessory Apartment at 26 Herrick Road, Applicant: Michael Bunning. **\*No action pending Feb. 15 Public Hearing\***
    - 8. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC. **\*No action pending Feb. 15 Public Hearing\***

**VIII. New Business:**

a. **Applications:**

1. **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.

b. **Other New Business:**

1. Second Subdivision Filing Extension of SD 21-004.
2. Pre-application Review for 8 Wauregan Road and abutting parcel, Andrew Kausch.

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

- a. Staff Reports
- b. Budget Update
- c. Correspondence
- d. Chairman's Report

**X. Public Commentary**

**XI. Adjourn**

Michelle Sigfridson, Chairman

Article VII

Annual Meeting

Section 1. An Annual Organizational Meeting of the Planning and Zoning Commission shall be held at the beginning of the first regular meeting in January of each year. During the Annual Organizational Meeting, the Commission shall elect officers for a one (1) year term. The Annual Organizational Meeting may include other organizational business as the Chairman deems appropriate.

**Section 2. Elections of officers shall occur as follows: Nominations shall be made from the floor, beginning with nominations for Chairman, and elections shall follow immediately upon the close of the nominations for each office. A candidate receiving a majority vote from the regular members of the Commission shall be elected and shall serve for one year or until a successor shall take place. A majority vote shall consist of five (5) members.**

Section 3. Should any vacancy occur among the officers of the Planning and Zoning Commission, the vacant office shall be filled by a special election to be held at a regular meeting, following the same procedure as outlined above. Such officer shall serve the unexpired term of office in which the vacancy has occurred.

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Special Meeting  
Tuesday, January 18, 2022 6:30 p.m.**

**3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE**

<b>Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT Masks are optional for vaccinated individuals.</b>	
<b>Click link below:</b> <a href="https://us06web.zoom.us/j/84765564828">https://us06web.zoom.us/j/84765564828</a>	<b>Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> Enter meeting ID: 847 6556 4828</b>
<b>Dial: 1-646-558-8656</b>	
<b>Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting</b>	

**MINUTES**

**I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:32 p.m.

**II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, John Haeefe, Seth Pember (all present in person). J.R. Thayer was absent.

**Staff Present:** Jana Roberson, Director of Community Development; Austin Tanner, First Selectman, arrived at 6:39 p.m. (both were present in person).

**Also Present in Person:** David Held, Provost & Rovero; Keith Green; Jonathan Lisee, Trinity Solar; There were four more people present in the audience.

**Present Via Webex:** Elaine; Mary Ellen Green; Rachel Trinque.

**III. Seating/Appointment of Alternates**

Motion was made by A. Fitzgerald to appoint the following Planning and Zoning Commission Alternates to the following open positions on the Commission, Term expiring January 1, 2023 – Seth Pember and Term expiring January 1, 2025 – John Haeefe.

Second by C. Kelleher.

There was discussion regarding the third Alternate position held by J. R. Thayer. Mr. Thayer was not appointed as a Regular Member this evening since his consent had not been obtained.

Motion carried by voice vote (3-0-0).

**IV. Adoption of Minutes:** Site Walk, November 1; Reg. Meeting November 3, 2021

Motion was made by J. Haeefe to approve the Minutes of the Site Walk of November 1, 2021, and the Regular Meeting of November 3, 2021.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (5-0-0).

**V. Public Commentary** – None.

**VI. Unfinished Business:**

- a. **Reading of Legal Notices:** None.
- b. **New Public Hearings:** None.
- c. **Continued Public Hearings:** None.

d. **Other Unfinished Business:**

1. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

J. Roberson explained that draft language (dated 11/23/2021) for the following Sections of the Regulations was included in packets for review by Commission Members. Ms. Roberson stated that she had confirmed the changes with Mr. Held.

- Section 6.G of the Zoning Regulations
- Article 5A of the Subdivision Regulations

Ms. Roberson stated that six votes in the affirmative would be needed to pass a change to the Zoning Regulations. Therefore, the Commission would not be able to take action at this meeting since only five Members are present. She explained the process and that Mr. Held had granted a 30-day extension.

M. Sigfridson encouraged Commission Members to review the draft language, if needed, to be ready to take action at the next meeting on February 2<sup>nd</sup>.

There was discussion regarding timeline.

Motion was made by A. Fitzgerald to continue: **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held; and **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held, to the next regularly scheduled meeting of the Planning and Zoning Commission to be held on February 2, 2022, at 6:30 p.m., in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT. Second by S. Pember. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

2. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

Continued to February 2, 2022 (see above).

3. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: PZC **\*No action until after Public Hearing rescheduled to 2-2-2022\***

Ms. Roberson explained that this Application needed to be republished and she suggested that it be formally rescheduled to the February 2<sup>nd</sup> meeting.

Motion was made by J. Haefele to reschedule the public hearing for ZRC 21-002: Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: PZC for the regular meeting of the Planning and Zoning Commission to be held on February 2, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom. Second by C. Kelleher. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

## VII. New Business:

### a. Applications:

1. **SPR 21-005:** Site Plan Review application for roof-mounted solar panels visible from the road in the Village District at 17 Pierce Road, Applicant: J. Lisee.

Jonathan Lisee was present and explained that he works for Trinity Solar and that a special permit is required for panels to go on the front of the house. He said that he does not believe that the panels will compromise the character of the site or the surrounding historic district because the neighbor has 25 panels on the front of the house and in discussions with Ms. Roberson and the Building Department there was no special permit required or ever applied for or on file for neighbor to have panels on the front of the house. Mr. Lisee stated that he had recorded a video of the front of that house while driving by it which shows that it is visible from the street.

Mr. Lisee stated that the home was built in 1963 and the roofing material is a regular asphalt shingle so any roof repairs or replacements would be done with a material that is a standard material that is used today which would not be difficult to find.

There is a requirement that the installation of the solar panels be reversible. It is in their agreement that, at the end of the agreement, if the homeowner chooses they would remove the entire system at no cost to the homeowner.

Mr. Lisee stated that, in his opinion, they are capable of meeting everything that is required to be approved. He added that all panels are black on black and they look nice.

J. Roberson explained photos (summer time/leaf-on conditions) that were included in packets to Commission Members. She submitted an additional photo (leaf-off conditions) that was not included in the packets. Ms. Roberson explained that the house is set way back from Route 169 and that is not very visible in leaf-on conditions and is somewhat visible in leaf-off conditions. She explained that a contemporary structure, like this one, would be considered a non-contributing structure in the Historic District. She stated that the Commission would need to make a decision as to whether or not they think it is appropriate.

Regarding the comments about the neighbor, which Ms. Sigfridson and Ms. Roberson agreed are irrelevant, Ms. Roberson stated that they did look into it, but did not find any permits at all and she stated that it was before the adoption of our current set of Regulations. Ms. Roberson explained that the Commission would need to review what development is proposed to make sure that it is generally consistent with the character of the Zone.

Mr. Lisee stated that between looking at the photos, the site map/drawings, he does not think that this is, in any way, going to be an issue as far as the Village District goes. C. Kelleher agreed. Ms. Sigfridson asked if anyone disagreed or had any concerns or further questions. J. Haefele stated that he doesn't think there will be a problem. A. Fitzgerald stated that he thinks that it's fine.

Motion was made by A. Fitzgerald to approve the Site Plan Review Application SPR 21-005 for roof-mounted solar panels visible from the road in the Village District at 17 Pierce Road with the finding that the proposal complies with Section 6.N of the Brooklyn Zoning Regulations, will not compromise the character of the site or the surrounding historic district, is minimally visible from the public right of way, will not damage historic roofing material, and is reversible.

Second by C. Kelleher.

Discussion: M. Sigfridson stated agreement with statements that had been made by the other Commissioners.

Motion carried unanimously by voice vote (5-0-0).

2. **GBR 21-004:** Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.

J. Roberson explained that they are still waiting for the survey for this Application. It is in the hands of Bruce Woodis and Archer Surveying. They have issued an extension for 65 days.

3. **GBR 21-005:** Gravel Bank Renewal for FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43; Map 42, Lot 43), Applicant: FCR Realty, LLC.

J. Roberson explained that there is a Cease & Desist Order for Wetlands and a Notice of Violation as well and there are corresponding zoning permit violations because the Zoning Permit is tied to the Wetlands Permit. She received a 65-day extension today via e-mail.

Ms. Roberson explained that, as part of the renewal application, Ms. Washburn visited the site with Keith Green. Ms. Roberson stated that she received a current topographic survey that shows what work has been done and they compared it to the original permit (from 2018) and they found, in one part, work beyond the permitted area, in proximity to a wetland, and that they have a Wetlands Cease & Desist Order for that. So, there is about an acre of disturbance beyond their original scope of work. They are in the process of having a Wetlands violation hearing on that. Also, separate, but related to that, they have a NOV for Wetlands for being non-compliant with their Wetlands Permit for the area within their scope of work. The orange snow fence, intended to delineate where they are supposed to stop working, was removed and work was done beyond it. They have not kept things in place that were meant to guide where they could go. There was some mitigation in the form of re-vegetating a sloped area that did not get done.

Ms. Roberson explained that, until things are worked out with Wetlands, she does not feel that it is appropriate to take action on the renewal. She said that the extension has been granted. Ms. Roberson will provide copies of the Permit and the enforcement orders and other information to Commission Members on Thursday.

Mr. Fitzgerald commented about a violation of the Phasing Plan which is a Zoning Violation. There was discussion. Ms. Roberson explained that there will be a Zoning Enforcement action, but it hasn't happened yet. She is not aware of any activity on the site at this time. Keith Green stated that, due to the cold weather, he goes there once in a while just to start up the equipment and let it run for a while.

Mr. Fitzgerald asked how the Permit is tied to the right-of-way. Ms. Roberson explained that when the PZC approved the Permit, it included that parcel and a renewal would include that parcel. Whether or not the Applicant still has access over that parcel is more of a civil matter between them and the owners of that parcel. It is referred to as the License Agreement and it is attached to the deed for that parcel.

There was discussion regarding timeline. Ms. Roberson explained that there was an issue with wetland flagging and the survey and they have to do more field work. So, it will take some time (some things are dependent on the weather). David Held explained that they will probably be flagging wetlands later this week assuming that the ground is not frozen or covered with snow. He said that some wetland delineation information on previous mapping is not reliable and they are working with Ms. Washburn to get it corrected. He said that the IWWC has asked for plans to address the NOV by February 28<sup>th</sup>.

Mr. Held commented that he was unaware that there will be some sort of a Zoning Violation issued and he feels that it seems kind of late, since Ms. Washburn visited the site on December 1<sup>st</sup>. He said that it is probably a moot point since, he assumes, that it will probably be for the same issues as the Wetlands NOV. Ms. Roberson confirmed that is correct.

Ms. Sigfridson noted that, with the extension being received today, the PZC will have until April to take action. Ms. Roberson agreed and she said that it would probably go out tomorrow.

Mr. Held asked if the NOV prevents the Applicant from going into the originally approved area to start to address some of those problems or should he not touch the entire property. Ms. Roberson said that, it is her understanding, that it is not a Cease & Desist on the originally permitted portion and she advised Mr. Held to check with Ms. Washburn.

4. **SP 21-003:** Special Permit for Adaptive Reuse of an Agricultural Building at 330 Day Street, Applicant: Jesse Trinque.

J. Roberson stated that the Application is complete and very thorough. She explained that the Applicant was not aware that a special permit is needed to conduct business uses on the property. She said that their business uses could be approved under the Adaptive Reuse of an Agricultural Building.

Motion was made by A. Fitzgerald to schedule a public hearing for SP 21-003: Special Permit for Adaptive Reuse of an Agricultural Building at 330 Day Street, Applicant: Jesse Trinque for the regular meeting of the Planning and Zoning Commission to be held on February 15, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom. Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (5-0-0).

5. **SP 21-004:** Special Permit for Accessory Apartment at 26 Herrick Road, Applicant: Michael Bunning.

J. Roberson stated that it is by special permit (Section 6.C) because it is in a detached garage. She explained that the new legislation does not take effect until January 1, 2023.

Motion was made by C. Kelleher to schedule a public hearing for SP 21-004: Special Permit for Accessory Apartment at 26 Herrick Road, Applicant: Michael Bunning for the regular meeting of the Planning and Zoning Commission to be held on February 15, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.  
Second by J. Haefele. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

6. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

J. Roberson explained that the Applicant has plans to improve the property within the existing footprint. They were not able to do it under the existing Regulations, therefore, they have proposed a minor change to the Zoning Regulations which would allow them to tear down some existing buildings and replace them.

C. Kelleher questioned if an expansion was involved. Ms. Roberson referred to the proposed amendment (included in packets to Commission Members) and she stated that they, specifically, left out anything about expansion.

An unidentified gentleman in the audience stated that it would allow you to tear down a building and replace it with one of the same size or smaller. Mr. Fitzgerald suggested adding that it would need to have some kind of agricultural look to it. Ms. Kelleher commented that item “C” does not state anything about utilizing the same footprint. Ms. Roberson stated that it could be addressed/revised during the public hearing. Ms. Roberson stated that she has seen the plans for what they want to do and she confirmed that it is not an expansion. The gentleman in the audience offered that they could make it more clear. Ms. Sigfridson stated agreement with Ms. Kelleher.

Motion was made by A. Fitzgerald to schedule a public hearing for ZRC 21-003: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC for the regular meeting of the Planning and Zoning Commission to be held on February 15, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.  
Second by J. Haefele. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

**b. Other New Business:**

1. Preliminary discussion for subdivision on South Street at Map 40 Lot 12 (Golf Course) KA&G Development LLC.

David Held, Provost & Rovero, represented the Applicant and gave an overview. There was discussion regarding conventional vs. conservation subdivision. Mr. Held noted that this property abuts the Town’s large open-space parcel (the former Davis property) so, the Town may prefer that this be a conservation subdivision design to add to the open space. He presented conceptual plans for both a conservation subdivision layout and a conventional subdivision layout (21 Lots) which he displayed as he explained them indicating boundaries, wetlands, irrigation pond, the Town’s open space, the land that would be proposed to be conserved (contiguous with the Town’s open space) as a deed restricted area or

conservation easement rather than deeding the land to the Town, etc. Mr. Held asked the Commission for guidance as to whether they would prefer conservation subdivision or conventional subdivision.

- M. Sigfridson commented that, comparing the two conceptual plans, the conservation subdivision looks really promising and interesting for this site. There was discussion regarding Lot #13 including the pond in the conservation proposal.
- A.Fitzgerald commented about the pond area and that it would create a lot of open space. He said that the lot sizes are a concern.
- Mr. Haeefele stated that he prefers the conservation subdivision.
- C. Kelleher agreed.

Ms. Sigfridson asked if there were further comments. There were none.

Mr. Held asked if the consensus is that the Commission would prefer the conservation layout. Ms. Sigfridson stated that it sounds that way. Ms. Roberson commented that it is a larger parcel having adjacent open space and some natural resources, so it does lend itself to that.

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

a. Approval of 2022 regular meeting dates

The Commission reviewed the dates (included in packets). Ms. Sigfridson and Ms. Roberson commented that they like having all regular meetings. There was discussion regarding the time and it was decided to keep it at 6:30 p.m. Ms. Roberson will remove the January dates. Mr. Fitzgerald stated that he will not be able to attend in May or June and he commented that it is important to recruit more members.

Motion was made by J. Haeefele to approve the schedule of 2022 regular meeting dates.

Second by A. Fitzgerald

Motion carried unanimously by voice vote (5-0-0).

b. Staff Reports (two reports from Margaret Washburn were included in packets to Commission Members).

There was discussion regarding things that are done without getting a permit first. Mr. Fitzgerald commented that people may not be aware that they need a permit, but licensed contractors should know. Ms. Roberson will speak with Ms. Washburn.

There was discussion regarding a metal barn being built in front of a house on Wauregan Road. Mr. Fitzgerald stated that he feels that it should have required a special permit. Ms. Roberson stated that the change to the Regulations was made and it became effective July 30, 2020. Discussion continued. Ms. Sigfridson referred to RA Section 3.C.4.1.2 requires special permit if not subordinate in size to the dwelling. Ms. Roberson will speak with Ms. Washburn about it. Ms. Roberson will provide copies of revisions (dated March 30, 2021) to Commission Members at the next meeting.

Mr. Tanner gave an update on finding a Hearings Officer. There will be a meeting on Thursday.

Ms. Sigfridson commented that she is happy to know that Ms. Washburn is issuing violations for gravel issues as it is important to keep it in order.

Mr. Fitzgerald asked if an Executive Session is needed regarding the Green's permit. Ms. Roberson stated that she does not see a need for it right now as there is no pending litigation. Discussion continued regarding the Commission's rights and responsibilities.

Ms. Roberson's Staff Report: She explained that the educational modules for the Housing Plan (including a public input survey to get feedback) are on the Town website. She explained that it takes about 20 minutes to go through all of the modules. An article was published in the *Villager*. She explained that QR Codes will be distributed. It will be in the Town Newsletter which will be delivered by the end of the week. She asked that everyone share this information with others. Ms. Sigfridson offered to share it to the residents of Brooklyn page. Ms. Roberson stated that it could be advertised in the Turnpike Buyer (1/4 page ad is about \$82). There was discussion. She will let the Commission know, at the next meeting, how many people have completed the surveys.

c. Budget Update

Ms. Roberson explained that she still feels that the revenue numbers are not accurate. She explained that she thinks it is more like \$3,000.

Ms. Roberson will prepare a draft budget, but she wants to get the revenue numbers sorted out first.

d. Correspondence – None.

e. Chairman's Report – None.

**IX. Public Commentary**

There was discussion regarding open positions on the PZC. There are currently two Alternate positions open. Mr. Tanner stated that he may have two new members for the next meeting. There was discussion regarding expired terms.

Dan Lipke, Brickyard Road, spoke about his properties at 24 and 30 Brickyard Road. He referred to a map that he said Planning and Zoning had given to him. He said that the Green's think that they own his field. He said that the property has been in his family for 114 years (his great grandfather bought it in 1918) and the Green's came in the 1950's. He said his family had a campground on the property. He said that it needs to be addressed and the right-of-ways need to be looked at.

**X. Adjourn**

The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Wednesday, February 2, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

**ZRC 21-002:** Request to change Zoning Regulations concerning adult-use cannabis. Applicant: PZC.

A copy of the application will be available for review on the Town of Brooklyn website, Land Use and Town Clerk offices.

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

Dated this 13th day of January 2022.

\*Please publish 1/19 and 1/26\*

TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS

Date 11/1/2021 Check # N/A Application #ZRC 21-002

Application Fee: \$250 \_\_\_\_\_ State Fee: \$60 \_\_\_\_\_ Publication Fee: \$600 \_\_\_\_\_

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

Name of Applicant PLANNING AND ZONING COMMISSION Phone \_\_\_\_\_

Mailing Address 69 S. MAIN ST. SUITE 22 BROOKLYN, CT 06239

REQUEST TO AMEND ARTICLE(S) \_\_\_\_\_ SECTION(S) 2.B,

If more than one Article is requested please attach separate sheet for each one 4.D.2.3.18,  
4.E.2.5.3

PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

COMPLIANCE WITH P.A. 21-1 RE: ADULT-USE CANNABIS

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

- 1) *Explanation: The purpose of this change is to introduce definitions for the retail sale of adult-use cannabis, hybrid retail (combined sale of adult-use cannabis and medical marijuana), as well as micro-cultivator in accordance with P.A. 21-1.*

**2.B Definitions**

Proposed: **CANNABIS RETAILER** - A person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs.

Proposed: **HYBRID RETAILER** - A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

Proposed: **MICRO-CULTIVATOR** - A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection or any designee of the commissioner.



- 2) *Explanation: The purpose of this change is to provide for the retail sale of adult-use cannabis with or without medical marijuana in the Planned Commercial Zone as provided by Public Act 21-01. Pg. 71*

**4.D.2.3.18 Permitted Principal Uses in the PC Zone – Business-Related Uses**

Proposed: Retail sale of cannabis by a Cannabis Retailer, or  
Retail sale of cannabis and medical marijuana by a Hybrid Retailer

Special Permit (PZC)



- 3) *Explanation: The purpose of this change is to provide for the micro-cultivation of the cannabis plant in the Industrial Zone as provided by Public Act 21-01. Pg. 80*

**4.E.2.5.3 Permitted Principal Uses in the I Zone – Business-Related Uses**

Proposed: Cultivation, growing and propagation of cannabis by a Micro-cultivator

Special Permit (PZC)

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date 10/4/21 Check # 1864 <sup>\$910<sup>00</sup></sup> <sup>-300<sup>00</sup></sup> <sup>BL10<sup>00</sup></sup> SRC-21-001 Application #ZRC 21-001  
Application Fee: \$250 ~~\$250~~ State Fee: \$60 ~~\$60~~ Publication Fee: ~~\$000~~ <sup>3</sup> ~~300<sup>00</sup>~~  
Public Hearing Date 11/3/21 Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_  
Name of Applicant KA&G Development LLC, c/o David Held Phone 860-234-3183  
Mailing Address 15 Woodland Lane, Baltic, CT 06330

REQUEST TO AMEND ARTICLE(S) 6 SECTION(S) 6.G

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

PARAGRAPH TO CHANGE see attached OF THE ZONING REGULATIONS

REQUEST TO CHANGE: see attached

REASON FOR REQUEST: Easier implementation of and encouragement of conservation subdivisions.

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

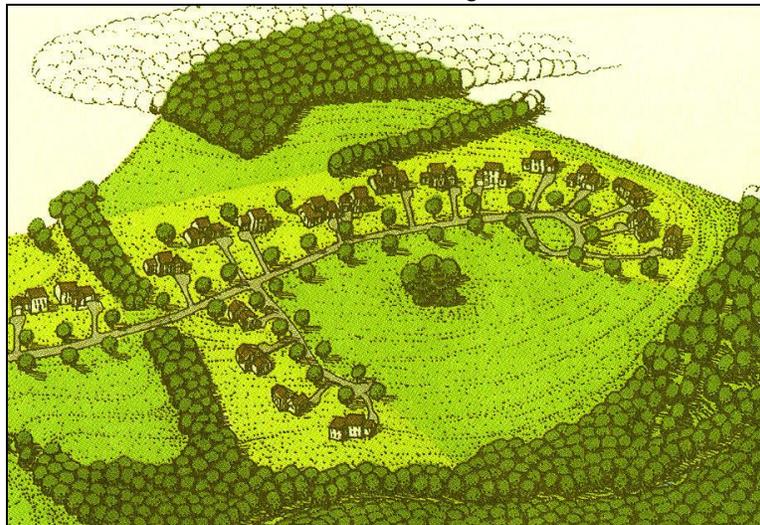
## 6.G. CONSERVATION SUBDIVISION

### 6.G.1. PURPOSE

This Section of the Regulations is intended to provide a method for development of land which permits a reduction in lot sizes without a significant increase in density of population or development, while at the same time providing for the protection of surrounding properties, persons and neighborhood value and allowing greater flexibility and creativity in the design and layout of residential and/or development in order to:

1. Protect the existing rural appearance and character of the Town of Brooklyn in accordance with the Town's Plan of Conservation and Development;
2. Minimize alteration of or damage to the natural, historic and scenic resources;
3. Avoid adverse impacts of new development on the value of existing homes and reduce sprawl;
4. Promote development that is compatible with existing neighborhoods;
5. Preserve open spaces, large unfragmented forests, wildlife habitat and other undeveloped open land particularly along Town roads;
6. Establish buffers for adjacent land uses such as agriculture and fragile ecosystems;
7. Reduce public costs for the maintenance of roads and other public infrastructure;
8. Protect water resources by reducing the amount of impervious surfaces, volume of runoff, and pollutant loads to streams and other water resources; and
9. Conserve energy resources.

Conservation Design



## 6.G.2. OVERALL STANDARDS AND DESIGN PROCESS

1. A Conservation subdivision shall:
  - a. only be permitted in the R-A zone.
  - b. only be used for detached single-family dwellings, duplex buildings, and permitted accessory uses.
  - c. require a minimum of forty (40) percent Open Space set aside.
2. Any application for a Conservation subdivision shall include the following materials prepared by a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut:
  - a. a site inventory / analysis map as described below, and
  - b. an overall lot / roadway layout plan which responds to the site inventory / analysis map.
3. If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.
4. The site inventory / analysis map shall identify Primary Conservation Areas:
  - c. wetlands and vernal pools,
  - d. watercourses,
  - e. steep slopes (15 percent or more), and
  - f. 100-year floodplain (FEMA Floodzone A).
5. The site inventory / analysis map shall also identify Secondary Conservation Areas and other environmental, scenic, and cultural resources such as:
  - g. Prime farmland soils and soils of statewide significance,
  - h. areas within 50 feet of a wetland,
  - i. areas within 100 feet of a watercourse or a vernal pool,
  - j. 500-year floodplain (FEMA Floodzone B),
  - k. Natural Diversity Database sites,
  - l. wildlife corridors,
  - m. mature woodlands,
  - ~~n.~~ n. notable individual trees (>18" DBH),
  - ~~o.~~ o. ridgelines, scenic views and vistas,
  - ~~p.~~ p. stone walls and /or farm hedgerows,
  - ~~q.~~ q. key resources identified in the Plan of Conservation and Development or other natural / cultural resource inventory,
  - ~~r.~~ r. key open space and trail connections identified in the Plan of Conservation and Development,
  - ~~s.~~ s. possible connections between conservation areas on the site and adjacent protected and unprotected open space,
  - ~~t.~~ t. proposed open space areas, and
  - ~~u.~~ u. moderately well drained to excessively drained soils.
6. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.

7. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas shall be considered for permanent protection by one of the following means:
  - a. creation of a Conservation Easement in favor of the Town of Brooklyn;
  - b. creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;
  - c. conveyance of fee simple ownership to a Tax Exempt Organization approved by the Commission;
  - d. creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
  - e. conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or
  - f. any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.
8. Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to be subdivided and, as applicable, within previous subdivision sections where dedications were not made.
9. ~~Where at all possible, The Commission has the right to require a maintained~~ buffer ~~shall be maintained~~ between the Town right-of-way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision. ~~A buffer of 100' consisting of mixed deciduous and/or evergreen trees is desired.~~
10. A pre-application meeting with Town Staff and the Commission is strongly encouraged.

### 6.G.3. DIMENSIONAL STANDARDS

1. Density in the Conservation subdivision shall not exceed 0.6 lots per acre of buildable land.
2. There shall be no minimum lot size requirement in a Conservation Subdivision but all lots shall meet the requirements of the State Health code and the Northeast District Department of Health.
3. Within a Conservation subdivision, each lot for a building site shall have at least 100 feet of frontage on a private or public road or at least 100 feet at the building line if located on a cul-de-sac.
4. Within a Conservation subdivision, all structures shall be set back at least thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines except that all structures at the perimeter of the parcel shall conform to the setback requirements applicable to conventional development in the underlying zone.
5. Rear lots may be permitted within a Conservation subdivisions provided that:
  - a. the access strip serving such lot(s) shall be at least ~~5~~30 feet wide.
  - b. the access strip serving such lot(s) shall be located at least ~~three one~~ hundred (3100) feet from all ~~entrances or~~ access strips on the same side of the street.
  - ~~c. the access strip serving such lots shall not exceed 400 feet in length.~~
  - ~~d.c.~~ No more than three (3) rear lots may be accessed by any one access strip.
  - ~~e.d.~~ The access strip shall be owned by the owner of the rear lot or, in the case of multiple rear lots, by the owner of the rear lot located farthest from the public or private way.
  - ~~f.e.~~ The access strip shall be encumbered by an easement if another rear lot exists, granting access to such lot.

#### 6.G.4. ROAD REQUIREMENTS

1. Roads created within a Conservation subdivision may be privately owned and maintained in perpetuity by a Homeowner's Association.
2. This arrangement shall be formalized as follows:
  - a. A note shall be placed on the final Conservation subdivision plan stating: "This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
  - b. A notation shall be placed in the deed to the property stating: "This subdivision development is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
  - c. In such other form as is acceptable to the Commission which shall, at the Commission's discretion, be subject to review by the ~~Town Counsel~~Commission's attorney prior to filing of approved plan or other documents.
3. Private roads shall:
  - a. be identified on the subdivision plans,
  - b. have a right-of-way of 50'.
  - c. conform to the construction standards listed in the Town of Brooklyn Public Improvement Specifications including being paved with 3" bituminous concrete (1 1/2" Class I and 1 1/2" Class II) to a minimum width of eighteen 18 feet.
  - d. have a cross slope from center crown to gutter of at least 3/8" /foot.
  - e. not exceed 12% grade
  - f. not serve as a connecting road between two public streets.
  - g. have the final design be subject to the recommendation of the Town Engineer since the design may need to be site specific.
4. All dead end roads shall terminate in a cul-de-sac with an outside radius of travel way of fifty (50) feet and, if a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.
5. Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.
  - a. Curbing shall be required:
    - where a road is in a cut situation with surrounding land pitching toward the road;
    - at a low point in the road with catch basins to collect storm water runoff; and
    - where a closed drainage system is required.
  - b. Curbing is not required;
    - where the land generally has flat slopes;
    - where the road is in a fill situation and sheet flow away from the road is advantageous; and
    - where no closed drainage system is required.
  - c. A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design.
6. Any proposed public roads shall be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.

## **6.G.5. LEGAL ARRANGEMENTS**

1. Appropriate Certificates of Incorporation, by-laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation subdivision shall be provided as part of the application.
2. Appropriate easements shall be provided as part of the application for travelways, utilities, snow storage, maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf.
3. Following approval, a Conservation subdivision and all parcels of land within it shall be subject to the following limitations:
  - a. No lot or parcel within a Conservation subdivision may be further subdivided and:
    - A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk.
    - A perpetual development restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation subdivision and such development restriction:
      - shall provide that no lot in the Conservation subdivision may be further subdivided into additional building lots.
      - shall be in such form and substance as the Commission shall prescribe, and
      - may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.
  - b. Home offices are allowed as a matter of right per Section 6.A.2 except that there shall be no non-resident employees.
  - c. Home enterprises and home businesses are not permitted in Conservation subdivisions.

TOWN OF BROOKLYN  
PLANNING & ZONING  
REQUEST FOR CHANGE IN  
SUBDIVISION REGULATIONS

Date 10/4/21

+300 LEGALS

FEE \$250.00 \_\_\_\_\_

State Fee \$60.00 \_\_\_\_\_

Application # SRC 21-001

Check # 1863 \$310<sup>02</sup>  
1864 \$300<sup>02</sup>

Public Hearing Date 11/3/21 Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant KA&G Development LLC, c/o David Held Phone 860-234-3183

Mailing Address 15 Woodland Lane, Baltic, CT 06330

REQUEST TO AMEND SECTION (S) 5A

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

PARAGRAPH TO CHANGE see attached OF THE SUBDIVISION REGULATIONS

REQUEST TO CHANGE TO: see attached

REASON FOR REQUEST: consistency with Zoning Regulations

## Article 5A - Conservation Subdivision Regulations

**5A.1 - Purpose:** The purpose of this regulation is to provide a Conservation method for development of land which permits a reduction in lot sizes without a significant increase in density of population or development, while at the same time providing for the protection of surrounding properties, persons and neighborhood value and allowing greater flexibility and creativity in the design and layout of residential and/or development in order to:

5A.1.1 - Protect the existing rural appearance and character of the Town of Brooklyn in accordance with the Town's Plan of Conservation and Development;

5A.1.2- Minimize alteration of or damage to the natural, historic and scenic resources;

5A.1.3 - Avoid adverse impacts of new development on the value of existing homes and reduce sprawl;

5A.1.4 - Promote development that is compatible with existing neighborhoods;

5A.1.5 - Preserve open spaces, large unfragmented forests, wildlife habitat and other undeveloped open land particularly along Town roads;

5A.1.6- Establish buffers for adjacent land uses such as agriculture and fragile ecosystems;

5A.1.7 - Reduce public costs for the maintenance of roads and other public infrastructure;

5A.1.8 – Protect water resources by reducing the amount of impervious surfaces, volume of runoff, and pollutant loads to streams and other water resources; and

5A.1.9 – Conserve energy resources.

**5A.2 - General Requirements:** Conservation Subdivisions:

5A.2.1 - Shall only be permitted in the RA zone.

5A.2.2 - Shall lead to the creation of five (5) or more lots.

5A.2.3 - Shall be used only for detached single-family dwellings, duplex buildings, and permitted accessory uses.

5A.2.4 - Shall require a minimum of forty (40) percent Open Space set aside.

5A.2.5 – Density shall not exceed 0.6 lots per acre of buildable land.~~the number of lots that could be attained within a Conventional Subdivision unless a Density Bonus is granted in accordance with Section 5A.7.~~

5A.2.6 – Home enterprises and home businesses are not permitted in Conservation Subdivisions. Home offices are allowed as a matter of right per Section 6.2 with the exception that there shall be no non-resident employees. PAGE 23

**5A.3 - Applicability/Procedure:** Subdivision of land that meets the criteria listed in Section 5A.2.1 – 5A.2.3 shall be made according to the design; either Conservation or Conventional Subdivision that best promotes enhances and assists in the accomplishments of the objectives listed in Section 5A.1.

5A.3.1 –Prior to submission of a Preliminary Plan, an applicant is strongly encouraged to review with the Town Planner or other authorized agent any proposal for a Conservation Subdivision.

5A.3.2 – Prior to formal Subdivision application, any landowner/developer, whose property/proposed development or Subdivision Application meets the requirements listed in Section 5A.2.1 -5A.2.3 shall file a Preliminary Design for a Conservation Subdivision for review by the Commission.

**5A.3.3 -The Preliminary Design shall follow the requirements set forth in Section 5A.4.**

5A.3.4 - The Commission shall make a determination of the suitability of the Preliminary Design for a Conservation Subdivision based on the information provided in the Preliminary Plans and the objectives listed in Section 5A.2.

5A.3.5 - Formal Application for Conservation Subdivision shall conform to the applicable requirements for a Subdivision Plan as set forth in the Commission’s Regulations for the Subdivision of Land, and the Conservation Subdivision requirements contained herein.

~~5A.4 – Preliminary Design Review:~~

~~5A.4.1 – Informal Review of Preliminary Plans The purpose of the informal review of preliminary plans is to provide guidance to the applicant and to identify areas of concern or further study, so as to minimize delay, expense and inconvenience to the public, the applicant, and the Commission upon the future receipt, if any, of a formal application for subdivision. The applicant shall submit preliminary plans for informal review, however, neither the applicant nor the Commission shall be bound by any statement made during such informal review, nor shall the statement of any Commission member be deemed to be an indication of prejudgment or prejudice, it being acknowledged by the applicant that the Commission response like the request itself are preliminary and subject to further refinement. After review, the Commission shall, provide informal, suggestions to the applicant regarding the overall layout and design of the proposed subdivision, and a determination whether to proceed with an application under this Section or to adhere to the Conventional Subdivision requirements of the applicable Sections of the Brooklyn Subdivision Regulations.~~

~~5A.4.2 – Preliminary Plans: Land Owners/Developers are required to submit two concept plans for the proposed subdivision. One of which shall depict how the parcel could be developed as a Conventional Subdivision (Yield Plan) consisting of lot and street layouts conforming to the Brooklyn Zoning and Subdivision Regulations governing Conventional Subdivision lots, and the Town of Brooklyn’s Public Improvement Specifications, and another which shall depict how the parcel could be developed as a Conservation Subdivision. PAGE 24~~

~~Although such Plans shall be conceptual in nature, and are not intended to involve significant engineering costs, they must be realistic and must not show potential house sites or streets in areas that would not ordinarily be permitted in a Conventional Subdivision layout. Plans shall include the following elements as well as identify physical and other features that would limit or restrict the use of the parcel for development, including, but not limited to;~~

- j) ~~At Least a Class D Survey~~
- k) ~~North arrow~~
- l) ~~Scale 1"=100'~~
- m) ~~Location map (1"=1000')~~
- n) ~~Name of Applicant~~
  
- f) ~~Name of Subdivision~~
- g) ~~Date of Plan and plan number or identification~~
- h) ~~Existing Streets~~
- i) ~~Proposed streets, or private drives~~
- j) ~~Proposed lot lines~~
- s) ~~Proposed Open Space, including a narrative description of the characteristics of the proposed open space~~
- t) ~~Topographic contours, at a contour interval of no more than more than ten (10) feet;~~
- u) ~~Slopes greater than 25%~~
- v) ~~Inland wetlands and watercourses in areas of the property not being proposed for development (on either the Conventional Plan or the Conservation Subdivision Plan) may be depicted as they appear on various sources of other mapping, inland wetlands and watercourses in areas of proposed development shall be delineated by a Professional Soil Scientist;~~
- w) ~~Existing zoning on adjacent properties~~
- x) ~~Preliminary septic field and well location~~
- y) ~~100-year floodplains (Flood Zones A, as shown on FEMA maps); and easements and rights-of-way affecting the parcel.~~

~~5A.4.3 The Commission shall require that the Preliminary Plans include a "Property Survey" prepared in accordance to 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, and as may be amended.~~

~~5A.4.4 On lots that would not be served by public sewage or a centralized private sewage treatment facility, soil suitability for individual septic systems shall be demonstrated. The Commission may select a small percentage of lots (10 to 15%) to be tested, in areas considered to be marginal. If all tests on the sample lots meet applicable Public Health Code requirements, the applicant's other lots shall be deemed suitable for septic systems, for the purpose of calculating total lot yield. However, if any of the sample~~

lots fail, several others (of the Commission's choosing) shall be tested, until all the lots in a given sample pass.

Nothing herein shall be construed to prevent an applicant from presenting plans and documentation in greater detail and containing more information to the Commission, its staff or other public agencies or officials. PAGE 25

**5A.5—Dimensional Requirements:** A Conservation Subdivision may authorize the creation and use of lots meeting the following dimensional requirements in lieu of the conventional dimensional requirements:

5A.5.1—Lot Area: Each lot shall contain at least 30,000 square feet of buildable area, exclusive of wetlands, ledge, and slopes in excess of 25% and must be able to support a septic system and well approved by the local health authority or serviced by public sewer and water.

5A.5.2—Frontage: The frontage of each lot for a building site created in a Conservation Subdivision shall not be less than 100 feet on a private or public road, or, on a cul-de-sac, not less than 100 feet at the building line.

5A.5.3—Setbacks: All structures shall be set back a minimum of thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines, provided, however, that with respect to lot lines which abut land outside the Conservation Subdivision, setbacks from said lot lines shall conform to the setback requirements applicable to conventional development in the underlying zoning district.

5A.5.4—Interior Lots: Are permitted within Conservation Subdivisions provided;

15.5.4.1—Lots shall have a minimum of three hundred (300) feet separating all entrances or access strips on the same side of the street.

15.5.4.2—Access strips have a maximum length of 400 feet.

15.5.4.3—No more than three (3) interior lots may be accessed by any one access strip with the ownership of the access strip resting with the lot farthest from the public or private way.

15.5.4.4—The access strip shall be encumbered by an easement if another interior lot exists, granting access to such lot.

5A.5.5—Restrictions Against Further Development: No Conservation Subdivision may be further subdivided. A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk. In addition, a perpetual restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation Subdivision. Such restriction shall provide that no lot in the Conservation Subdivision may be further subdivided into additional building lots. Said restriction shall be in such form and substance as the Commission shall prescribe and may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.

5A.6—Standards: In reviewing an Application for a Conservation Subdivision, the Commission shall consider the extent to which the Application meets the purposes of a Conservation Subdivision by satisfying the following standards:

~~5A.6.1—The developed areas, roads, storm drains, sewage disposal systems, and utilities shall work with the natural features of the parcel, minimizing changes to the topography and maximizing the amount of preserved wooded areas and other open space and shall, to the extent appropriate, use low impact development techniques. PAGE 26~~

~~5A.6.2—The amount of land to be disturbed for the construction of buildings, driveways, septic systems, utilities, storm drainage systems, and roads shall be minimized.~~

~~5A.6.3—Natural and historic features of the land, as determined by the Commission with recommendations from the Conservation Commission, shall be protected.~~

~~5A.6.4—The plans demonstrate that the impacts of road and utility installations for each dwelling unit served shall be less than those generated by a conventional development of the same land.~~

~~5A.6.5—The design, number, and location of curb cuts shall be such that any conflict with existing traffic flow is minimized. Combined driveways on private drives are encouraged to reduce the number of cuts.~~

~~5A.6.6—Provision, satisfactory to the Commission, shall be made with regard to the ownership and maintenance of any and all private roads, common driveways, common land, or other common facilities within a Conservation Subdivision.~~

~~5A.6.7—The design shall minimize the size of proposed Developed Areas.~~

~~5A.6.8—The balance of the land not contained in the building lots shall be in condition, size and shape as to be readily usable for recreation or conservation, and shall be preserved in perpetuity by one of the following means:~~

~~5A.6.8.1—creation of a Conservation Easement in favor of the Town of Brooklyn;~~

~~5A.6.8.2—creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;~~

~~5A.6.8.3—conveyance of fee simple ownership to a Tax-Exempt Organization approved by the Commission;~~

~~5A.6.8.4—creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;~~

~~5A.6.8.5—conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or~~

~~5A.6.8.6—any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.~~

~~5A.6.9—Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General Statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to~~

~~be subdivided and, as applicable, within previous subdivision sections where dedications were not made. PAGE 27~~

~~For example, consider a tract to be subdivided with 40% of the land to be divided consisting of wetlands, watercourses and slopes over 25 percent, and 60% of the land to be subdivided without these limitations. The Commission shall have the right to require 60 % of Open Space without any limitations and to allow 40% of the Open Space to include wetlands, watercourses or slopes over 25%.~~

~~5A.7 – Density Bonuses: The maximum number of building lots may, subject to Commission approval, be increased in only one of the following ways:~~

~~5A.7.1 – A density bonus may be granted for the provision of excess Open Space, meaning the amount of any open space acreage that is greater than the minimum amount that would be required under this Article. The additional Open Space may be within the parcel to be subdivided or elsewhere within the Town of Brooklyn in accordance with Section 8 of the Subdivision Regulations, as may be amended. For each five acres of excess Open Space accepted by the Commission, one additional building lot shall be allowed, up to a maximum of fifteen percent (15%) of the total number of lots that would otherwise be allowed under Article 5A of these regulations. The decision whether to accept an applicant's offer to dedicate excess Open Space shall be at the discretion of the Commission, which shall be guided by the recommendations contained in the Town's Plan of Conservation and Development and its determination as to the value of the excess land for any of the purposes described in Article 5A of these regulations.~~

~~5A.7.2 – Where a proposed subdivision contains soils defined as prime or important agricultural soils as defined by the USDA soil classification system, for each five acre tract preserved two additional lots shall be allowed up to 20% of the total number of lots allowed under Article 5A of these regulations.~~

#### ~~5A.8 – Road Requirements~~

~~5A.8.1 – Proposed Public roads are to be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.~~

~~5A.8.2 – Private Roads created within a Conservation Subdivision shall be maintained by a Homeowner's Association, in a form acceptable to the Commission, which shall, at the Commission's discretion, be subject to review by the Town Counsel prior to filing of approved plan.~~

~~5A.8.2.1 – A note shall be placed on the final Conservation Subdivision plan, and in the deed to the property stating: **"This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."**~~

~~5A.8.3 – Appropriate Certificates of Incorporation, by laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation Subdivision shall be provided.~~

~~5A.8.4 – Appropriate easements shall be provided for travel, utilities, snow storage, PAGE 28~~

~~maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf. All private lanes shall be identified on the subdivision plans.~~

~~5A.8.5 – A right-of-way of 50' shall be required.~~

~~5A.8.6—Private Roads shall not exceed 12 % grade~~

~~5A.8.7—Private roads shall not serve as a connecting road between two public streets.~~

~~5A.8.8—All private roads shall be paved with 3" bituminous concrete (1 ½" Class I and 1 ½" Class II) to a minimum width of eighteen (18) feet. Final design is site specific and subject to the recommendation of the Town Engineer.~~

~~5A.8.9—Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.~~

~~5A.8.9.1—Curbing shall be required: where a road is in a cut situation with surrounding land pitching toward the road; at a low point in the road with catch basins to collect storm water runoff; and where a closed drainage system is required.~~

~~5A.8.9.2—Curbing is not required; where the land generally has flat slopes; where the road is in a fill situation and sheet flow away from the road is advantageous; and where no closed drainage system is required.~~

~~5A.8.9.3—A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design. The cross slope from center crown to gutter shall be no less than 3/8" /foot.~~

~~5A.8.10—All dead end private roads shall terminate in a cul de sac with an outside radius of travel way of fifty (50) feet. If a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.~~

~~5A.8.11—Location of private roads: Where at all possible, a buffer shall be maintained between the Town right of way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision. A buffer of 100' consisting of mixed deciduous and/or evergreen trees is desired.~~

~~Amended 1-5-11~~

~~Effective 1-26-11~~

#### **5A.4 Overall Standards and Design Process**

1. Any application for a Conservation subdivision shall include the following materials prepared by a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut:
  - a. a site inventory / analysis map as described below, and
  - b. an overall lot / roadway layout plan which responds to the site inventory / analysis map.
2. If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.
3. The site inventory / analysis map shall identify Primary Conservation Areas:
  - c. wetlands and vernal pools,
  - d. watercourses,
  - e. steep slopes (25 percent or more), and
  - f. 100-year floodplain (FEMA Floodzone A).

4. The site inventory / analysis map shall also identify Secondary Conservation Areas and other environmental, scenic, and cultural resources such as:
  - a. Prime farmland soils and soils of statewide significance,
  - b. areas within 50 feet of a wetland,
  - c. areas within 100 feet of a watercourse or a vernal pool,
  - d. 500-year floodplain (FEMA Floodzone B),
  - e. Natural Diversity Database sites,
  - f. wildlife corridors,
  - g. mature woodlands,
  - h. ridgelines, scenic views and vistas,
  - i. stone walls and /or farm hedgerows,
  - j. key resources identified in the Plan of Conservation and Development or other natural / cultural resource inventory,
  - k. key open space and trail connections identified in the Plan of Conservation and Development,
  - l. possible connections between conservation areas on the site and adjacent protected and unprotected open space,
  - m. proposed open space areas, and
  - n. moderately well drained to excessively drained soils.
5. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.
6. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas shall be considered for permanent protection by one of the following means:
  - a. creation of a Conservation Easement in favor of the Town of Brooklyn;
  - b. creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;
  - c. conveyance of fee simple ownership to a Tax Exempt Organization approved by the Commission;
  - d. creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
  - e. conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or
  - f. any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.
7. Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to be subdivided and, as applicable, within previous subdivision sections where dedications were not made.
8. The Commission has the right to require a maintained buffer between the Town right-of-way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision.
9. A pre-application meeting with Town Staff and the Commission is strongly encouraged.

### **5A.5 Dimensional Standards**

1. Density in the Conservation subdivision shall not exceed 0.6 lots per acre of buildable land. Buildable land is the area of the parcel after subtracting any areas designated as wetlands, watercourses, slopes of 25% or greater, areas within the 100 year flood boundary, and areas encumbered by any rights-of-way or easements.
2. There shall be no minimum lot size requirement in a Conservation Subdivision but all lots shall meet the requirements of the State Health code and the Northeast District Department of Health.
3. Within a Conservation subdivision, each lot for a building site shall have at least 100 feet of frontage on a private or public road or at least 100 feet at the building line if located on a cul-de-sac.
4. Within a Conservation subdivision, all structures shall be set back at least thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines except that all structures at the perimeter of the parcel shall conform to the setback requirements applicable to conventional development in the underlying zone.
5. Rear lots may be permitted within a Conservation subdivisions provided that:
  - a. the access strip serving such lot(s) shall be at least 30 feet wide.
  - b. the access strip serving such lot(s) shall be located at least one hundred (100) feet from all access strips on the same side of the street.
  - c. No more than three (3) rear lots may be accessed by any one access strip.
  - d. The access strip shall be owned by the owner of the rear lot or, in the case of multiple rear lots, by the owner of the rear lot located farthest from the public or private way.
  - e. The access strip shall be encumbered by an easement if another rear lot exists, granting access to such lot.

### **5A.6 Road Requirements**

1. Roads created within a Conservation subdivision may be privately owned and maintained in perpetuity by a Homeowner's Association.
2. This arrangement shall be formalized as follows:
  - a. A note shall be placed on the final Conservation subdivision plan stating: "This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
  - b. A notation shall be placed in the deed to the property stating: "This subdivision development is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
  - c. In such other form as is acceptable to the Commission which shall, at the Commission's discretion, be subject to review by the Commission's attorney prior to filing of approved plan or other documents.
3. Private roads shall:
  - a. be identified on the subdivision plans,
  - b. have a right-of-way of 50'.
  - c. conform to the construction standards listed in the Town of Brooklyn Public Improvement

- Specifications including being paved with 3" bituminous concrete (1 ½" Class I and 1 ½" Class II) to a minimum width of eighteen 18 feet.
- d. have a cross slope from center crown to gutter of at least 3/8" /foot.
  - e. not exceed 12% grade
  - f. not serve as a connecting road between two public streets.
  - g. have the final design be subject to the recommendation of the Town Engineer since the design may need to be site specific.
4. All dead end roads shall terminate in a cul-de-sac with an outside radius of travel way of fifty (50) feet and, if a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.
5. Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.
- a. Curbing shall be required:
    - where a road is in a cut situation with surrounding land pitching toward the road;
    - at a low point in the road with catch basins to collect storm water runoff; and
    - where a closed drainage system is required.
  - b. Curbing is not required:
    - where the land generally has flat slopes;
    - where the road is in a fill situation and sheet flow away from the road is advantageous; and
    - where no closed drainage system is required.
  - c. A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design.
6. Any proposed public roads shall be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.

### **5A.7 Legal Arrangements**

- 1. Appropriate Certificates of Incorporation, by-laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation subdivision shall be provided as part of the application.
- 2. Appropriate easements shall be provided as part of the application for travelways, utilities, snow storage, maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf.
- 3. Following approval, a Conservation subdivision and all parcels of land within it shall be subject to the following limitations:
  - a. No lot or parcel within a Conservation subdivision may be further subdivided and:
    - A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk.
    - A perpetual development restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation subdivision and such development restriction:
      - shall provide that no lot in the Conservation subdivision may be further subdivided into additional building lots.
      - shall be in such form and substance as the Commission shall prescribe, and
      - may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.
  - b. Home offices are allowed as a matter of right per Section 6.A.2 except that there shall be no

non-resident employees.

c. Home enterprises and home businesses are not permitted in Conservation Subdivisions.

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_  
Fee \$ 250 \_\_\_\_\_ State Fee ( \$60.00) \_\_\_\_\_

Application #SPG \_\_\_\_\_  
Check # 18589

\$310.00

APPLICATION FOR GRAVEL BANK  
SPECIAL PERMIT RENEWAL

Name of Applicant PAUL SANSOUCY Phone (860) 779-9099  
Mailing Address PO BOX 917 DAYVILLE, CT 06241  
Relation SANSOUCY QUARTERS  
Property Owner SAME Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor Archer Surveying  
Address 18 Providence Rd Brooklyn  
Contact Person Bruce Woods Phone 860-179-2240 Fax \_\_\_\_\_

Name of Attorney N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property address 248 Pomfret Rd Rte 169  
Property Location EAST of Rte 169 South of BARTON Hill Rd  
Map # 26 Lot # 19A Zone RA Total Acres 4.5

Maximum Area :  
Acres of Gravel Removal 5-4.5 Cubic Yards of Gravel Removal 96,000

Is Application for Renewal? Yes  No \_\_\_\_\_  
Original Date of Issuance of Permit 12/22/2007 If Yes, Amount Removed Last Year 2,100  
Issued To: PAUL SANSOUCY

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 Sansoucy Date 11/19/21  
Owner: Paul Sansoucy Date \_\_\_\_\_

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

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

Received Date NOV 23 2021  
Fee \$ 100 ✓ State Fee ( \$60.00 ) ✓ \$150 pub

Application # GBR 21-005  
Check # 14206

APPLICATION FOR GRAVEL BANK RENEWAL  
SPECIAL PERMIT

Name of Applicant FCR Reality LLC Phone 860-774-6431  
Mailing Address 110 DAY ST. BROOKLYN, CT 06234  
Relation \_\_\_\_\_

Property Owner Same Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor Dave Held  
Address \_\_\_\_\_  
Contact Person Dave Held Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

Property address Brickyard Rd.  
Property Location Northern of Brickyard Rd. and westerly of Day St  
Map # 35 Lot # 7 Zone RA Total Acres 200  
41  
42  
Maximum Area : 43 (HAUL RD.)  
Acres of Gravel Removal \_\_\_\_\_ Cubic Yards of Gravel Removal 5,000

Is Application for Renewal? Yes X No \_\_\_\_\_  
Original Date of Issuance of Permit \_\_\_\_\_ If Yes, Amount Removed Last Year 2000  
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: [Signature] Date 11/23/21

Owner: \_\_\_\_\_ Date \_\_\_\_\_

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

# 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

November 29, 2021



Jana Butts Roberson, AICP  
Town of Brooklyn  
69 South Main Street, Suite 22  
Brooklyn, CT 06234

**RE: FCR Realty LLC – Excavation Renewal Application  
P&R Job No. 213100**

Dear Ms. Roberson:

This report accompanies a topographic survey prepared by Provost & Rovero, Inc. dated 11/26/2021 which shows the existing elevations on the subject excavation site as of 11/25/2021. Based on a comparison of the prior topographic survey (“Gravel Removal Plan – Prepared for – FCR Realty LLC – Westerly of Day Street and Northerly of Brickyard Road – Brooklyn, Connecticut – Scale: 1” = 50’ – Dated: 4/4/2018, Revised: 9/26/2018 – Sheet 2 of 3) prepared by KWP Associates with the current topographic data, approximately 65,000 cubic yards of earth have been removed from the site.

Please note that in the easterly portion of the site which was apparently wooded at the time of the previous KWP survey, the elevations which were determined by photogrammetry per the notes on the referenced plan appear to have been in error by as much as 10 feet. The determination of excavated volume in this area was based on 2016 LIDAR data which is generally extremely accurate, even in densely wooded areas.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. J. Held".

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



**GRAVEL BANK EXCAVATING/RESTORATION PERFORMANCE BOND**  
**BOND NUMBER: GM201301**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned FCR Realty, LLC  
110 Day Street, Brooklyn, CT 06234 as Principal, and Great Midwest Insurance Company with its principal  
office and place of business at 800 Gessner Rd., Suite 600, Houston, TX 77024 and duly authorized to do business in the  
State of Connecticut, as Surety, are held and firmly bound unto the **Town of Brooklyn, acting herein by its Planning & Zoning  
Commission**, 69 South Main Street, Brooklyn, CT 06234 in the sum of Fifty Five Thousand and 00/100  
Dollars (\$55,000.00) for payment of which sum well and truly to be made, we hereby jointly and severally bind  
ourselves, our heirs, executors, administrators,, successors and assigns.

WHEREAS, FCR Realty, LLC as Principal entered into an agreement with the  
Town of Brooklyn, for Remove 97,650 Cubic Yards of Gravel over 8.8 Acres on 200 Acres North of Brickyard Road and West of  
Day Street - Brooklyn, CT in accordance with all applicable rules, regulations  
and specifications of the Town of Brooklyn for such improvements.

NOW, THEREFORE, the condition of this obligation is such that if the above bounden, FCR Realty, LLC  
shall well and truly commence, make and complete the aforesaid improvements in strict accordance with the regulations and  
specifications of the Town of Brooklyn then this obligation shall be null and void, otherwise to remain in full force and effect.

No Right of Action shall accrue on this bond to or for the use of any person or corporation other than the Obligee  
named herein or the heirs, executors, administrators, or successors of Obligee.

This bond is for the term beginning January 15, 2020 and ending January 15, 2021. The bond may be extended for  
additional terms at the option of the surety, by continuation certificate executed by the surety.

SIGNED AND SEALED this 15th day of January, 2020

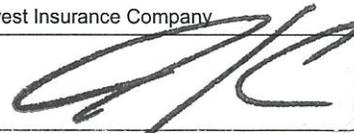
  
Attest

  
Attest William J. Nemeec, Attorney-In-Fact

FCR Realty, LLC  
Principal

By:   
Frederick Green, Member

Great Midwest Insurance Company  
Surety

By:   
Jeremy Crawford, Attorney-In-Fact



POWER OF ATTORNEY

GM-205535

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Ethan Baker, Jeremy Crawford, Brad Quiri, Michael D. Williams

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Four Million dollars (\$4,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.



GREAT MIDWEST INSURANCE COMPANY

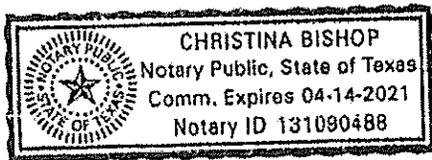
BY

[Signature of Peter B. Smith]

Peter B. Smith
President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

[Signature of Christina Bishop]

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 15th Day of January, 2020.



BY

[Signature of Leslie K. Shaunty]

Leslie K. Shaunty
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

**CONTINUATION CERTIFICATE**

In consideration of premium charged, **Great Midwest Insurance Company** hereby continues in force Bond

No. **GM201301** briefly described as **Remove 97,650 Cubic Yards of Gravel over 8.8 Acres on 200 Acres North of Brickyard Road and West of Day Street - Brooklyn, CT**  
in favor of **Town of Brooklyn** for

**FCR Realty, LLC**, as Principal,  
in the sum of **55,000.00**, for the

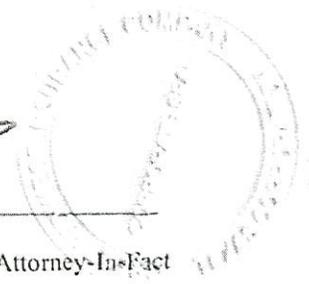
term beginning **01/15/2021** and ending **01/15/2022**,

subject to all the covenants and conditions of the original bond referenced above.

This certificate is designed to extend only the term of the bond. It does not increase the amount which may be payable thereunder. The aggregate liability of the Company under the said bond together with this certificate shall be exactly the same as, and no greater than it would have been, if the said bond had originally been written to expire on the date to which it is now being extended.

Dated this **18th** day of **December**, **2020**.

By   
**Jeremy Crawford**, Attorney-In-Fact



POWER OF ATTORNEY

GM-205548

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Ethan Baker, Jeremy Crawford, Brad Quiri, Michael D. Williams

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surely, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Four Million dollars (\$4,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.

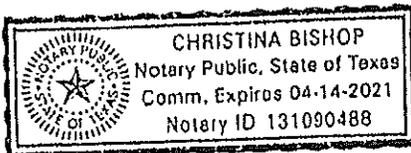


GREAT MIDWEST INSURANCE COMPANY

BY [Signature] Peter B. Smith President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature] Christina Bishop Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 18th Day of December, 2020.



BY [Signature] Leslie K. Shaunty Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

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

Application #SP 22-001  
Check # \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

Name of Applicant JP Rimolczyk Phone 401-447-3734  
Mailing Address 188 GANNETT RD, BROOKLYN Phone \_\_\_\_\_

Name of Engineer/Surveyor ARCHER SURVEYING LLC  
Address 18 PROVIDENCE RD, BROOKLYN CT  
Contact Person PAUL ARCHER Phone 954-2240 Fax -

Name of Attorney N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 190 WOLF DEN RD  
Map# 17 Lot# 29-1 Zone RA Total Acres 2.53  
Sewage Disposal: Private  Public \_\_\_\_\_ Existing \_\_\_\_\_ Proposed   
Water: Private  Public \_\_\_\_\_ Existing \_\_\_\_\_ Proposed

Proposed Activity PROPOSED IN LAW APARTMENT ABOVE 2 CAR GARAGE ASSOCIATED WITH A PROPOSED 3 BDRM HOUSE

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: Stephane Rimolczyk Date 1/20/2022  
Owner: Stephane Rimolczyk Date 1/20/2022

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



PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

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

Application #: \_\_\_\_\_  
Check# 2566

**APPLICATION FOR SITE PLAN REVIEW**

Name of Applicant JP Rimoczy Phone 401 447-3734  
Mailing Address 188 HOLMAY RD, BROOKLYN CT Phone \_\_\_\_\_

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

Name of Engineer/Surveyor ARCTER SURVEYING LLC  
Address 18 PROVIDENCE RD, BROOKLYN CT  
Contact Person PAUL ARCTER Phone 799-2240 Fax \_\_\_\_\_

Property location/address 190 WOLF DEN RD  
Map # 12 Lot # 29-1 Zone RA Total Acres 2.5

Proposed Activity In Law Apartment, Addie 2 Car Garage, Proposed 3 Bedm House, Drive, Septic & Well

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

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

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 n/a 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: Stephanie Rimoczy Date 1/20/2022

Owner: Stephanie Rimoczy Date 1/20/2022

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



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



JP & Stephanie Rimoczy  
190 Wolf Den Road  
Brooklyn, Connecticut

January 20, 2022

Re: Proposed In-law Apartment

**Statement of Use:**

The Proposed in-law apartment will be constructed in a space above the proposed 2 Car Garage that is shown on the Site Plan. We have also enclosed the floor plan layout for the apartment.

**Sanitary Report:**

Soils on the subject property are suitable for the installation of the onsite septic system. Test holes were done by the Northeast District Department of Health an indicated restrictive Soils at 22" to 34" with a percolation rate less than 5 minutes per inch. With these conditions combined with the existing terrain allows for the design of a minimally sized system for the proposed 3-bedroom house along with the in-law apartment all designed in accordance with the state health code. The septic system design as shown on the Site Plan has been approved by the Northeast District Department of Health. We have enclosed the approval letter from the Health Department.

**Water Supple:**

The Proposed House and in-law apartment will be served by a drilled well, location is depicted on the Site Plan. The location of the proposed well and capacity will all be done in accordance to the state health code.

**Impact Statement:**

We feel the proposed use will not have any impact to the surrounding properties. The Proposed Garage with the in-law apartment is located approximately 240 feet off the northerly road line of Wolf Den Road and will be located approximately 30 feet above the road.

Abutters List (Necogg)  
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

Brooklyn Inland Wetlands  
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

9489 0090 0027 6166 5939 01

CERTIFIED#

January 23, 2020

John P. and Stephanie Rimoczy  
188 Gorman Road  
Brooklyn, CT 06234

RE: Notice of Decision – 011420A (Duly Authorized) John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway.

Dear Mr. and Mrs. Rimoczy:

At the January 14, 2020 Inland Wetlands and Watercourses Commission meeting application 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway was approved by the wetlands vice chairman and wetlands agent as “duly authorized” approval.

All work shall be completed in accordance with all materials submitted with the application.

You are required to publish at your expense the notice of approval in the newspaper having a general circulation in the Town of Brooklyn and to provide proof of publication to the duly authorized agent. Please see the enclosed legal notice.

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

Signed,

*Margaret Washburn*

Margaret Washburn  
Wetlands Enforcement Officer

MW/acl  
CC: File, KWP Associates

**PUBLIC NOTICE  
TOWN OF BROOKLYN**

On January 14, 2020, the duly authorized agent of the Brooklyn Inland Wetlands and Watercourses Commission approved 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway within the upland review area.

Villager Newspaper Information for Publication, this paper only prints on Friday. Please submit on the Monday before the Friday publication printing of newspaper.

[legals@stonebridgepress.news](mailto:legals@stonebridgepress.news) is the e – mail address for submission.

Please provide a proof of publication to the Wetlands Agent, Margaret Washburn.



# ZONING PERMIT

Fee Paid: \$ 200.00  
Received By:  
Date Granted: 05/06/2021  
Numerical Code:  
Permit Number: 21-30ZP

Shane Pollock \_\_\_\_\_:

The Town of Brooklyn, CT \_\_\_\_\_ has approved the zoning permit application you submitted, with final revisions as applicable.

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:

New Single Family Dwelling

Located at WOLF DEN RD \_\_\_\_\_ Plat/Map 17 \_\_\_\_\_ Lot/Block 0 29-1 \_\_\_\_\_ Parcel 17 0 29-1 \_\_\_\_\_

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7.

(Connecticut General Statutes)

\_\_\_\_\_  
*M Washburn*

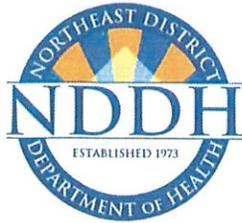
Margaret Washburn, Zoning Enforcement Officer

## CONDITIONS/STIPULATIONS

Please see attached. This is a two-page Zoning Permit.

**CONDITIONS FOR ZONING PERMIT FOR 190 Wolf Den Road  
ISSUED 5/6/2021**

1. Erosion control measures and anti-tracking pad shall be maintained until ZEO authorizes their removal when lot is fully stabilized.
2. Prior to Certificate of Zoning Compliance and Occupancy:
  - a) Submit an as-built survey at A2 level showing all structures, footing drain outlet(s), and front, rear and side yard setbacks. The as-built survey must clearly indicate the distances from all structures and the footing drain outlet to property lines.
  - b) Finish grade, seed and mulch all disturbed areas.



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

December 06, 2021

John Paul & Stephanie Rimoczy  
188 Gorman Road  
Brooklyn, CT 06234

**SUBJECT: FILE #20000160 -- WOLF DEN ROAD #190, MAP #17, LOT #29-1, BROOKLYN, CT**

Dear John Paul & Stephanie Rimoczy:

The subject plan (KWP ASSOCIATES, RIMOCZY, PROJ#04092, DRAWN 12/22/2019, LAST REVISED 12/01/2021) submitted on 12/03/2021 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3-bedroom house with 1-bedroom detached In Law Apartment based on the following:

1. CT licensed surveyor must stake house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.
8. Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.
9. Sewer line from garage shall be sleeved and have 12" of cover.

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

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

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

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official; KWP Assoc., Square 1 Building Assoc., John Albrecht

# APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

NORTHEAST DISTRICT DEPARTMENT OF HEALTH  
69 SOUTH MAIN STREET UNIT 4  
BROOKLYN, CT  
860-774-7350

Approval is hereby granted for the construction/repair of a sewage disposal system at the property described below:  
FILE #210000160 MAP #17 LOT#29-1 DL #29B

TOWN: BROOKLYN

INSTALLER: JOHN ALBRECHT (SIG ON FILE)

STREET: 190 WOLF DEN ROAD

CT LIC #3609 EXPIRES: 02/28/2022

PROPERTY OWNER: JOHN PAUL & STEPHANIE RIMOCZY

Residential: No. of Bedrooms: 3 w/1 Bedroom detached In Law Apt

Non-Residential: Design Flow: 0 Gallons Per Day (GPD)

## INSTRUCTIONS FOR INSTALLER

1. Construction plot plan submitted and approved by this office must be adhered to.
2. This office must be contacted for approval if any change is going to be made in the system location, size or design, or any changes in house, well or property line locations.
3. Any *NEW* sewage disposal system must conform to *ALL* requirements of Section 19-13-BI03 of the CT Public Health Code.
4. *ALL* new construction to be under *DIRECT* supervision of a CT licensed installer under Section 20-341 of the CT General Statutes.
5. The installer is *RESPONSIBLE* for *VERIFYING LOCATIONS* of *PROPERTY LINES, WELLS,* and *BURIED UTILITY LINES* prior to construction.
6. Installer to notify N.D.D.H. 24 hours, in advance, prior to the start of construction.
7. Installer to have septic tank covers removed at the time of inspection.

## SPECIFIC INSTRUCTIONS:

- Install per plot plan (KWP Associates, Project #04092, Drawn: 12/22/2019, Revised: 12/01/2021).
- CT Licensed Surveyor must stake house, benchmark and septic system, offset stakes to include flow line or bottom of trench elevations. Benchmark is to be located within 10-15 feet of proposed system.
- Install a 1,500-gallon two compartment septic tank with outlet baffle filter.
- Sewer line from 1 bedroom apartment garage shall be sleeved with 12" of cover.
- Install 588 square feet of effective leaching area consisting of 4 49' long stone and pipe trenches (12"x48")
- Maximum depth into existing grade not to exceed 0 inches. Bottom of system shall be 2" above existing grade as shown on plan.
- Topsoil is to be removed and replaced with select septic fill/C33 sand. Current sieve analysis (within 30 days), for select fill/C33 sand is required. Perc test is to be conducted in the select fill.
- Bottom of excavation inspection is required once topsoil has been removed.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified or an
- Engineer's as-built and installer's checklist to be submitted to NDDH as required.
- Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.

GRANTED BY:

  
Donovan Moe, EHS

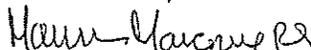
DATE ISSUED: 12/06/2021

EXPIRES: 12/06/2021

ONE

RENEWAL:   /  /  

EXPIRES:   /  /  

  
Maureen Marcoux, RS

THIS PERMIT IS VALID FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE. IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE SECTION 19-13-BI03e(F)(I). ONE RENEWAL IS POSSIBLE PROVIDED NDDH IS NOTIFIED PRIOR TO THE EXPIRATION DATE NOTED ABOVE. IF PERMIT EXPIRES, INSTALLERS ARE CHANGED, OR ANY OTHER DEVIATION FROM THE ORIGINAL PERMIT, A NEW APPLICATION MUST BE COMPLETED AND ALL APPLICABLE FEES MUST BE PAID.

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD  
Commissioner



Ned Lamont  
Governor  
Susan Bysiewicz  
Lt. Governor

*Environmental Health Section*

### **NOTICE OF EXCEPTION**

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a CENTRAL SUBSURFACE SEWAGE DISPOSAL SYSTEM serving a SINGLE-FAMILY HOUSE and a DETACHED INLAW APARTMENT located at 190 WOLF DEN ROAD in the Town of BROOKLYN, CT. A central system has been found to be technically preferable for the following reasons:

1. The central system shall provide for an improved distribution and treatment of sewage effluent.
2. Wastewater that is not "sewage" as defined in Section 19-13-B103b (a) of the Connecticut Public Health Code shall not be discharged to the sewage disposal system.
3. The installation shall be inspected and approved by the local health department.

Recorded at the Department of Public Health, Hartford, Connecticut.

A handwritten signature in blue ink that reads "Sean Merrigan".

---

Sean Merrigan  
Sanitary Engineer III  
Environmental Engineering Program

DECEMBER 6, 2021

---

Date



Phone: (860) 509-7296 • Fax: (860) 509-7295  
410 Capitol Avenue, MS#12SEW, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

*Affirmative Action/Equal Opportunity Employer*

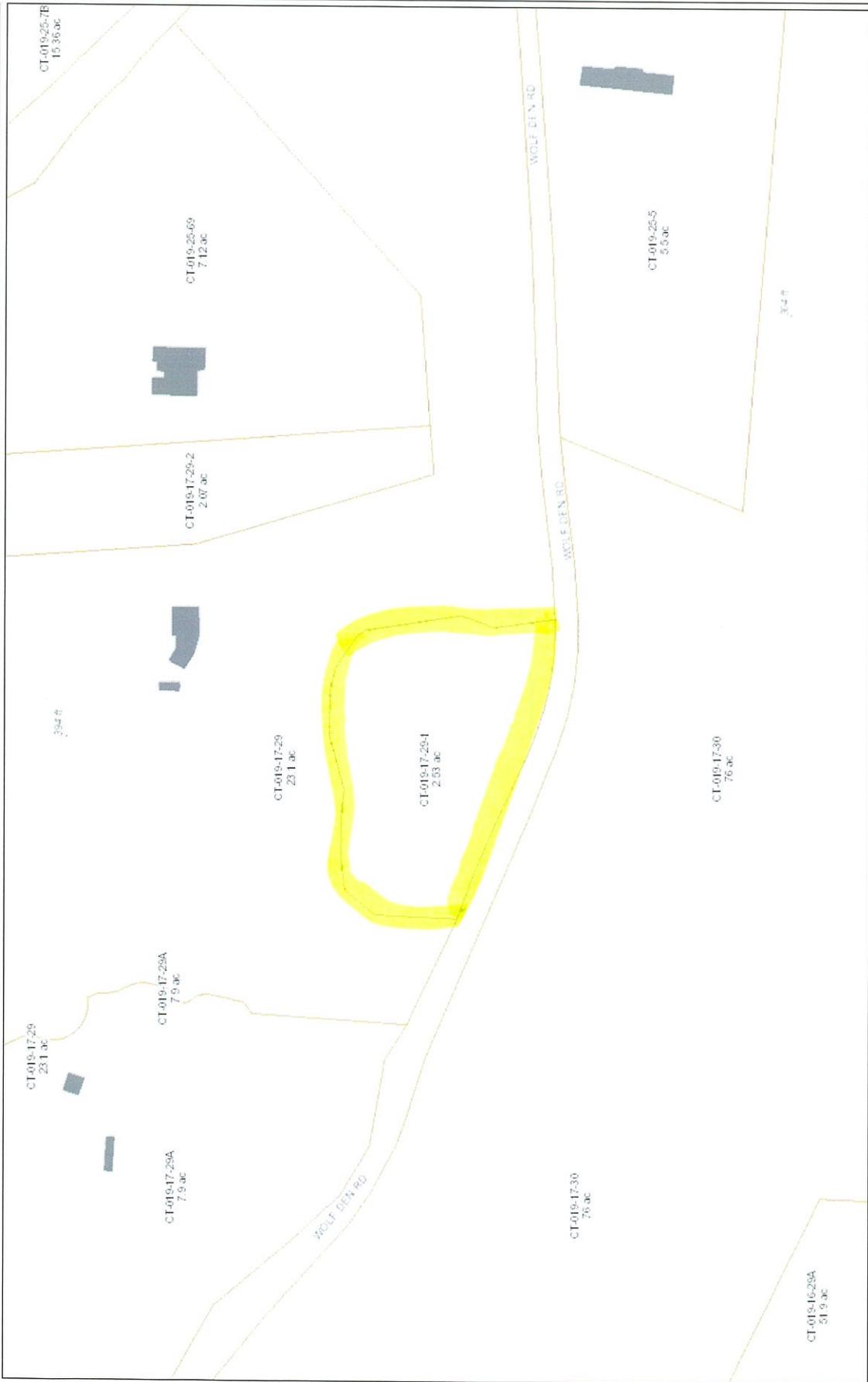


Enter Map Title



- Legend**
- Town
  - Buildings 2012
  - Parcels

1:2,257



WGCS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

**Notes**  
 This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Enter Map Description

Abutters List (Necogg)  
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

**Parcel Information:**

Report Generated: 1/20/2022 11:00:37 AM

**GIS ID:** CT-019-17-30

**Assessment:**

**Owner Name:** WINDHAM COUNTY SOIL CONSERVATION

**Appraisal:** \$197,700.00

**Street Address:** WOLF DEN RD  
19

**Mailing Address:** DEPT. ENV. PROTECTION  
BROOKLYN CT 06234-2517

**Land:** 76.00

**Buildings:**

**Land Value:**

**Improvement Value:**

**Total Value:**

**Appraised**

\$0.00

\$197,700.00

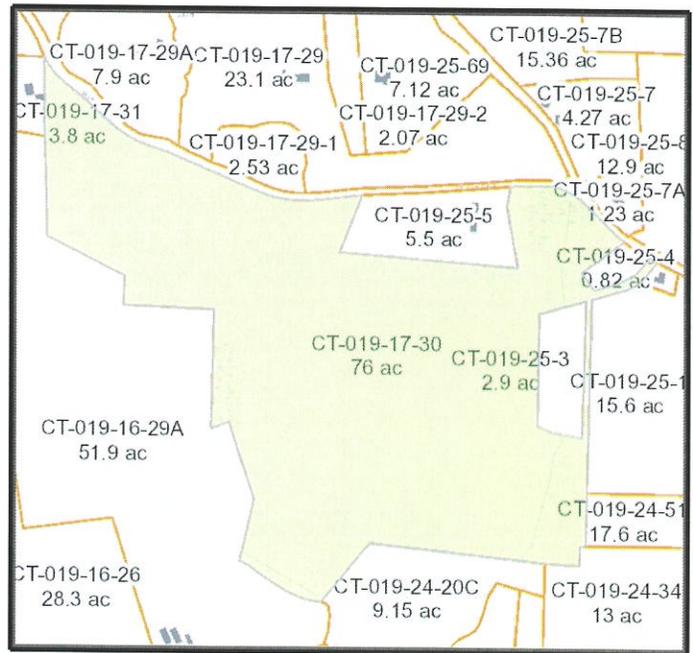
**Assessed**

**Sale Date:**

**Sale Price:**

**Year Built:**

**Primary Structure Area:** sq. ft.



Taxlot highlighted in blue



## Parcel Information:

Report Generated: 1/20/2022 11:00:07 AM

GIS ID: CT-019-17-29

### Assessment:

Owner Name: LARKIN ERIK M TRUSTEE OF

Appraisal: \$185,260.00

Street Address: 85 COSTELLO RD  
19

Mailing Address: 85 COSTELLO RD  
BROOKLYN CT 06234

Land: 23.10

### Buildings:

Land Value:

Improvement Value:

Total Value:

**Appraised**

\$144,100.00

\$185,260.00

**Assessed**

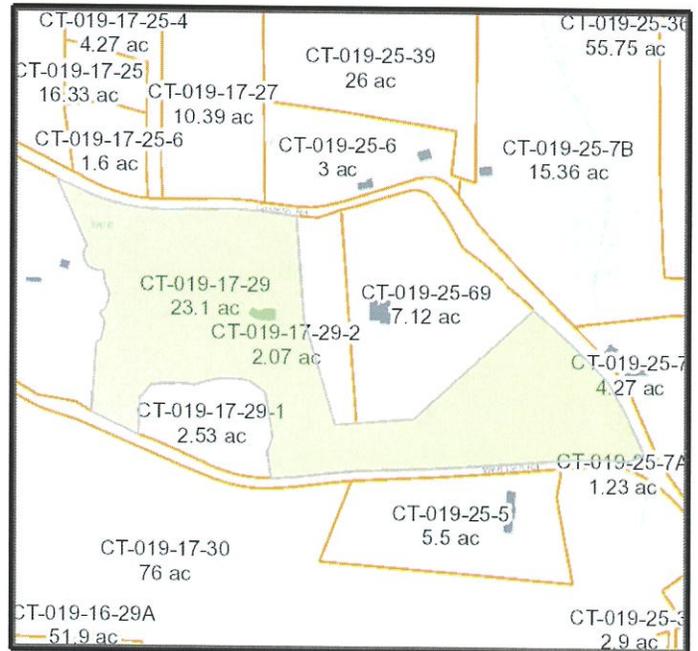
Sale Date:

Sale Price:

Year Built:

Primary Structure Area:

sq. ft.



Taxlot highlighted in blue

<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
RIMOCZY JOHN PAUL & STEPHANIE								Code: 5-1, Appraised: 38,000, Assessed: 25,490	
188 GORMAN RD		<b>SUPPLEMENTAL DATA</b>							
BROOKLYN CT 06234		Alt Prcl ID: 17/029-01		490 PEN DEVRIGH SUBDIV, LARKIN SURVEY # 17/91 DEV LOT		Census # 9051		6019 BROOKLYN, CT	
		FIRE DIST SEWER						<b>VISION</b>	

RECORD OF OWNERSHIP		BK	VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
RIMOCZY JOHN PAUL & STEPHANIE S	0637	0280		01-29-2020	Q	V	42,500	00
LARKIN CHARLES E & PAMALA J	0227	0030		06-20-2000			0	29
CUNNEEN JOY W	0082	0871		05-27-1986	U	V	0	29
CUNNEED EDWARD F & JOY W	0033	0027		04-05-1956	U	V	0	29
Total								880

EXEMPTIONS		Year	Code	Description	Amount
Total				0.00	

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
Total						0	

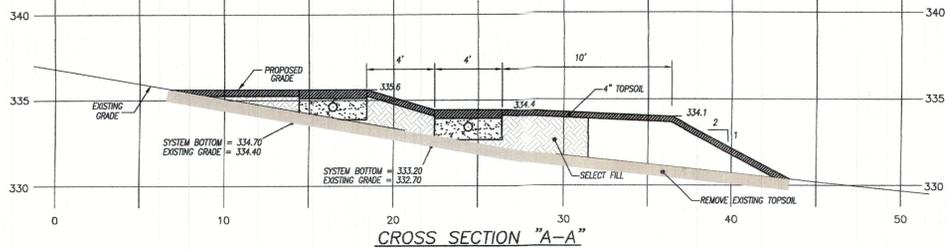
ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch	
Total				0	
NOTES		BETWEEN 99-139 PAST COSTELLO			

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value										38,000	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpos/Result
Total Appraised Parcel Value						38,000	
VISIT / CHANGE HISTORY		10-05-2020	KT			43	Change Review by As
		07-22-2020	MM			13	Field Review
		03-27-2020	MM			60	Sales Review
		02-19-2020	MS			47	Change
		11-19-2019	KN			61	Field Check
		07-28-2014	KT			47	Change

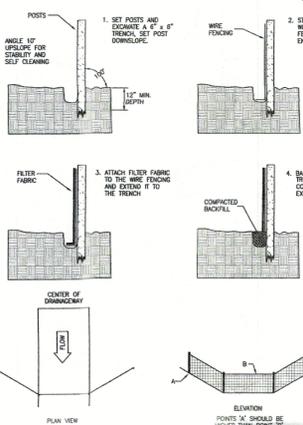
LAND LINE VALUATION SECTION		B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location	Adjustmen	Adj Unit P	Land Value
1	1300	VACANT	RA		2.000	AC	36,000	0.56895	5	0.80	0050	1.100	STEEP		1.0000		36,100
1	1300	VACANT	RA		0.530	AC	3,600	1.00000	0	1.00	1.000				1.0000		1,900
Total Card Land Units: 2.530 AC																Total Land Value	38,000



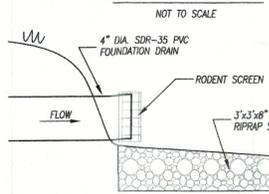


**EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS**

- The proposed activity consists of the construction of a single family residence and appurtenant driveway, septic system and well within 100' of an inland wetland.
- Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
- After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Properly installed haybales maybe used in lieu of silt fence.
- All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4" in caliper shall be chipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4" in caliper shall be removed from the site and disposed of in a manner consistent with State, Federal, and local regulations. Stumps shall be excavated from the area of disturbance and likewise disposed of in a manner consistent with all applicable laws.
- Final grades shall be achieved as quickly as possible, and immediately thereafter, sideslopes shall be stabilized with 4" of topsoil. The area shall be seeded and mulched with straw mulch in accordance with the specifications contained herein.
- All erosion and sedimentation control measures shall be constructed in accordance with standards and specifications of the "Erosion and Sedimentation Control Handbook", U.S. Dept. of Agriculture, Soil Conservation Service.
- All control measures shall be maintained in effective conditions throughout the construction period and shall be inspected periodically but not less than once per month, and after a total rainfall in one storm event of 1 inch in 24 hours. Sediment shall be promptly removed from control structures and disposed of on-site in upland areas outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired.
- The Town of Brooklyn shall be notified prior to commencement of construction and at key point during construction so that inspections of erosion and sedimentation control measures can be scheduled.
- The responsibility for implementation of this plan shall rest with JP Rimoczy & Stephanie Rimoczy, Telephone: (401) 263-1296.
- Seed Mixture:



**SILT FENCE**



UPON ACHIEVEMENT OF FINAL GRADES, 4" OF TOPSOIL SHALL BE SPREAD AND SEEDDED WITH FOLLOWING MIX:

SEED	LBS./1000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
PERENNIAL RYEGRASS	0.20
KENTUCKY BLUEGRASS	0.15
<b>TOTAL:</b>	<b>0.85</b>

AFTER SEEDING IS COMPLETE SPREAD MULCH AT THE RATE OF 1 HAYBALE/500 S.F.



**FOUNDATION DRAIN OUTLET**

**SEPTIC SYSTEM CONSTRUCTION NOTES**

- The building and septic system shall be accurately staked in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
- Topsoil and fill material shall be removed and the area of primary leaching field scarified prior to placement of fill. Fill shall meet the gradation requirements noted below. Fill material shall be approved by the engineer or the sanitarian prior to placement. It shall be compacted in six-inch lifts and shall extend a minimum of fifteen feet (15') beyond the last leaching trench before tapering off.  
**Septic System Fill Gradation Requirements**  
 Coarse Fraction (less than 3" and greater than No. 4 sieve): 45% Max.  
 Fine Fraction:
 

Sieve	WET	PERCENT PASSING
No. 4	100	100
No. 10	70-100	70-100
No. 40	10-50*	10-75
No. 100	0-20	0-5
No. 200	0-5	0-2.5

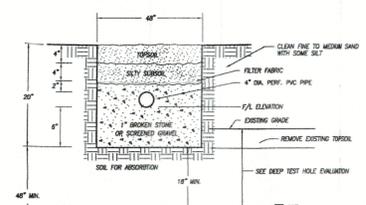
 Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
- All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.  
 Solid distribution pipe shall be 4" diameter SDR-35 PVC MEETING ASTM D-3034 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.  
 Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or D-3350, 1500 lb. minimum crush.
- Foundation drain outlet shall be 4" diameter SDR-35 PVC meeting the requirements of ASTM D-3034 with rubber compression gasket joints and backfilled with a non free-draining material.

**NOTES:**

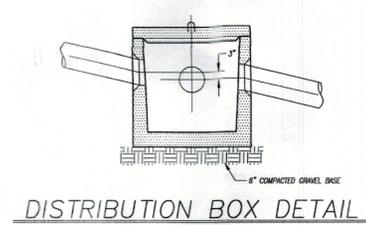
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - Boundary lines shown conform to a Class "A-2" horizontal accuracy.
  - Topographic features conform to a Class "T-2", "V-3" vertical accuracy.
  - Survey Type: Improvement Location Survey.
  - See Subdivision for bearings.
- Owner: Charles E. & Pamela J. Larkin  
85 Costello Road  
Brooklyn, CT 06234  
Applicant: JP Rimoczy & Stephanie Rimoczy
- Parcel is shown as Lot #29, on Assessors Tax Map #17.
- Northeast District Department of Health file number: 94000322.
- Elevations based on Approximate National Geodetic Vertical Datum of 1929. Contours taken from actual field survey. Contour interval = 2'.
- Wetlands shown were flagged in the field by William Green, Certified Soil Scientist.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

**MAP REFERENCES:**

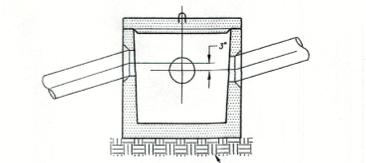
- "Subdivision of Land - Owned by - Joy W. Cunneen - Wolf Den And Costello Roads - Brooklyn, Connecticut - Scale: 1 inch = 50 Feet - Date: 14 January 1986 - Prepared By Albert L. Fitzback, L.L.S."
- "Plan of Land - Surveyed for - Peter F. McFarlin & Robin W. McFarlin - Wolf Den Road & Costello Road - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 7/24/1978 - Prepared By Kietlyka, Woods & Pike."



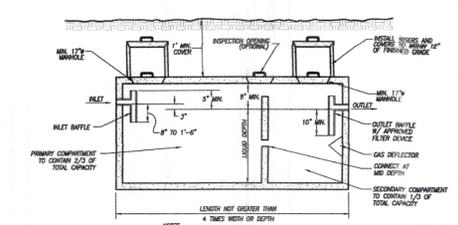
**TYPICAL LEACHING TRENCH SECTION**



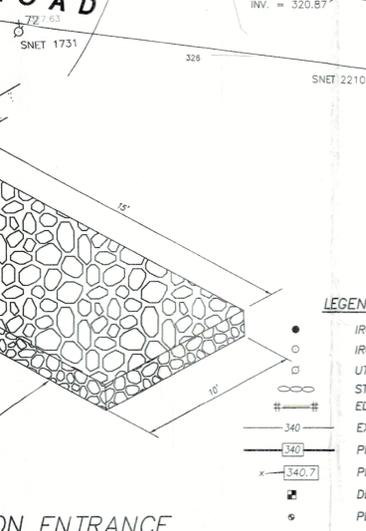
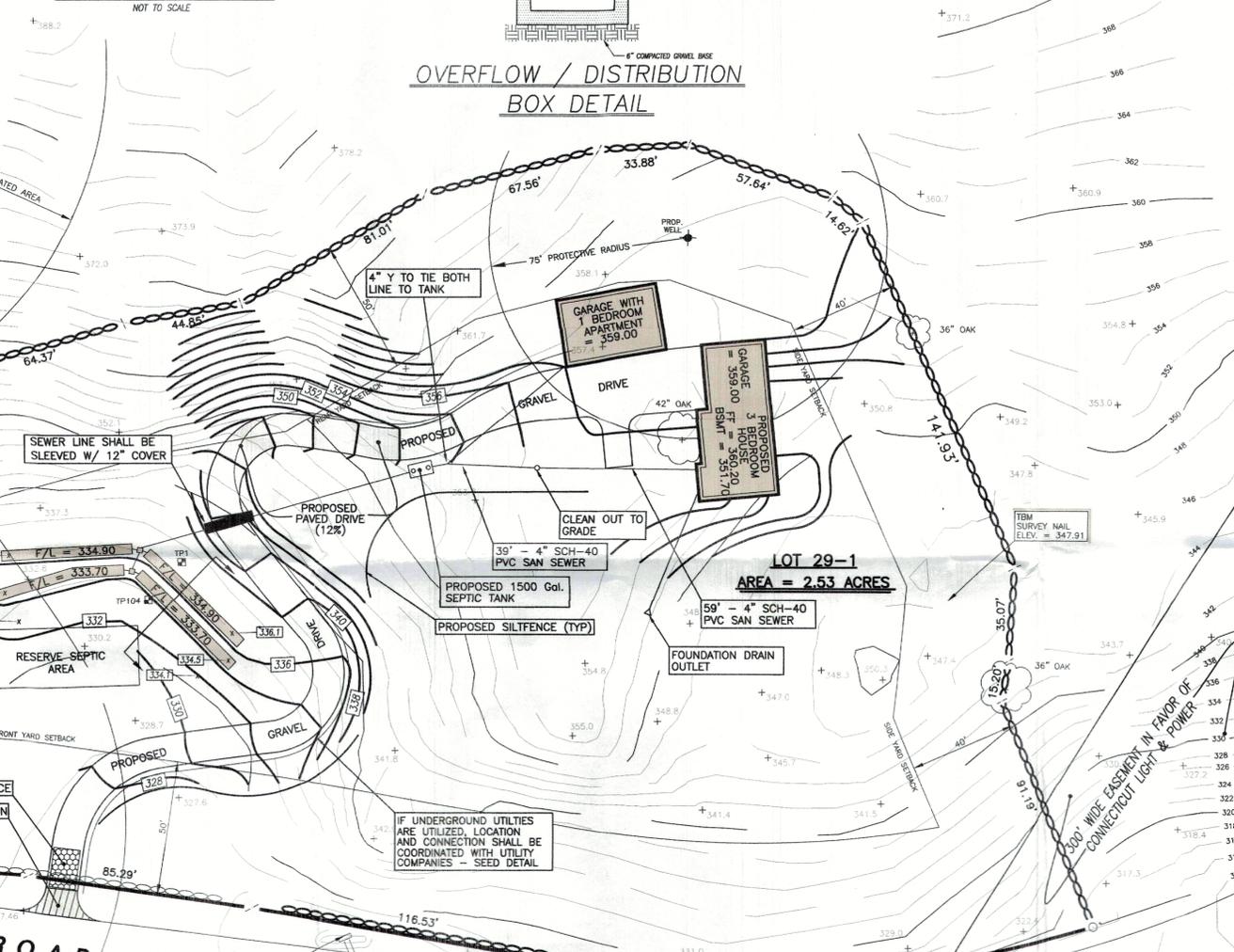
**DISTRIBUTION BOX DETAIL**



**OVERFLOW / DISTRIBUTION BOX DETAIL**



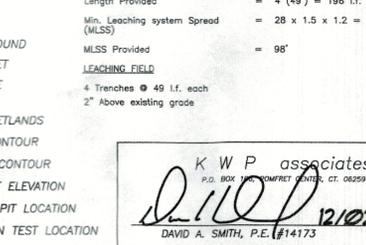
**1,500 GALLON TWO-COMPARTMENT SEPTIC TANK**



**CONSTRUCTION ENTRANCE**

**BASIS OF SANITARY DESIGN**

Percolation Rate	= 3.3 min. / in. (Use 5.1 to 10.0)
4 bedroom house requires	= 577.5 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 577.5/3 = 192.5 l.f.
Length Provided	= 4 (40') = 196 l.f.
Min. Leaching system Spread (MLSS)	= 28 x 1.5 x 1.2 = 50.4'
MLSS Provided	= 98'
Leaching Field	= 4 Trenches @ 49 l.f. each
	= 2" Above existing grade



**LOCATION PLAN**

DEEP TEST HOLE EVALUATION - March 29, 2005  
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
103	0' - 7' 7' - 29' 29' - 30'	Topsoil Reddish Brown Very Fine Sandy Loam, Stones/Rocks Compact Very Fine Sandy Loam with Stones N/A Seeps @ 76" 29"
104	0' - 8' 8' - 22' 22' - 81'	Topsoil Reddish Brown Very Fine Sandy Loam with Pebbles Compact Fine Sandy Loam N/A Seeps @ 35" 22"

PERCOLATION TEST DATA - April 5, 1994  
Soil Technologies

HOLE	TIME	READING
B	4:10	2"
	4:20	7 1/2"
	4:30	11 3/4"
	4:40	14"
	4:50	17"
	5:00	20"
		Depth 20"

Minimum Percolation Rate = 3.3 min/inch

**DEEP TEST HOLE EVALUATION - November 18, 2021**

Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0' - 12" 12' - 34" 34' - 60"	Topsoil w/ many roots Sandy Loam w/ some roots Moderately compact, decompressed rock with loamy medium sand Ledge Mottling 34"

SNET 1729

DATE	REVISIONS	DESCRIPTION	BY
12/1/2021	REVISIONS PER NDOH COMMENTS		PA
9/21/2021	REVISED SEPTIC TANK SIZE		PA
7/29/2021	REVISED GARAGE LOCATION		JES
4/23/2021	ADDED GARAGE WITH APARTMENT, REVISED HOUSE FOOTPRINT AND SEPTIC AREA		JES
1/7/2020	ADDED REGULATED AREA		JES

Site Development Plan  
Prepared For  
**JP RIMOCZY**  
&  
**STEPHANIE RIMOCZY**  
#190 WOLF DEN ROAD  
BROOKLYN, CONNECTICUT

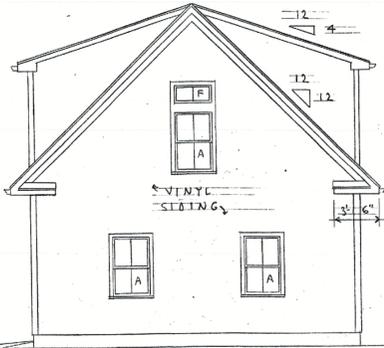
**KWP associates**  
SURVEYING ~ ENGINEERING ~ SITE PLANNING  
250 Killingly Road  
Pomfret Center, Ct. 06259-0106

SCALE: 1" = 30'  
DATE: 12/22/2019  
SHEET: 1 OF 1  
PROJ # 04092 FB:  
Dwn: JES Chk: .

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

**BRUCE D. WOODS** 12/02/2021  
BRUCE D. WOODS, Conn. L.S. #13646

**KWP associates**  
P.O. BOX 1000, POMFRET CENTER, CT. 06259  
**DAVID A. SMITH, P.E.** 12/02/2021  
DAVID A. SMITH, P.E. #14173 DATE



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



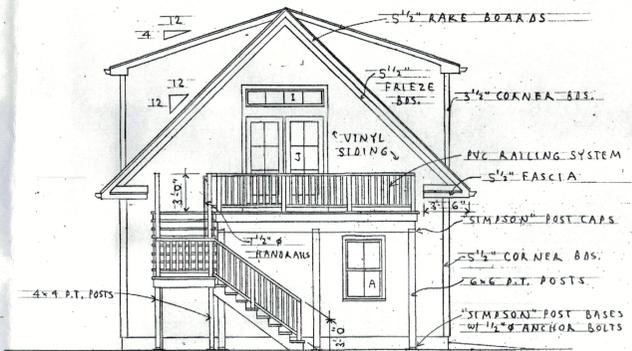
REAR ELEVATION SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY  
 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 WOLF DEN ROAD, BROOKLYN, CONN. 06210

9-2-21  
 SHEET  
 9  
 OF 4

DESIGNATION	TYPE / MANUF.	ROUGH OPENING	REMARKS
A	DOUBLE HUNG 2846	2'-10" x 4'-9 1/2"	
B	DOUBLE HUNG 2846-3	2'-2 1/4" x 4'-9 1/2"	
C	DOUBLE HUNG 2842	2'-10" x 4'-5 1/2"	
D	DOUBLE HUNG 28510	2'-10" x 4'-1 1/2"	UNIT @ BATH w/ TEMPERED GLASS
E	DOUBLE HUNG 28510-3	5'-6 1/4" x 4'-1 1/2"	
F	TRANSOM DTA 2816	2'-10" x 1'-6 1/2"	
G	TRANSOM DTA 2816-2	5'-6 1/4" x 1'-6 1/2"	
H	TRANSOM DTA 2816-3	8'-3 1/4" x 1'-6 1/2"	
I	TRANSOM	6'-0" x 1'-6 1/2"	
J	PATIO DOOR FLOOR GOES IN	6'-0" x 6'-11"	"AMBENSEN" UNIT

WINDOWS ARE "HARVEY" UNLESS OTHERWISE NOTED



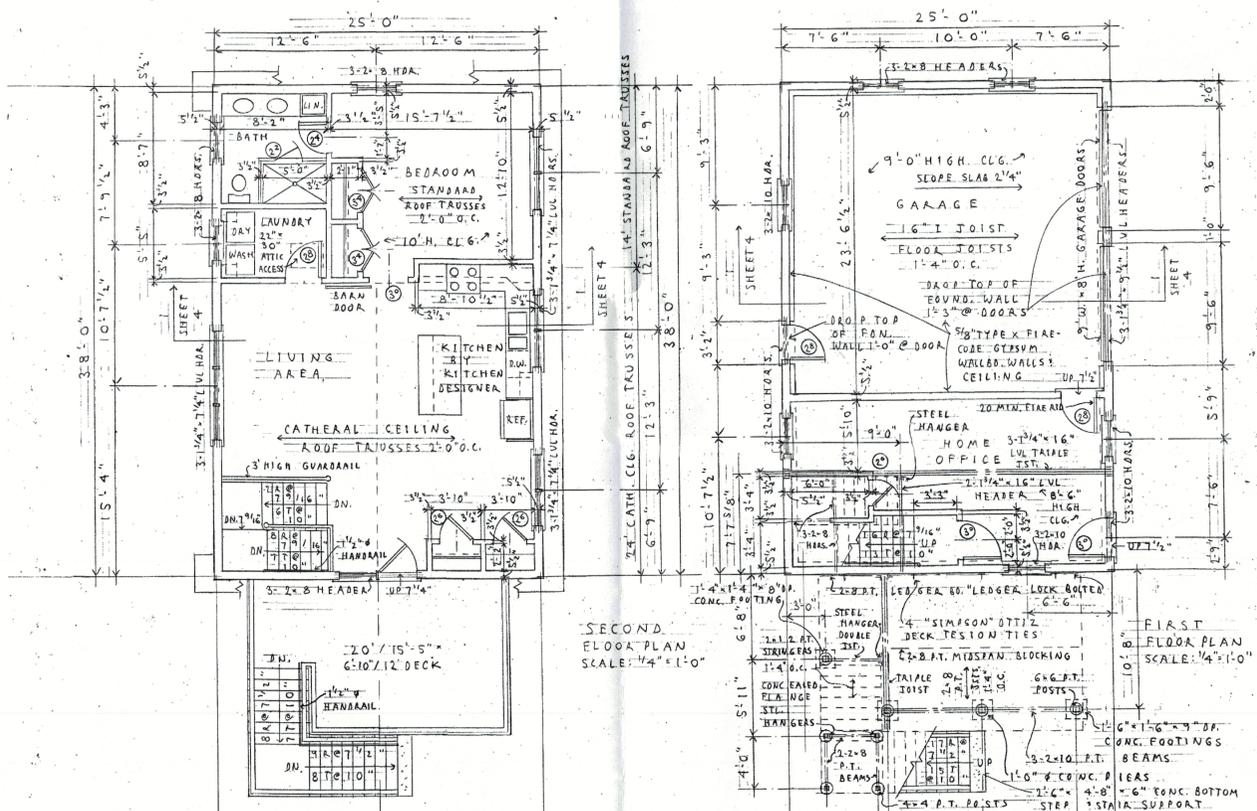
LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY  
 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 WOLF DEN ROAD, BROOKLYN, CONN. 06210

9-2-21  
 SHEET  
 1  
 OF 4



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY  
 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 WOLF DEN ROAD, BROOKLYN, CONN. 06210

9-2-21  
 SHEET  
 2  
 OF 4

## **Margaret's Report 1/25/2022**

### **Zoning Permits issued:**

**63 Juniper Way – Joyce Franco.** After-the-fact approval of the construction of a 10' x 24' horse shed /shelter; wood construction, shingled roof, no foundation or slab. Expanding the fenced area for horses, beyond that shown on the plan approved under the B100a dated 1/2/2022, shall require Health Department approval.

### **Final Certificates of Zoning Compliance issued:**

**57 Proulx Street – A. Kausch & Sons.** New single-family dwelling with attached garage and rear deck.

### **Home Office Permits Issued: None.**

### **Sign Permits issued:**

**412 Providence Road – Roland and Lyn Lacharite.** Replace two 25" x 62" non-illuminating sign panels for a hair salon in an existing free-standing sign in the PC Zone.

### **Zoning Issues:**

**160 Creamery Brook Road – Manuel Aviles.** Mr. Aviles reduced the number of unregistered vehicles store outdoors to one and called me for a re-inspection. Zoning compliance has been achieved for the time being. A closed Ceases and Desist Order was issued on 1/18/22.

### **FCR Gravel Pit – off Day Street.**

At the 1/11/22 IWWC meeting, the IWWC upheld a Cease & Desist Order (C&DO) issued for excavation done outside of the project footprint approved in 2018. A revised C&DO for wetlands violations was subsequently issued.

At the 1/11/22 meeting, the IWWC also called for the issuance of a Notice of Violation for noncompliance issues for work done inside the approved gravel pit footprint under the IWWC Regulations. That NOV has since been issued. Many of the noncompliance issues under the IWWC Regulations are also noncompliance issues under the Zoning Regulations.

I received the following email from David Held on 1/12/22, the day after the show cause hearing for violations of the IWWC gravel pit permit at the 1/11/22 IWWC meeting:

“Hi Margaret,

I completed some additional survey work at Keith's property today to try to figure out the discrepancy in the wetland lines versus the limits of disturbance. I was also able to locate some of Joe Theroux's old delineation flags and knots from the flags. With this additional work, it's pretty apparent that some of the wetland flag locations on the KWP mapping are off by as much as 35'. In the area where you were

specifically asking about the discrepancy, the wetland flags as shown on the KWP plan are approximately 30' into the pond. Because of this and the additional plans you need for correction of the other violations, I need to know if we can have additional time beyond January 30<sup>th</sup> to submit a complete application for the cease and desist. If it's important to you and/or the commission that the application include a plan with an accurate wetland delineation depicted thereon, I need to have Joe Theroux reflag the wetlands around the entire project perimeter and I need to survey the new flags so I can comfortably certify as to their location. My assumption last night was that I would be able to rely on the mapping provided by KWP for the wetland locations, but it's obvious that I cannot. With more freezing weather and snow possible in the coming week, I can't be reasonably sure that Joe can complete the delineation work in time. We can certainly try, but this makes the whole project a lot more involved. Please call me to discuss when you have a chance.

Thanks.

David J. Held, P.E., L.S."

I contacted Peter Alter, Town Counsel, regarding the information in Mr. Held's email. Attorney Alter sent the following response:

"At the least, you need to put both IWWA and TP&Z on notice that there is a newly discovered discrepancy in the wetland flagging and that it must be redone. In light of that issue, the wetlands permit may not be accurate as to current conditions and may need to be reconsidered depending on the results of the new flagging. This may have implications for the excavation permit as to size and scope. It may also mean that additional protections or controls are needed. In light of that situation, the Commission may wish to consider that the renewal of the existing permit should be deferred pending the receipt and review of this new information first by the IWWA and then by TP&Z. I cannot say that the current permit is automatically void as a result of this information. See the following from the Regulations:

11.9 General provisions in the issuance of all permits: a. The Commission has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.

At the least such an action would require notice and a hearing with the permittee."

A C&DO for zoning violations was issued on 1/20/2022.

**ZBA Variances Granted:**

ZBA 21-008 Sherry and Gary Greene, 215 Stetson Road, Map 2, Lot 6, 74.0 Acres, RA Zone. Requesting variances from sections 1.D.2.1, 1.D.2.2, 1.D.2.4 and 3.A.3.2.4 of the Zoning Regulations to be allowed to use a camping trailer as a dwelling until the Certificate of Occupancy for the new house under construction has been issued. Approved on 1/4/22.

ZBA 21-009 David and Nancy Bell, 10 & 12 Providence Road, Map 24, Lot 57, 0.27 Acres, Village Center Zone, for variances of the Zoning Regulations pertaining to dividing an existing, non-conforming, mixed use lot into two lots: one lot with a commercial use and one lot with a residential use. Approved on 1/24/22.

## Town of Brooklyn

### General Ledger - On Demand Report

Fiscal Year: 2021-2022

From Date: 7/1/2021

To Date: 1/31/2022

Account Mask: 1005??4153?????

Account Type: EXPENDITURE

Print Detail  Include PreEncumbrance

Print accounts with zero balance  Include Inactive Accounts  Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description

Budget

Range To Date

YTD

Balance

Encumbrance

% Remaining Bud

<b>1005.41.4153.51900</b>	<b>\$3,150.00</b>	<b>\$1,400.00</b>	<b>\$1,400.00</b>	<b>\$1,750.00</b>	<b>\$1,750.00</b>	<b>\$0.00</b>
<b>Planning &amp; Zoning-Wages-Rec. Secretary</b>						<b>0.00%</b>

Transaction Detail

Date	Entry	Check Number	Deposit No.	Invoice Number	PO Number	Voucher	Group ID	Memo	Vendor	Amount	Journal
07/29/2021	173	62256	0	07/20/2021	20220068	1048		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
07/29/2021	173	62256	0	07/07/2021	20220068	1048		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
08/26/2021	395	62374	0	8/9/21 P&Z meeting	20220068	1107		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
10/14/2021	878	62565	0	9/21/21 P&Z meeting	20220068	1197		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
10/28/2021	998	62618	0	10/6/21 P&Z meeting	20220068	1221		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
11/18/2021	1118	62701	0	10/19/21 P&Z mtg	20220068	1245		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
11/18/2021	1118	62701	0	11/3/21 P&Z meeting	20220068	1245		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
12/09/2021	1298	62786	0	12/01/21 P&Z mtg	20220068	1283		P & Z Commision Recording Sec	Perreault, Jo-Ann S.	\$175.00	AP
Detail Total:										\$1,400.00	

<b>1005.41.4153.53020</b>	<b>\$10,000.00</b>	<b>\$1,827.50</b>	<b>\$1,827.50</b>	<b>\$8,172.50</b>	<b>\$0.00</b>	<b>\$8,172.50</b>
<b>Planning &amp; Zoning-Legal Services</b>						<b>81.73%</b>

Transaction Detail

Date	Entry	Check Number	Deposit No.	Invoice Number	PO Number	Voucher	Group ID	Memo	Vendor	Amount	Journal
08/10/2021	344	62333	0	214655	0	1090		Attorney Fees	Suisman Shapiro Attorneys	\$85.00	AP
08/10/2021	344	62333	0	214657	0	1090		Attorney Fees	Suisman Shapiro Attorneys	\$193.50	AP
09/30/2021	756	62447	0	43704	20220369	1168		7/12/21 - Day St., Revoked supd	Alter & Pearson, LLC	\$146.25	AP
09/30/2021	756	62447	0	43704	20220369	1168		7/13/21 - IWWA declaratory rulin	Alter & Pearson, LLC	\$243.75	AP
09/30/2021	756	62447	0	43704	20220369	1168		7/14/21 - Kausch Proposal	Alter & Pearson, LLC	\$48.75	AP
09/30/2021	756	62447	0	43704	20220369	1168		7/19/21 - 131 Old Tatnicc Hill	Alter & Pearson, LLC	\$97.50	AP
09/30/2021	756	62447	0	43704	20220369	1168		7/20/21 - 131 Old Tatnig Hill	Alter & Pearson, LLC	\$97.50	AP
10/14/2021	878	62530	0	43893	20220448	1197		8/10/2021 - Louise Berry Drive	Alter & Pearson, LLC	\$195.00	AP
10/28/2021	998	62629	0	215884	20220555	1221		8/16/2021 - 2 Fron Lien	Suisman Shapiro Attorneys	\$33.00	AP
10/28/2021	998	62629	0	215884	20220555	1221		8/30/2021 - 2 Front Lien	Suisman Shapiro Attorneys	\$99.00	AP
10/28/2021	998	62629	0	215813	20220557	1221		8/4/2021 - re: CIL Realty reveiw c	Suisman Shapiro Attorneys	\$19.00	AP
10/28/2021	998	62629	0	215813	20220557	1221		8/4/2021 - re: CIL Realty review o	Suisman Shapiro Attorneys	\$33.00	AP
11/18/2021	1118	62647	0	44077	20220602	1245		9/14/2021 re: condo project issu	Alter & Pearson, LLC	\$97.50	AP
11/18/2021	1118	62647	0	44077	20220602	1245		9/14/2021 re: condo project hea	Alter & Pearson, LLC	\$48.75	AP
12/09/2021	1298	62736	0	44244	20220784	1283		10/6/2021 - P&Z meeting re: Bro	Alter & Pearson, LLC	\$341.25	AP
12/09/2021	1298	62736	0	44244	20220784	1283		10/22/2021 - P&Z Brooklyn Sand	Alter & Pearson, LLC	\$48.75	AP
Detail Total:										\$1,827.50	

<b>1005.41.4153.53200</b>	<b>\$110.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.00</b>	<b>\$0.00</b>	<b>\$110.00</b>
<b>Planning &amp; Zoning-Professional Affiliations</b>						<b>100.00%</b>

<b>1005.41.4153.53220</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>
<b>Planning &amp; Zoning-In Service Training</b>						<b>100.00%</b>

<b>1005.41.4153.53400</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>
<b>Planning &amp; Zoning-Other Professional Services</b>						<b>100.00%</b>

<b>1005.41.4153.55400</b>	<b>\$500.00</b>	<b>\$943.70</b>	<b>\$943.70</b>	<b>(\$443.70)</b>	<b>\$0.00</b>	<b>(\$443.70)</b>
<b>Planning &amp; Zoning-Advertising &amp; Legal Notices</b>						<b>-88.74%</b>

# Town of Brooklyn

## General Ledger - On Demand Report

Fiscal Year: 2021-2022

From Date:7/1/2021

To Date:1/31/2022

Account Mask: 1005??4153?????

Account Type: EXPENDITURE

Print Detail

Include PreEncumbrance

Print accounts with zero balance

Include Inactive Accounts

Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description

Budget

Range To Date

YTD

Balance

Encumbrance

% Remaining Bud

Transaction Detail

Date	Entry	Check Number	Deposit No.	Invoice Number	PO Number	Voucher	Group ID	Memo	Vendor	Amount	Journal
07/29/2021	173	62269	0	00280863 6/28	20220013	1048		Planning & Zoning-Advertising &	The Bulletin	\$269.30	AP
10/14/2021	878	62578	0	00281870	20220513	1197		NOA Hearing P&Z 8/3/2021	The Bulletin	\$8.00	AP
12/30/2021	1427	62867	0	1107155 11/19/21	20220806	1309		Planning & Zoning-Advertising &	Stonebridge Press, Inc.	\$58.80	AP
12/30/2021	1427	62867	0	1107155 11/26/21	20220806	1309		Planning & Zoning-Advertising &	Stonebridge Press, Inc.	\$58.80	AP
12/30/2021	1427	62869	0	00283282 10/15	20220808	1309		Planning & Zoning-Advertising &	The Bulletin	\$248.86	AP
12/30/2021	1427	62869	0	00283282 10/15	20220808	1309		Planning & Zoning-Advertising &	The Bulletin	\$0.00	AP
12/30/2021	1427	62869	0	00283480 10/29/21	20220808	1309		Planning & Zoning-Advertising &	The Bulletin	\$0.00	AP
12/30/2021	1427	62869	0	00283480 10/29/21	20220808	1309		Planning & Zoning-Advertising &	The Bulletin	\$299.94	AP
									Detail Total:	\$943.70	

**1005.41.4153.55500**

**\$1,000.00**

**\$0.00**

**\$0.00**

**\$1,000.00**

**\$0.00**

**\$1,000.00**

**Planning & Zoning-Printing & Publications**

**100.00%**

FUND: 1005

\$15,760.00

\$4,171.20

\$4,171.20

\$11,588.80

\$1,750.00

\$9,838.80

# Town of Brooklyn

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Include Inactive Accounts

Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description

Budget

Range To Date

YTD

Balance

Encumbrance

% Remaining Bud

**Grand Total:**

\$15,760.00

\$4,171.20

\$4,171.20

\$11,588.80

\$1,750.00

\$9,838.80

End of Report