

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, May 17, 2022 6:30 p.m.**

PLEASE NOTE: LOCATION CHANGE

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

Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT Masks are optional for vaccinated individuals.
Click link below: https://us06web.zoom.us/j/84765564828 or Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656 Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting May 4, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. New Public Hearings:**
 - 1. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.
 - 2. Hearing regarding “opt-out” provisions in Public Act 21-29, Sections 3, 5, and 6.
 - c. Continued Public Hearings: None.**
 - d. Other Unfinished Business:**
 - 1. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.
 - 2. Potential action regarding “opt-out” provisions in Public Act 21-29, Sections 3, 5, and 6.
 - 3. **SD 22-001:** A proposal for a one-lot subdivision on Woodward Road (Map 10, Lot 25-5), Applicant: Gary McMahon.
 - 4. **ZRC 22-004:** Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone. ***Awaiting June 1 public hearing***
 - 5. **GBR 22-003:** Renewal of Gravel Special Permit SPG 19-002, Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road, Removal of approximately 112,000 cubic yards of material.
 - 6. **SPG 22-001:** Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.

- VII. New Business:**
 - a. **Applications: None.**
 - b. **Other New Business: None.**
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, May 4, 2022 6:30 p.m.**

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

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

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Michelle Sigfridson, John Haefele, Lisa Herring, Sara Deshaies and Gill Maiato (all were present in person).
Carlene Kelleher, Allen Fitzgerald, Seth Pember, J.R. Thayer were all absent with notice.
- Staff Present (in person):** Jana Roberson, Director of Community Development; Austin Tanner, First Selectman (arrived at 6:38 p.m.).
- Also Present in Person:** Matt Nemeth; Jenn Nemeth; Lori Corrveau; J.S. Perreault, Recording Secretary.
There were 7 additional people present in the audience.
- Present via Zoom:** Diane Wimmer; Melanie Griffin; Sandra Brodeur; Susann; Paul Archer; Rawson Materials; and WINY Radio.
- III. Seating of Alternates**
- Motion was made by Sara Deshaies to seat Gill Maiato a Voting Member for this meeting (May 4, 2022).
Second by J. Haefele. No discussion.
Motion carried unanimously (4-0-0).
- IV. Adoption of Minutes:** Meeting April 19, 2022
- Motion was made by J. Haefele to accept the Minutes of the Regular Meeting of April 19, 2022, as presented.
Second by G. Maiato.
Discussion – The following correction was noted by J. Roberson:
There had been an error in the appointment of Gill Maiato to the PZC and, therefore, he was not an official seated Member at the meeting of April 19, 2022.
Motion, with the noted correction, carried unanimously (5-0-0).
- V. Public Commentary** – None.

VI. Unfinished Business:

a. Reading of Legal Notices:

J. Roberson read the Legal Notices for ZRC 22-002, PDZ 22-001, and ZRC 22-003, ZC 22-001.

b. New Public Hearings:

1. **ZRC 22-002:** Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth).

Matt Nemeth gave an overview:

- Add existing language from the VC District of the Zoning Regulations to Section 7.A.3.4 (PC Zone) to allow hanging signs which are allowed in other parts of Town, including on South Main Street.
- The building is a 1920 Cape Cod style and he feels it will look proper.

Ms. Roberson stated that the size is the same as allowed in the VC District. She stated that hanging signs are permitted in other business zones in Town, but not currently in Planned Commercial.

Ms. Sigfridson noted that the sign is already there and that the Nemeths want to bring it into compliance. She said that she does not see why it should not be allowed. Mr. Tanner said that he doesn't think that it would create any issue.

COMMENTS FROM THE PUBLIC:

Gene Flemming, 567 Wauregan Road, asked about the approval process.

Ms. Roberson explained the process and Ms. Sigfridson read aloud, the proposed language.

Lori Corrveau, 499 Wolf Den Road, commented that she feels that it would be beneficial to see the business from the highway.

There were no questions from the Commission.

Motion was made by G. Maiato close the public hearing for ZRC 22-002: Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth).

Second by J. Haefele. No discussion.

Motion carried unanimously (5-0-0).

2. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.

Ms. Sigfridson announced that the opening of the public hearing would be tabled to the next regular meeting of the Planning and Zoning Commission scheduled for Tuesday, May 17, 2022, since there was not enough room to accommodate all of the members of the public that were present tonight. The Brooklyn Middle School Auditorium has been reserved for the May 17th meeting.

c. Continued Public Hearings: None.

d. **Other Unfinished Business:**

1. **ZRC 22-002:** Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth).

Motion was made by G. Maiato to approve the proposal to change Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Second by J. Haefele. No discussion.

Motion carried unanimously (5-0-0).

Motion was made by J. Haefele to add the following items to the agenda under item VII.a. (New applications):

1. **ZRC 22-004:** Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone.
2. **GBR 22-001:** Renewal of Gravel Special Permit SPG 19-004, Strategic Commercial Realty d/b/a Rawson Materials, 206 acres on south side of Rukstela Road, removal of 1,945,000 cubic yards of material.
3. **GBR 22-002:** Renewal of Gravel Special Permit SPG 19-003, Strategic Commercial Realty d/b/a Rawson Materials, 30 acres on south side of Maynard Road, removal of 1,205,000 cubic yards of material.
4. **GBR 22-003:** Renewal of Gravel Special Permit SPG 19-002, Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road, Removal of approximately 112,000 cubic yards of material.
5. **SPG 22-001:** Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.

Second by G. Maiato. No discussion.

Motion carried unanimously (5-0-0).

2. **SD 22-001:** A proposal for a one-lot subdivision on Woodward Road (Map 10, Lot 25-5), Applicant: Gary McMahon. ***Awaiting parcel history***

No discussion.

3. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.

Tabled to Tuesday, May 17, 2022, at the Brooklyn Middle School auditorium.

4. Potential action re: "opt-out" provisions in Public Act 21-29. ***Awaiting May 17th public hearing.***

No discussion.

VII. New Business:

a. **Applications: None.**

1.ZRC 22-004: Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone.

Ms. Roberson explained that Mr. Kausch is pursuing this zone change and he has narrowly defined the Zoning Regulations to, essentially, only apply to his property (regional building on the corner of Vina Lane/Wauregan Road). Mr. Kauch's son and Paul Archer had been before the PZC for a pre-application meeting.

Motion was made by G. Maiato to schedule a public hearing on **ZRC 22-004:** Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone, Applicant: A. Kausch and Sons, for the meeting of the Planning and Zoning Commission to be held on June 1, 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 (5-0-0).

2.GBR 22-001: Renewal of Gravel Special Permit SPG 19-004, Strategic Commercial Realty d/b/a Rawson Materials, 206 acres on south side of Rukstela Road, removal of 1,945,000 cubic yards of material.

Ms. Roberson explained that a letter from David Held, agent for the Applicant, had been received stating that he had visited the site and that no work has been done. An updated bond certificate has been submitted verifying that the bond is good for another year (into June 2023). Ms. Roberson explained that last year, even though the renewal period can be for two years, the PZC chose to renew for only one year. She said that everything is in order and she is satisfied that we have everything needed to renew the gravel special permit for another year.

Ms. Roberson explained that this property is in the middle of the solar farm which is under construction at this time. She will find out when the solar farm construction will be completed. She explained that if the Commission Members would like to review the above-mentioned documentation, they could wait to take action.

Motion was made by J. Haefele to renew for one year the existing Gravel Special Permit SPG 19-004 issued on June 3, 2020. The next permit renewal date is June 3, 2023. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by G. Maiato.

There was discussion regarding monitoring the amount of gravel being removed.

Ms. Herring asked if there have been any complaints. Ms. Sigfridson and Ms. Roberson stated that they are not aware of any complaints.

Ms. Sigfridson stated that although the Commission does not have to approve the renewal tonight, she is comfortable doing so.

Motion carried unanimously (5-0-0).

3.GBR 22-002: Renewal of Gravel Special Permit SPG 19-003, Strategic Commercial Realty d/b/a Rawson Materials, 30 acres on south side of Maynard Road, removal of 1,205,000 cubic yards of material.

Ms. Roberson stated that this is the same situation as above (GBR 22-001: Renewal of Gravel Special Permit SPG 19-004), but there is no solar farm at this location. They have not commenced any activity. She has all of the documentation on file, including extension of the bond certificate.

Motion was made by J. Haefele to renew for one year the existing Gravel Special Permit SPG 19-003 issued on June 3, 2020. The next permit renewal date is June 3, 2023. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by G. Maiato. No discussion.

Motion carried unanimously (5-0-0).

4.GBR 22-003: Renewal of Gravel Special Permit SPG 19-002, Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road, Removal of approximately 112,000 cubic yards of material.

Ms. Roberson explained that the Revised Gravel Special Permit was issued about this time last year by Order of the Court. When a survey was done, it was confirmed that they had exceeded their scope of work by over two acres. There were meetings. They could not modify the existing permit to include an extended area. They need to apply for a new special permit. David Held, is the agent for Brooklyn Sand & Gravel and he has requested that both Applications (GBR 22-003 and SPG 22-001), because they are so intertwined, be addressed together on the night of the public hearing. Mr. Held has offered to grant any necessary extensions to make the timing work out.

Ms. Sigfridson recused herself and left the room at this time (7:11 p.m.). There was no longer a quorum, no action was taken.

There was discussion. These items (GBR 22-003 and SPG 22-001) will be scheduled on the May 17, 2022 agenda.

Ms. Sigfridson returned at 7:14 p.m.

5.SP 22-001: Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.

See discussion above under Item VII.a.4.

b. Other New Business: None.

VIII. Reports of Officers and Committees:

a. Staff Reports

Margaret Washburn's (ZEO) Report was included in packets to Commission Members.

Ms. Washburn was attending four days of training.

Ms. Deshaies asked about a Citation Officer. The position is occupied by Bob Kelleher. However, they are looking for a second Citation Officer.

b. Budget Update (included in packets to Commission Members).

Ms. Roberson explained that they are a lot closer to the anticipated Revenue.

c. Correspondence

Ms. Sigfridson stated that, prior to the meeting tonight, she had received documentation, to be made part of the record, regarding the Little Dipper Farm. She submitted it to Ms.

Roberson. Mr. Tanner stated that he had also received information today. Ms. Roberson will provide copies of everything to Commission Members.

d. **Chairman's Report**

Ms. Sigfridson stated that she had spoken with J.R. Thayer and he told her that, due to changes in his job, he is unable to attend meetings. Ms. Sigfridson will let him know that he will need to provide a letter of resignation to the Town Clerk.

Ms. Herring asked for information regarding Brooklyn Sand & Gravel so that she can review the history. Ms. Roberson will provide the links to the recording files to Members and the minutes are available on the website. Ms. Roberson gave a brief synopsis: In 2019, the permit was approved with a condition that they could not import material, they appealed that decision and they won in Court. About a year ago, the PZC was ordered to re-approve it with a modification that allowed them to import material.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 7:27 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

PLEASE NOTE CHANGE OF LOCATION

The Planning and Zoning Commission will hold a public hearing on Tuesday, May 17, 2022, at 6:30 p.m. via Zoom and in-person at the at the Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT on the following:

PDZ 22-001, ZRC 22-003, ZC 22-001: A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC. *(The public hearing for this proposal was initially scheduled for May 4th, 2022, but was unable to be held due to inadequate room size for the number of attendees.)*

and

A proposal to “opt-out” of provisions contained in Public Act 21-29, Sections 3, 5 and 6.

Copies of these proposals will be available for review on the Town of Brooklyn website and at the Land Use office. Additionally, the Little Dipper Farm Planned Development Zone is available at the Town Clerk’s Office.

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

Dated this 9th day of May 2022.

APPLICATION OF THE LITTLE DIPPER FARM LLC

FOR

**THE LITTLE DIPPER FARM (LDF) PLANNED
DEVELOPMENT ZONE**

FOR CONSIDERATION AT

**THE REGULAR MEETING OF
THE BROOKLYN PLANNING & ZONING COMMISSION**

APRIL 6, 2022

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APPLICATION OF THE LITTLE DIPPER FARM LLC FOR THE LITTLE DIPPER FARM (LDF) PLANNED DEVELOPMENT ZONE PURSUANT TO BZR 5.G

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- 5.G.2. The LDF Planned Development Zone is located in an Eligible Area**
- 5.G.3. Directive from the BZR Regarding Preliminary Discussion**
- 5.G.4. Basic Parameters**
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 - 1.b. Text Amendment Application**
 - 1.c. Zone Change Application**
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Complies with the Plan of Conservation and
Development
 - 5.G.4-1b Text Amendment Application**
 - 5.G.4.-1c Zone Change Application and The Planned**
Development Zone Shown on the Official Zoning
Map of the Town of Brooklyn

5.G.1. Purpose of the LDF Planned Development Zone

THE LITTLE DIPPER FARM PLANNED DEVELOPMENT ZONE (“LDF” or “LDF Planned Development Zone”)

In accordance with Brooklyn Zoning Regulation (“BZR”) 5.G, the LDF will permit modification of the strict application of the standards and provisions of the BZR to (1) accomplish the development of specific areas in accordance with an overall Master Plan for such area and in accordance with the Plan of Conservation and Development adopted in accordance with CGS § 8-23, as amended; (2) be flexible in order to allow for innovative design techniques, accommodate unique uses and encourage creative approaches to development; (3) promote economic development in appropriate locations which will help meet community needs and be compatible with the community; and (4) result in a development that demonstrates a high regard for design and that is compatible with the historic, cultural and geographic qualities of Brooklyn.

5.G.2. The LDF Planned Development Zone is located in an Eligible Area

As detailed in Section 5.G.5-5c of this Application, the location of the LDF is consistent with the objectives and recommendations of the Brooklyn Plan of Conservation and Development (PCD) because of its historical, current, and future sites of agricultural activity. The LDF will also provide compatible agricultural and non-agricultural uses which will serve as educational and outreach programs and preserve the aesthetic beauty of the farmland, all of key importance to the PCD.

5.G.4. Basic Parameters

Submitted to the Brooklyn Planning and Zoning Commission (“the Commission”) are three (3) applications:

- 1.a. A Master Plan
- 1.b. A Text Amendment Application: the wording of the change applied for is the Master Plan documentation submitted, as approved by the Commission
- 1.c. A Zone Change Application, locating the LDF on the official Zoning Map

5.G.5 MASTER PLAN SUBMITTAL

5.G.5-1 Overview of the LDF Planned Development Zone

THE LITTLE DIPPER FARM PLANNED DEVELOPMENT ZONE (“LDF” OR “LDF PLANNED DEVELOPMENT ZONE”)

The Little Dipper Farm Planned Development Zone is intended to support permaculture and sustainable agriculture in an environment that facilitates public participation, agritourism and non-motorized outdoor recreation. It is also intended for general agricultural uses, low density residential uses, office use and agritourism uses. The LDF will incorporate all uses permitted in the RA Residential-Agricultural Zone and allow other uses governed by the Master Plan approved by the Planning and Zoning Commission in accordance with Section 5.G of the BZR.

5.G.5-2
CONCEPTUAL SITE PLANS

AND

5.G.5-4
DATA TABLE

5.G.5-4
DATA TABLE NARRATIVE

5.G.5-4 Data Table Narrative

RA Residential-Agricultural Zone

The LDF will not supersede the RA Residential-Agricultural Zone but will allow any agricultural, both commercial and non-commercial and low-density residential use permitted by right or by special permit in the RA Residential-Agricultural Zone pursuant to BZR 5.G.7.4.

Grandfathered Uses

The historic buildings and structures on site are non-conforming and their uses legal non-conforming uses under the RA Zone and BZR § 8.B.

The existing uses include both RA and legal nonconforming uses: the Farmhouse; Garage Barn; Greenhouse; Multi-Use Barn, including restaurant and retail store, also used as an Events Facility as defined in BZR § 2.B; Utility Shed, Hay Barn and Gypsy Wagon which was used for overnight stays. The grounds were also used for Events including Outdoor Music Events.

LDF Planned Development Zone Uses

The LDF will allow other uses consistent with the Master Plan and the site plan approval required by 5.G.9. It is recognized that the Master Plan may require fluidity in order to accommodate market changes during the complete development of any project. Notwithstanding this requirement, the uses are proposed to include:

Agritourism—intended for commercial enterprise uses and events which will promote the economic and environmental sustainability of agriculture. The use will attract members of the public to visit the on-site agricultural operations to increase farm income and provide recreation, entertainment and educational experiences to visitors to enhance the public’s understanding and awareness of farming, farm life and the agricultural heritage of the land. Agritourism will include passive recreation: such as walking, running, hiking, trail biking or fishing; and events for the purpose of accommodating a group of diners, patrons, guests or other attendees for functions such as banquets, wedding receptions, parties, entertainment, performances and/or similar gatherings in a farmland setting.

Agritourism Retreat—retreat activities, including overnight occupancy in tents, tent houses, cabins or cottages that will attract members of the public to visit the farmland. Agritourism Retreat will include food and beverage service, recreation and other uses customarily ancillary to outdoor retreats, and will offer programming which promotes an appreciation of the aesthetics of the operations, practices, and products of the farmland.

Office—intended for office, business and administrative use for the management, direction, planning, marketing or conducting agritourism, and may include the administrative offices of a non-profit or charitable organization.

Narrative for Uses Shown on the Data Table:

Reference should be made to the Data Table and/or Master Plan Map for the proposed sites, dimensions and impervious areas of the following uses

Proposed Master Plan Agricultural Residential Uses:

- Barns, including but not limited to Farm Core Barns and Ruminant Barns
- Loafing Sheds¹
- Silvopasture² Sheds
- Residential House
- Hoop Houses³
- Work-Yards

Proposed Master Plan Agritourism Uses:

- Farm Pavilion
- Multi-Use Barn Restaurant
- Multi-Use Barn Retail Store
- Multi-Use Barn Event
- Multi-Use Barn Office
- Star-Gazing Silos
- Boat House
- Docks
- Forest Education Structures
- Yoga Pavilion
- Stargazing Pavilion
- Outdoor Stone Pizza Oven⁴

Proposed Master Plan Uses Accessory to Agritourism:

- Trail Head Support Building
- Restrooms
- Maintenance Buildings
- Storage Buildings

¹ A loafing shed is for cattle in which they range at will on a heavy bedding of straw rather than occupy fixed stanchions.

² Silvopasture is the deliberate integration of trees and grazing livestock operations on the same land. These systems are intensively managed for both forest products and forage, employing agronomic principals, typically including native pasture grasses and rotational grazing systems that employ short grazing periods which maximize vegetative plant growth and harvest.

³ Hoop Houses are small, semi-portable structures that can be used as a small greenhouse structure for starting seedlings and for growing heat-loving vegetables. A hoop house provides frost protection, limited insect protection, and season extension.

⁴ The outdoor stone pizza oven will be used for farm produce cooking demonstrations and events that involve food service.

- Work yards
- Farm Member Parking
- Staff Parking
- Guest Parking
- 15-Minute Parking
- Handicapped Parking
- Commercial Vehicle Parking
- Trail Head Parking
- Overflow Parking

Proposed Master Plan Agritourism Retreat Uses:

- Bath Houses
- Lobby / Reception / Check-In
- Food and Beverage Service, including the service of alcoholic beverages
- Boat House
- Dock
- Lodging Sites
- Staff Housing
- Recreational Use⁵
- Retail Store

Proposed Master Plan Uses Accessory to Agritourism Retreat:

- Support Buildings
- Back of House Building⁶
- Maintenance Buildings
- Staff Housing
- Patios
- Guest Parking
- Staff Parking
- Lobby / Reception Parking
- Food Service Parking
- Commercial Vehicle Parking
- Overflow Parking

⁵ The Agritourism use will include activities such as guided nature walks, guided meditations, yoga or other exercise classes, fishing, bird watching, hiking, trail biking, wild foraging tours and craft workshops.

⁶ Back of House areas are non-public areas, within and/or surrounding a venue, for use by staff members and generally those areas of the venue designed to support the operation.

Proposed Master Plan Office Uses:

- Office, Business
- Office, Administrative

Proposed Master Plan Accessory to Office Uses:

- Office Staff Parking

5.G.5-3
ARCHITECTURAL SCHEMATICS SHOWN AS
PHOTOGRAPHIC SAMPLES

5.G.5-5c

**STATEMENT OF HOW THE PROPOSED
DEVELOPMENT COMPLIES WITH THE PLAN OF
CONSERVATION AND DEVELOPMENT**

5.G.5-5d Consistency with the Plan of Conservation and Development.

The location and uses of the LDF are consistent with the objectives and recommendations of the Plan of Conservation and Development (PCD) adopted in accordance with Con. Gen. Stat. § 8-23, as amended, because it is the site of agricultural activity that dates back many hundreds of years as a sheep farm and plans to continue farm operation. As stated in the PCD, “[s]urveyed residents consistently cited farmland preservation, the rural quality of the Town, and agricultural heritage as very important priorities.” The LDF will continue this agricultural heritage as a farm for crops such as elderberries, hay, pumpkins, shiitake mushrooms, and a variety of fruits, vegetables and eggs for community-supported agriculture (CSA).

The LDF will support the viability and preservation of Brooklyn farmland, preserving a very high priority of Brooklyn’s PCD. In addition to contributing to the farming priority of the town, the LDF will maintain the aesthetic beauty and rural landscape present on the land. The LDF will promote a viable agricultural cluster. The LDF is located near other working farms in the northwestern corner of Brooklyn. One of the largest existing agricultural draws to the area, Lapsley Orchard, is a short distance away. There are numerous agricultural operations in the immediate vicinity.

Economic and environmental sustainability of agriculture will be promoted with a creative approach to development. While innovative, the use is simultaneously a through line to the property’s history as a nationally renowned restaurant, The Golden Lamb Buttery, which brought people to enjoy the farm-fresh food, as well as the views and experience of the beautiful farm property. The Golden Lamb Buttery together with Hillandale Farm were pioneers in creating a one-of-a-kind hospitality experience featuring hayrides with cocktails, live entertainment and farm to table dining. The Golden Lamb Buttery also offered a store with value-added farm products, art and souvenirs. Similarly, the LDF will provide a restaurant and store as well as opportunities for agritourism, including educational programming, day and overnight agritourism retreats, and non-motorized outdoor recreation.

The LDF uses will draw people from surrounding metro areas to Brooklyn for day trips and weekend stays. The primary focus of the tourism is to be the sustainable farming happening on the property. Fitting right into the PCD is the concept of farm membership, bringing people for recreation, farm-fresh food, education, activities, retreats, tours and other events, which use blends agricultural and non-agricultural land uses, while safeguarding the aesthetic of the land.

In keeping with Recommendation Number 16 of the Agriculture Section of the Plan of Conservation and Development, the PCD plans to utilize silvopasture as an agroforestry practice to integrate livestock and forage production. The management of trees will be intentionally integrated into livestock grazing to improve farm production.

As an underpin to the farm education, the LDF will provide office and programming space for all ages that will serve as a Visitor Center and educational hub. The use which attracts members and provides public education and information exactly reflects Recommendation Number 4 in the PCD: “Encourage educational and outreach programs to promote the further understanding of the benefits of locally produced foods, local farm operations, and how agriculture can be continued to be supported in Brooklyn.” The combination of uses permitted in the LDF will create a farm weekend or day trip destination, providing an economic boost not only to the farm but to the Town of Brooklyn as a whole.

5.G.4-1b
TEXT AMENDMENT APPLICATION

**TOWN OF BROOKLYN
TEXT AMENDMENT APPLICATION**

Date: **April 4, 2022** Check # _____ Application # _____

Public Hearing Date: _____ Commission Action Date: _____ Effective Date: _____

Name of Applicant: **The Little Dipper Farm LLC** Phone: **860-617-5518**
Contact: **Venus Corriveau**

Applicant's interest in the subject property: **Owner**

Mailing Address: **499 Wolf Den Road Brooklyn Connecticut 06234**

Request: **According to Brooklyn Zoning Regulations (BZR) § 5.G.7 accept The Little Dipper Farm Planned Development Zone (LDF) Master Plan materials as a distinct part of the text of the BZR and to modify Section 5.G.11 to reference the approved Master Plan and any conditions of approval, to wit:**

5.G.11.A. Planned Development Zone 1, The Little Dipper Farm Planned Development Zone (LDF) approved by the Commission at a meeting on _____, effective on _____, and filed on the land records at Volume ____, Page _____ and/or Map File _____.

5.G.4.-1c
ZONE CHANGE APPLICATION

**TOWN OF BROOKLYN
ZONE CHANGE APPLICATION**

Date: **April 4, 2022** Check # _____ Application # _____

Public Hearing Date: _____ Commission Action Date: _____ Effective Date: _____

Date Abutters Notified: _____ Date Sign Posted: _____

Name of Applicant: **The Little Dipper Farm LLC** Phone: **860-617-5518**
Contact: **Venus Corriveau**

Applicant's Interest in the Property: **Owner**

Mailing Address: **499 Wolf Den Road Brooklyn Connecticut 06259**

Request For Approval of **The Little Dipper Farm Planned Development Zone (LDF)**

Currently **RA Zone**

Reason for the request: **In conjunction with the requested approval of The Little Dipper Farm LLC (LDF) Planned Development Zone; Change of Zone from RA to The Little Dipper Farm LCC (LDF) Planned Development Zone for all following lots:**

MAP 18 LOT 18

MAP 18 LOT 19B-2

MAP 18 LOT 19-7

MAP 19 LOT 19-B

MAP 20 LOT 4-B

MAP 18 LOT 19

MAP 18 LOT 19-4

MAP 19 LOT 18-A

MAP 19 LOT 19-C

MAP 18 LOT 19-B

MAP 18 LOT 19-6

MAP 19 LOT 9-B

MAP 19 LOT 18-B-2

5.G.4.-1c

**PLANNED DEVELOPMENT ZONE SHOWN ON THE
OFFICIAL ZONING MAP OF THE TOWN OF
BROOKLYN**

The Little Dipper Farm LLC
499 Wolf Den Road
Brooklyn CT 06234

April 5, 2022

Town of Brooklyn
Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn CT 06234

Re: Planned Development Zone Application
The Little Dipper Farm LLC

To the Town of Brooklyn Planning and Zoning Commission:

I am the Managing Member of The Little Dipper Farm LLC. The Little Dipper Farm LLC is the owner of the parcels involved in the Planning Development Zone Application and supports the application.

I am authorized to sign the acknowledgement and support of the application on behalf of The Little Dipper Farm LLC.

Very truly yours,



Venus Corriveau, Authorized
Managing Member
The Little Dipper Farm LLC

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

April 1, 2022

Lori Corriveau
Little Dipper Farm, LLC
499 Wolf Den Road
Brooklyn, CT 06234
Email: loricorriveau@gmail.com

RE: Little Dipper Farm Property – Utility Statement
Wolf Den / Bush Hill Road
Brooklyn, CT
CLA –7043

Dear Lori,

As requested, we have studied the existing utility infrastructure in place and estimated the utility infrastructure likely needed for the proposed Little Dipper Farm Development. We note that this study is preliminary in nature and intended to give you a general snapshot of existing infrastructure in place and anticipated infrastructure to be developed to service your proposed use.

The subject property is delineated on the plan entitled “Master Plan Sketch – Overall – Little Dipper Farm, 499 Wolf Den Rd, Brooklyn, CT, Sheet A01 prepared by Shelter Design Architecture, Dated 3-30-22. We will refer to this plan throughout our study.

The future development of the property that is subject to the more intense infrastructure needs is broken into two sections. The first section is located just east of the Wolf Den Road/Bush Hill Road (existing Golden Lamb barn area) intersection and will be called “Farm Core” to be consistent with the above referenced plan. The second section is located on the northeast side of the property pond and will be called “North East”, again to be consistent with the above referenced map.

The following existing utilities are available to the site via either Wolf Den or Bush Hill Road:

- Electricity – Eversource
- Communication – Frontier
- Cable – Spectrum
- Drainage – Town of Brooklyn/On-site

The following utilities must be handled on site as there is no public option:

- Domestic Water: Private wells
- Sewer: Private septic system

General discussions with Eversource indicate that they can support this development and will upgrade their infrastructure as needed. Due to minimal anticipated impervious surfaces in the proposed development in comparison to the amount of existing available undeveloped land, we assume stormwater management can be handled effectively on site. Our focus will therefore center on the what is needed to provide the onsite sewer and water service for this development.

Sewer:

Below are the proposed uses and respective estimated sewer/water flows for the two sections of the development (CT Public Health Code design flows were utilized):

Farm Core

Barn Restaurant: 100 seats @30 gpd/seat = 3,000 gpd

North East

Retreat Lodging: 50 Camp Sites @75 gpd/site = 3,750 gpd

Staff Lodging: 5 staff @ 150 gpd = 750 gpd

Total North East = 4,500 gpd

Total Site =7,500 gpd

Sewer flows less than or equal to 7,500 gpd will fall under the jurisdiction of the CT Public Health Department and the Northeast District Department of Health.

We have performed a review of the existing soil conditions (as mapped by NRCS) to estimate the most advantageous location to site the leaching fields. In general, we are trying to select soils with a reasonable infiltration rate and a low water table/restrictive layer. These conditions will minimize the size of the leaching field. Conversely soils with a slower infiltration rate and higher water table/restrictive layer will require a larger leaching field or may prevent siting of the leaching field. In addition, we are trying to choose areas that maintain a certain distance from what is considered “a point of concern” which could be a wetland, water course or neighboring property boundary. Also areas that have some slope will allow more flexibility in the configuration of the leaching field while level slopes may require certain leaching field configurations that a property may not support.

The existing barn restaurant in the “Farm Core” area is serviced by an existing septic system under the jurisdiction of the local health department (NDDH). According to NDDH records on file, this system is comprised of a 1,500 gallon septic tank, a 1,000 gallon grease trap and a leaching field designed to handle 1360 gpd and expanded in 2012. The actual permit states that the system will handle a “seasonal” restaurant capacity of 75 seats. It is unclear what the seasonal designation means. The permit file also references that the site has an event capacity of 150 persons.

If domestic sewer use at the Farm Core area is increased as proposed, the existing septic system would need to be expanded.

Soils in the vicinity of the Farm Core area are Woodbridge (45B & 47C) according to NRCS mapping. In general, these soils have a slow infiltration rate and a high water table/restrictive layer. Siting of the leaching field in this area will likely require a “fill system” due to the anticipated shallow groundwater/restrictive layer. Fill systems are required when there is not sufficient separation from naturally occurring soils and the seasonal high groundwater/restrictive layer. We also note that these soils, on occasion, contain pockets of inland wetlands which could potentially hinder use of these soils for leaching fields. An approximate area was sized based on an assumed soil permeability rate and the estimated flows. We estimated that potentially up to 13,000+/- SF could be required to site this system. An area is shown on the above referenced map (#43) and signifies a potential leaching field site area for the Farm Core.

Soils in the vicinity of the North East area vary from Canton and Charlton (62C) in the southern region and change to Woodbridge (47C) and then Paxton and Montauk (84B) as you move north. We recommend splitting the leaching field up and siting it in two areas utilizing the preferred soils (Canton & Charlton / Paxton & Montauk). Approximate leaching field areas were sized based on an assumed soil permeability rate and the estimated flows. We estimate this leaching field could require up to 15,000+/- SF in the Canton & Charlton soil area (#37 on referenced map) and up to 15,000+/- SF in the Paxton & Montauk soil area (#44 on referenced map). These areas signify potential leaching field site areas for the North East area.

Sewer collection would be accomplished in both sections through a combination of gravity piping or force main pumping as needed.

Water:

Permitting the proposed water system for both the Farm Core and the North East area will fall under the jurisdiction of the CT Department of Public Health. Both systems will be classified as Transient Non-Community Systems (T/NC System) which service at least 25 people throughout the year, provided they are not the same 25 people over a 6-month period.

The existing barn restaurant in the Farm Core area is currently permitted through the CT Department of Public Health (CT DPH) as a T/NC system. Based on information from the well driller (Laframboise), an existing hand dug well was replaced as part of this system in 2015. A new well was drilled to a depth of 540' (using 240' of casing) and has a yield of 10 gpm. According to the well driller, the well yield was more than 10 gpm but must be maintained at 10 gpm due to a minimum separation of 75' from the existing building septic system (a 150' separation from a pollution source is required to draw more than 10 gpm from a well).

The proposed increase in restaurant seating capacity will not change the status of the existing CT DPH water system permit. Potential upgrades to the system related to storage may be needed to support the increased water consumption.

A new separate water system for the proposed North East area would need to be installed to service this area. A new well or wells would need to be sited in this area. A potential well siting area has been shown on the above referenced map (circular blue area with "W" just below area 35). Well yield and quality will determine the need for storage and treatment. Water distribution would be accomplished through pumping the stored water via underground piping for this section.

In conclusion, we find that based on current available data providing on-site sewer and water services are feasible for the proposed development.

Please contact us with any questions.

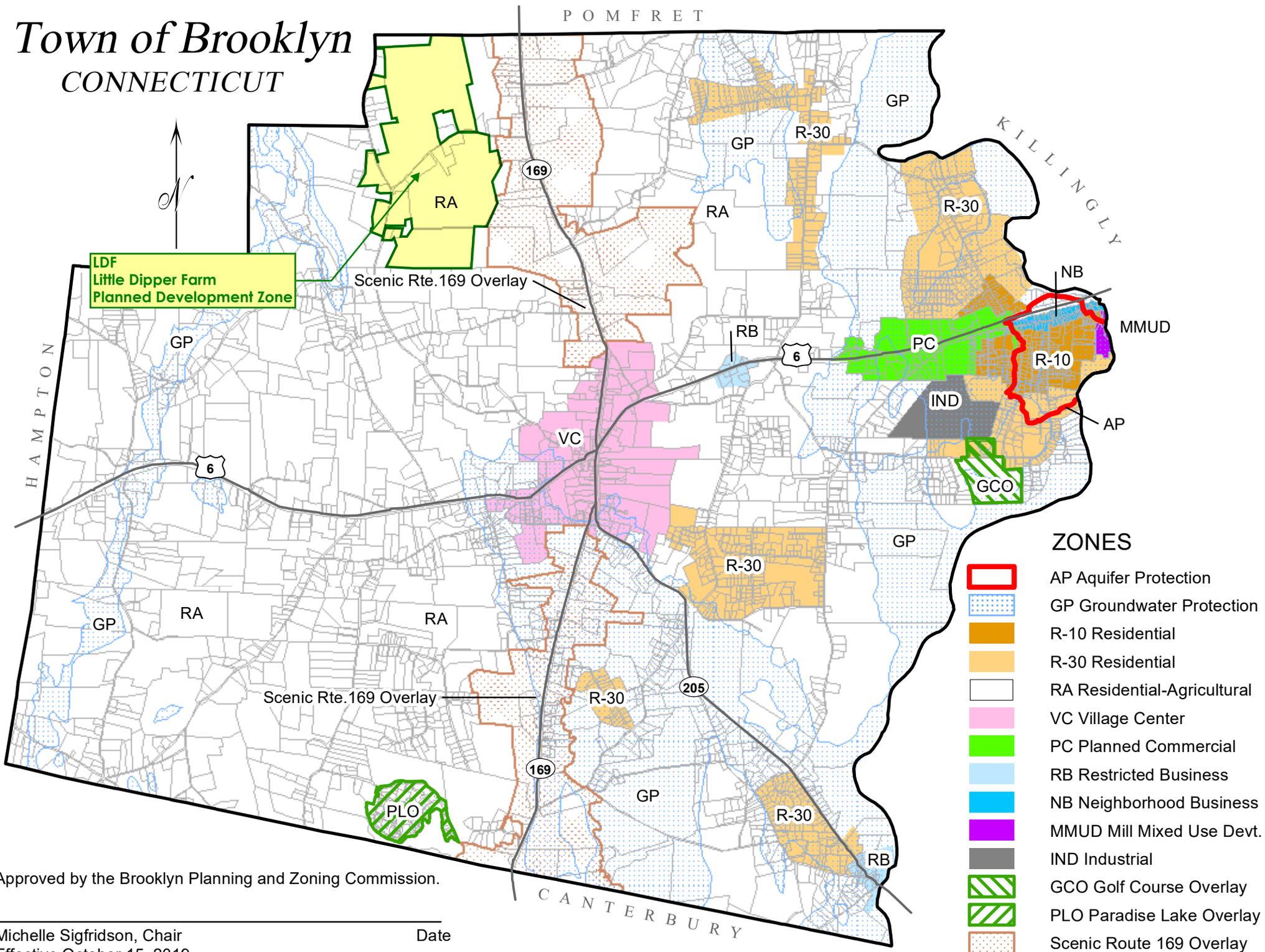
Sincerely,

A handwritten signature in blue ink, appearing to read "R. DeLuca", is written over a faint rectangular stamp.

Robert A. DeLuca, P.E.

Town of Brooklyn

CONNECTICUT



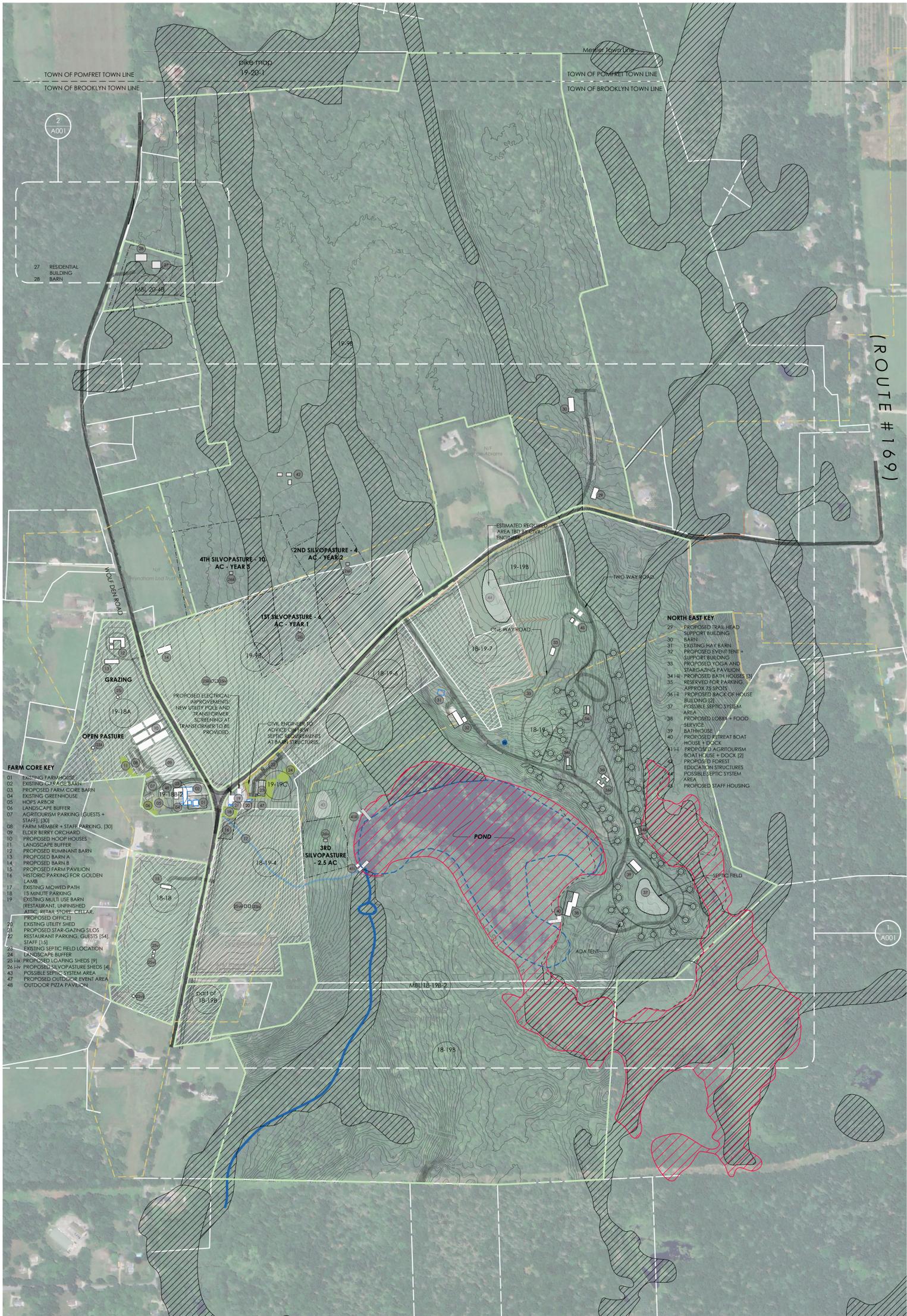
ZONES

-  AP Aquifer Protection
-  GP Groundwater Protection
-  R-10 Residential
-  R-30 Residential
-  RA Residential-Agricultural
-  VC Village Center
-  PC Planned Commercial
-  RB Restricted Business
-  NB Neighborhood Business
-  MMUD Mill Mixed Use Devt.
-  IND Industrial
-  GCO Golf Course Overlay
-  PLO Paradise Lake Overlay
-  Scenic Route 169 Overlay

Approved by the Brooklyn Planning and Zoning Commission.

Michelle Sigfridson, Chair
Effective October 15, 2019.

Date



5.G.5-2a-d.1
1 Conceptual Site Plan Overall
 1" = 350'-0"



BUSH HILL BROOK	FLOOD ZONE	WATER / POND	ATV PATH / 8FT WIDE
BUSH HILL HISTORIC DISTRICT	MAIN ROAD	WETLANDS	PEDESTRIAN PATH (+/- 5 FT WIDE)
DEED RESTRICTED AREAS	PROPERTY SETBACK	SILVOPASTURE	EXISTING MOWED PATH
EASEMENT	STONEWALLS	PARKINGS	SEPTIC FIELD
EXISTING BUILDINGS	TOWN LINE	TWO WAY VEHICULAR ROADS (±24' FT)	LDF PROPERTY LINE
PROPOSED BUILDINGS	OWNERSHIP LINES	ONE WAY VEHICULAR ROADS (±12' FT)	LANDSCAPE BUFFER
PROPOSED WELL LOCATION	UTILITY POLE	LODGING SITE SYMBOL	ADA LODGING SITE SYMBOL
	4 X4 TRANSFORMER		
	3 PHASE ELECTRICAL SERVICE AT MULTI USE BARN		

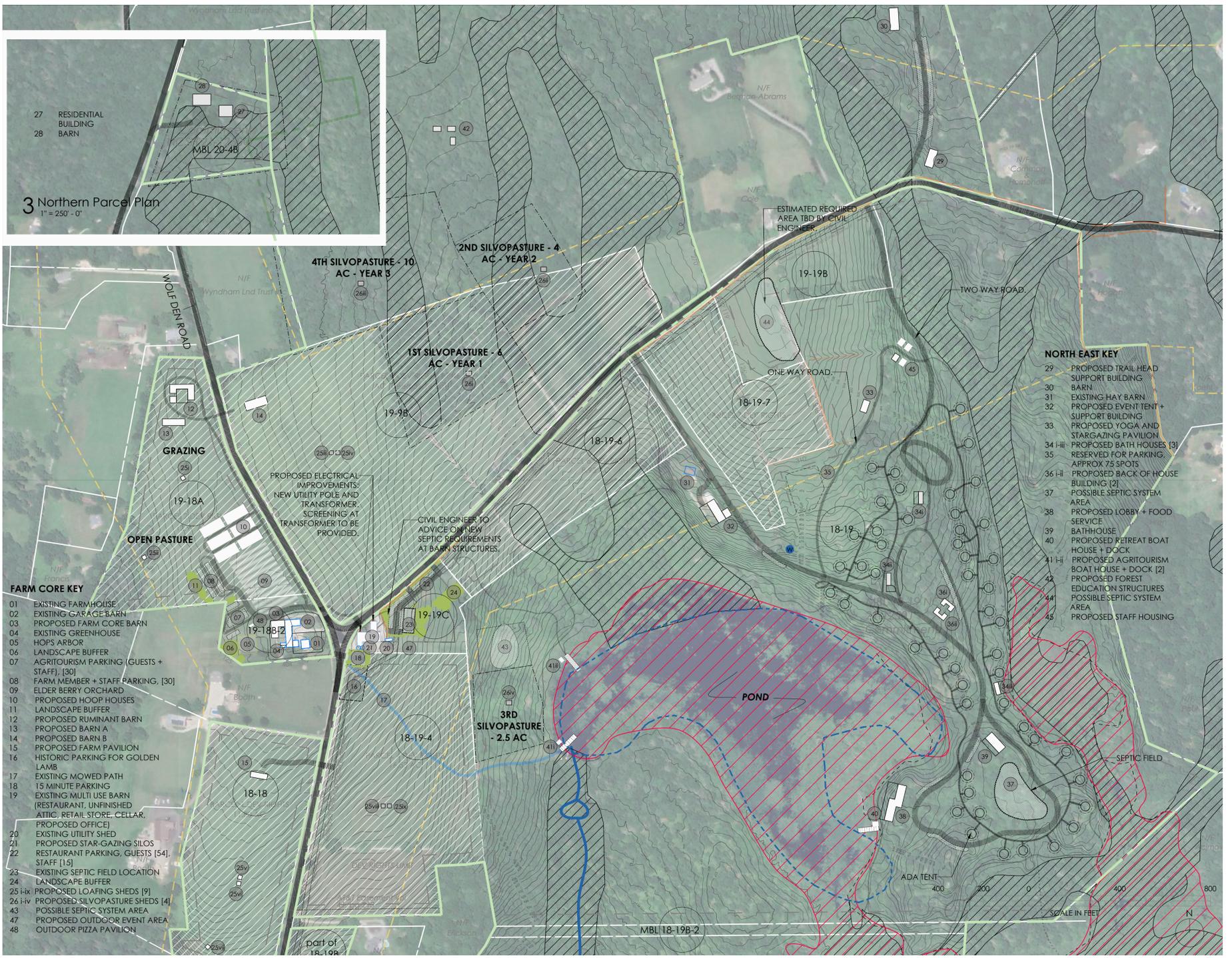
CONCEPTUAL SITE PLAN OVERALL - 1" = 350'-0"

03.30.2022

Little Dipper Farm
 499 Wolf Den Rd, Brooklyn, CT

SHELTER

A01



5.G.5-2a-d,f
1 Conceptual Master Plan Sketch
 1" = 250'-0"

5.G.5-4a-e
2 Data Table

EXISTING ZONING DISTRICT - RA
 RESIDENTIAL-AGRICULTURAL ZONE

PROPOSED ZONING DISTRICT - LDF
 SPECIAL ZONING AREA - LITTLE DIPPER FARM

EXISTING USE AGRICULTURAL RESIDENTIAL
 AGRICULTURAL, BOTH COMMERCIAL AND NON-COMMERCIAL AND LOW DENSITY RESIDENTIAL USES. NOW CHANGE TO EXISTING ZONING DIMENSIONAL STANDARDS BZR § 3.C

LEGEND:

- BUSH HILL BROOK
- FLOOD ZONE
- WATER / POND
- ATV PATH / 8FT WIDE
- BUSH HILL HISTORIC DISTRICT
- MAIN ROAD
- WETLANDS
- PEDESTRIAN PATH (+/- 5 FT WIDE)
- DEED RESTRICTED AREAS
- PROPERTY SETBACK
- SILVOPASTURE
- EXISTING MOWED PATH
- EASEMENT
- STONEWALLS
- PARKING
- SEPTIC FIELD
- EXISTING BUILDINGS
- TOWN LINE
- TWO WAY VEHICULAR ROADS (±24' FT)
- LANDSCAPE BUFFER
- PROPOSED BUILDINGS
- OWNERSHIP LINES
- ONE WAY VEHICULAR ROADS (±12' FT)
- ADA LODGING SITE SYMBOL
- PROPOSED WELL LOCATION
- UTILITY POLE
- TRANSFORMER
- 3 PHASE ELECTRICAL SERVICE AT MULTI USE BARN
- LODGING SITE SYMBOL

GENERAL NOTES:

- Wetlands indicated reflect the National Wetlands Inventory as documented on Survey prepared by Archer Surveying LLC.
- Proposed locations of Buildings, Tents, Paths, and Roads are conceptual and subject to further review and development with authorities having jurisdiction.
- See Civil documents for information pertaining to provision of water, sewer, drainage, and other utilities (as per 5.G.5-2e.)

TOTAL EXISTING LOT AREA (IN BROOKLYN CT):			534.42	Ac
PARCEL(S) NO.	ACREAGE	FRONTAGE		
18-18	11.80	1,146 FT		
18-19	156.87	1,023 FT		
18-19B	77.25	500 FT		
18-19B-2	2.30	N/A		
18-19-4	16.53	1,143 FT		
18-19-6	8.93	1,213 FT		
18-19-7	8.38	409 FT		
19-9B	222.30	3,199 FT		
19-18A	12.97	1,151 FT		
19-18B-2	2.86	301 FT		
19-19B	6.48	817 FT		
19-19C	3.26	643 FT		
20-4B	4.49	513 FT		

PROPOSED BUILDING FLOOR AREA - AGRICULTURAL RESIDENTIAL				30,905	SF
PARCEL No	ID#	BLDG F.A.	COVERAGE		
19-18B	03	PROPOSED FARM CORE BARN	900 SF	900	SF
19-18A	12	PROPOSED RUMINANT BARN	5,080 SF	5,080	SF
19-18A	13	PROPOSED BARN A	3,000 SF	3,000	SF
19-9B	14	PROPOSED BARN B	3,000 SF	3,000	SF
VARIOUS	25-i-x	PROPOSED LOAFING SHEDS [9]	2,925 SF	2,925	SF
19-19B	26-i-v	PROPOSED SILVOPASTURE SHEDS [4]	4,000 SF	4,000	SF
20-4B	27	PROPOSED RESIDENTIAL HOUSE	4,000 SF	2,000	SF
20-4B	28	PROPOSED BARN C	4,000 SF	4,000	SF
19-9B	30	PROPOSED BARN D	4,000 SF	4,000	SF

TOTAL AGRITOURISM RETREAT LOT AREA			236.42	Ac
LOCATED ON LOT(S):				
18-19			156.87	Ac
18-19B-2			2.30	Ac
18-19B*			77.25	Ac
*PARTIAL CT STATE DEVELOPMENT RESTRICTION ALONG WOLF DEN ROAD -2.46 Ac				
APPROX. WETLAND AREA ON PARCELS 18-19, 18-19B-2, & 18-19B -47.62 Ac				
APPROX. AREA OF POND -22.80 Ac				

PRINCIPLE BUILDING SETBACKS		
MINIMUM REQUIRED FRONT YARD SETBACK	50	FT
MINIMUM REQUIRED SIDE YARD SETBACK	40	FT
MINIMUM REQUIRED REAR YARD SETBACK	40	FT
	35	FT

NOTE: ALL PROPOSED PRINCIPLE BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT.

ACCESSORY BUILDING SETBACKS		
MINIMUM REQUIRED FRONT YARD SETBACK	50	FT
MINIMUM REQUIRED SIDE YARD SETBACK	20	FT
MINIMUM REQUIRED REAR YARD SETBACK	20	FT
MAXIMUM BUILDING HEIGHT	35	FT

NOTE: ALL PROPOSED ACCESSORY BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT, WITH THE EXCEPTION OF THE STAR-GAZING SILO. SEE PROPOSED BUILDING AREA.

PROPOSED BUILDING FLOOR AREA - AGRITOURISM				10,575	**
PARCEL No	ID#	BLDG F.A.	COVERAGE		
18-18	15	PROPOSED FARM PAVILION	1,875 SF	1,875	SF
19-19C	19	EXISTING MULTI USE BARN	(See Existing Building Area Above)		
19-19C	19	EXISTING RESTAURANT USE	3,500 SF		
19-19C	19	EXISTING RETAIL STORE	437 SF		
19-19C	19	PROPOSED EVENT USE	3,000 SF		
19-19C	19	PROPOSED OFFICE USE	2,000 SF		
21		PROPOSED STAR-GAZING SILOS*	1,200 SF	1,200	SF
19-9B	29	PROPOSED TRAIL HEAD SUPPORT BUILDING	3,000 SF	3,000	SF
18-19	41-i-ii	PROPOSED AGRITOURISM BOAT HOUSE + DOCK [2]	1,800 SF	1,800	SF
19-9B	42	PROPOSED FOREST EDUCATION STRUCTURES	2,400 SF	2,400	SF
19-18B	48	PROPOSED OUTDOOR PIZZA PAVILION	300 SF	300	SF

* STAR-GAZING SILO WILL EXCEED 35' HEIGHT LIMIT
 ** DOES NOT TALLY EXISTING USES

PROPOSED NUMBER OF LODGING SITES			50	SITES
PARCEL No	ID#			
18-19		PROPOSED LODGING SITES (900 SF)	35	
18-19		PROPOSED LODGING SITES (1,300 SF)	15	

PROPOSED APPROX. IMPERVIOUS AREAS (SITE WIDE)			623,072	SF
ID#				
		PROPOSED BUILDING COVERAGE	184,610	SF
		PROPOSED PEDESTRIAN PATHS (+/- 5 FT WIDE)	64,020	SF
		PROPOSED TWO WAY VEHICULAR ROADS (±24' FT)	210,504	SF
		PROPOSED ONE WAY VEHICULAR ROADS (±12' FT)	17,136	SF
		PROPOSED DECKS	10,039	SF
		PROPOSED WORK-YARDS	32,771	SF
10		PROPOSED HOOP HOUSES	18,000	SF
33		PROPOSED YOGA AND STARGAZING PAVILION	1,000	SF
		PROPOSED SITE WIDE PARKING	84,992	SF

PROPOSED AGRICULTURAL PARKING			30	SPOTS
PARCEL No	ID#			
19-18A	08	FARM MEMBER + STAFF	30	

PROPOSED BUILDING FLOOR AREA - AGRITOURISM RETREAT				78,650	SF
PARCEL No	ID#	BLDG F.A.	COVERAGE		
18-19	32	PROPOSED EVENT TENT + SUPPORT BLDG	5,500 SF	5,500	SF
18-19	34-i-iii	PROPOSED BATH HOUSES [3]	3,600 SF	3,600	SF
18-19	36-i-ii	PROPOSED BACK OF HOUSE BUILDING [2]	1,250 SF	1,250	SF
18-19	38	PROPOSED LOBBY + FOOD SERVICE*	5,000 SF	5,000	SF
18-19	39	PROPOSED ALT EVENT TENT + SUPPORT BLDG	5,500 SF	5,500	SF
18-19	40	PROPOSED RETREAT BOAT HOUSE + DOCK	3,600 SF	3,600	SF
18-19	45	PROPOSED STAFF HOUSING	3,200 SF	3,200	SF
18-19, 18-19B, 18-19B-2	---	PROPOSED LODGING SITES	51,000 SF	51,000	SF

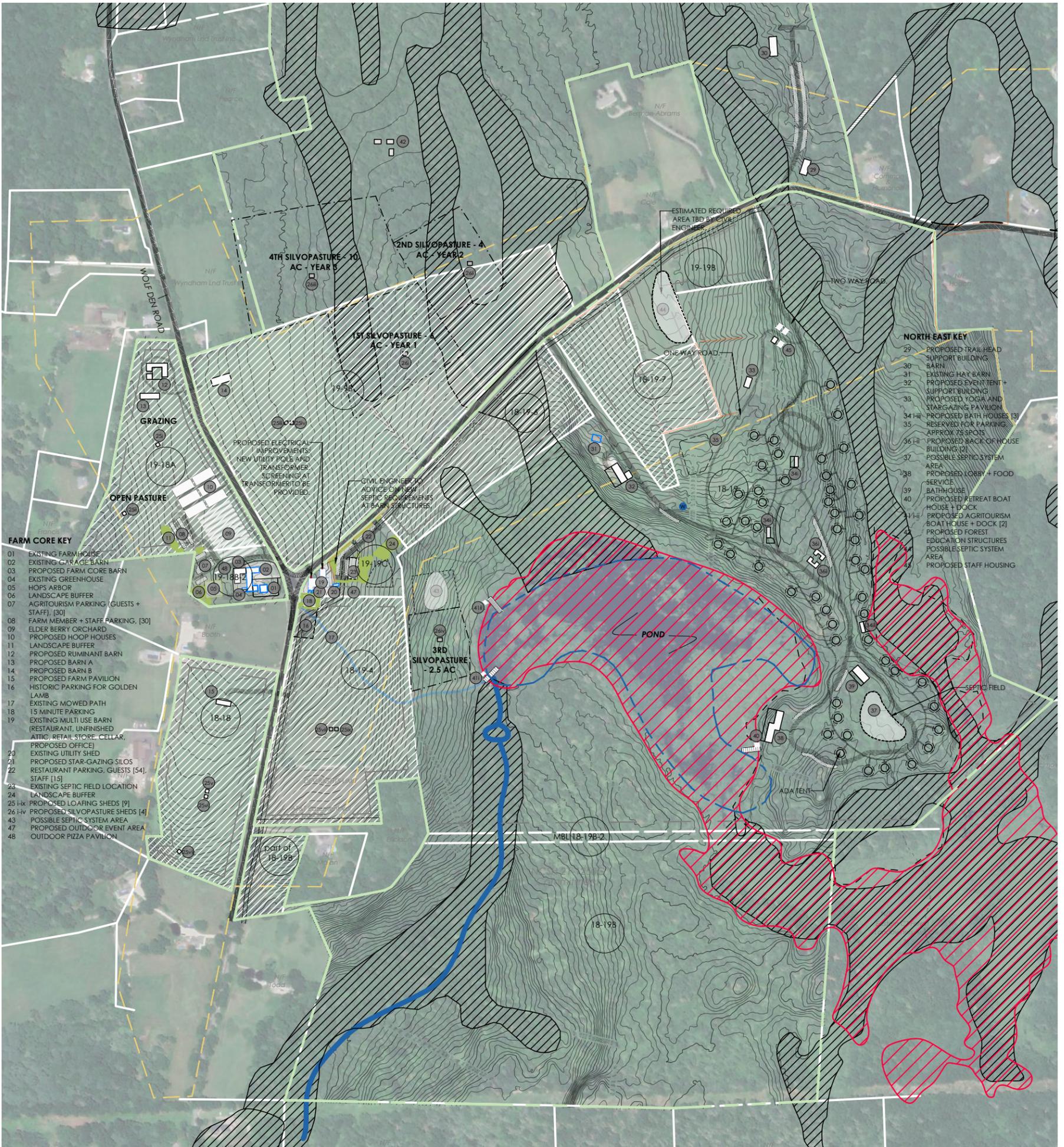
*Food service is open to RETREAT guests and the public. RETREAT guests will use RETREAT parking and additional parking will serve non-RETREAT guests.

PROPOSED AGRITOURISM PARKING			139	SPOTS
PARCEL No	ID#			
19-18B-2	07	AGRITOURISM GUESTS + STAFF	30	
19-19C	18	15 MINUTE PARKING	12	
19-19C	22	RESTAURANT GUESTS	27	
19-19C	22	RESTAURANT STAFF	10	
19-9B		TRAIL HEAD + OVERFLOW PARKING	60	

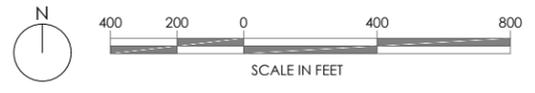
PROPOSED AGRITOURISM RETREAT PARKING			123	SPOTS
PARCEL No	ID#			
18-19		RETREAT GUESTS	58	
18-19		RETREAT STAFF	15	
18-19		LOBBY/ CHECK-IN	20	
18-19		VISITOR PARKING	30	

CONCEPTUAL MASTER PLAN SKETCH - 1" = 250'-0"

03.30.2022



5.G.5-2a-d,f
1 Conceptual Master Plan Sketch
 1" = 550'-0"



LEGEND:

	BUSH HILL BROOK		SILVOPASTURE
	BUSH HILL HISTORIC DISTRICT		PARKINGS
	DEED RESTRICTED AREAS		TWO WAY VEHICULAR ROADS (24 FT)
	EASEMENT		ONE WAY VEHICULAR ROADS (12 FT)
	EXISTING BUILDINGS		ATV PATH / 8FT WIDE
	PROPOSED BUILDINGS		PEDESTRIAN PATH (+/- 5 FT WIDE)
	FLOOD ZONE		EXISTING MOWED PATH
	MAIN ROAD		SEPTIC FIELD
	PROPERTY SETBACK		LDF PROPERTY LINE
	STONEWALLS		LANDSCAPE BUFFER
	TOWN LINE		PROPOSED WELL LOCATION
	OWNERSHIP LINES		3 PHASE ELECTRICAL SERVICE AT MULTI USE BARN
	WATER / POND		LODGING SITE SYMBOL
	WETLANDS		ADA LODGING SITE SYMBOL

CONCEPTUAL MASTER PLAN SKETCH - 1" = 550'-0"

03.30.2022

Little Dipper Farm
 499 Wolf Den Rd, Brooklyn, CT

SHELTER

A03a

EXISTING ZONING DISTRICT - RA

RESIDENTIAL-AGRICULTURAL ZONE

PROPOSED ZONING DISTRICT - LDF

SPECIAL ZONING AREA - LITTLE DIPPER FARM

EXISTING USE AGRICULTURAL RESIDENTIAL

AGRICULTURAL, BOTH COMMERCIAL AND NON-COMMERCIAL AND LOW DENSITY RESIDENTIAL USES. NOW CHANGE TO EXISTING ZONING DIMENSIONAL STANDARDS BZR § 3.C

TOTAL EXISTING LOT AREA (IN BROOKLYN CT):			534.42	Ac
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18-19-6	8.93 Ac	1,213 FT		
18-19-7	8.38 Ac	409 FT		
19-9B	222.30 Ac	3,199 FT		
19-18A	12.97 Ac	1,151 FT		
19-18B-2	2.86 Ac	301 FT		
19-19B	6.48 Ac	817 FT		
19-19C	3.26 Ac	643 FT		
20-4B	4.49 Ac	513 FT		

PRINCIPLE BUILDING SETBACKS

MINIMUM REQUIRED FRONT YARD SETBACK	50 FT
MINIMUM REQUIRED SIDE YARD SETBACK	40 FT
MINIMUM REQUIRED REAR YARD SETBACK	40 FT
	35 FT

NOTE: ALL PROPOSED PRINCIPLE BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT.

ACCESSORY BUILDING SETBACKS

MINIMUM REQUIRED FRONT YARD SETBACK	50 FT
MINIMUM REQUIRED SIDE YARD SETBACK	20 FT
MINIMUM REQUIRED REAR YARD SETBACK	20 FT
MAXIMUM BUILDING HEIGHT	35 FT

NOTE: ALL PROPOSED ACCESSORY BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT, WITH THE EXCEPTION OF THE STAR-GAZING SILO. SEE PROPOSED BUILDING AREA.

EXISTING BUILDING FLOOR AREA			20,747	SF
PARCEL No	ID#		BLDG F.A.	COVERAGE
19-18b	01	EXISTING FARMHOUSE	2,860 SF	1,430 SF
19-18b	02	EXISTING GARAGE BARN	4,264 SF	4,264 SF
19-18b	04	EXISTING GREENHOUSE	486 SF	486 SF
19-19C	19	EXISTING MULTI USE BARN	11,787 SF	5,650 SF
19-19C	19	RESTAURANT USE	3,500 SF	
19-19C	19	UNFINISHED ATTIC	2,200 SF	
19-19C	19	RETAIL STORE	437 SF	
19-19C	19	CELLAR	5,650 SF	
19-19C	20	EXISTING UTILITY SHED	350 SF	350 SF
18-19-6	31	EXISTING HAY BARN	1,000 SF	1,000 SF

NOTE: 1. BUILDING AREAS ARE APPROXIMATE, BASED ON APPRAISAL DOCUMENT. 2. THE CALCULATION OF FLOOR AREA SHALL NOT INCLUDE AREAS WHICH ARE LOCATED BELOW GRADE W/ TWO THIRDS OR MORE OF THE CLEAR HEIGHT BELOW THE AVERAGE GRADE.

PROPOSED BUILDING FLOOR AREA - AGRICULTURAL RESIDENTIAL			30,905	SF
PARCEL No	ID#		BLDG F.A.	COVERAGE
19-18B	03	PROPOSED FARM CORE BARN	900 SF	900 SF
19-18A	12	PROPOSED RUMINANT BARN	5,080 SF	5,080 SF
19-18A	13	PROPOSED BARN A	3,000 SF	3,000 SF
19-9B	14	PROPOSED BARN B	3,000 SF	3,000 SF
VARIOUS	25i-ix	PROPOSED LOAFING SHEDS [9]	2925 SF	2,925 SF
19-19B	26i-iv	PROPOSED SILVOPASTURE SHEDS [4]	4,000 SF	4,000 SF
20-4B	27	PROPOSED RESIDENTIAL HOUSE	4,000 SF	2,000 SF
20-4B	28	PROPOSED BARN C	4,000 SF	4,000 SF
19-9B	30	PROPOSED BARN D	4,000 SF	4,000 SF

PROPOSED BUILDING FLOOR AREA - AGRITOURISM			10,575	**
PARCEL No	ID#		BLDG F.A.	COVERAGE
18-18	15	PROPOSED FARM PAVILION	1,875 SF	1,875 SF
19-19C	19	EXISTING MULTI USE BARN	(See Existing Building Area Above)	
19-19C	19	EXISTING RESTAURANT USE	3,500 SF	
19-19C	19	EXISTING RETAIL STORE	437 SF	
19-19C	19	PROPOSED EVENT USE	3,000 SF	
19-19C	19	PROPOSED OFFICE USE	2,000 SF	
	21	PROPOSED STAR-GAZING SILOS*	1,200 SF	1,200 SF
19-9B	29	PROPOSED TRAIL HEAD SUPPORT BUILDING	3,000 SF	3,000 SF
18-19	41i-ii	PROPOSED AGRITOURISM BOAT HOUSE + DOCK [2]	1,800 SF	1,800 SF
19-9B	42	PROPOSED FOREST EDUCATION STRUCTURES	2,400 SF	2,400 SF
19-18B	48	PROPOSED OUTDOOR PIZZA PAVILION	300 SF	300 SF

* STAR-GAZING SILO WILL EXCEED 35' HEIGHT LIMIT

** DOES NOT TALLY EXISTING USES

PROPOSED BUILDING FLOOR AREA - AGRITOURISM RETREAT			78,650	SF
PARCEL No	ID#		BLDG F.A.	COVERAGE
18-19	32	PROPOSED EVENT TENT + SUPPORT BLDG	5,500 SF	5,500 SF
18-19	34i-iii	PROPOSED BATH HOUSES [3]	3,600 SF	3,600 SF
18-19	36i-ii	PROPOSED BACK OF HOUSE BUILDING [2]	1,250 SF	1,250 SF
18-19	38	PROPOSED LOBBY + FOOD SERVICE*	5,000 SF	5,000 SF
18-19	39	PROPOSED ALT EVENT TENT + SUPPORT BLDG	5,500 SF	5,500 SF
18-19	40	PROPOSED RETREAT BOAT HOUSE + DOCK	3,600 SF	3,600 SF
18-19	45	PROPOSED STAFF HOUSING	3,200 SF	3,200 SF
18-19, 18-19B, 18-19B-2	---	PROPOSED LODGING SITES	51,000 SF	51,000 SF

*Food service is open to RETREAT guests and the public. RETREAT guests will use RETREAT parking and additional parking will serve non-RETREAT guests.

TOTAL AGRITOURISM RETREAT LOT AREA	236.42	Ac
LOCATED ON LOT(S):		
18-19	156.87	Ac
18-19B-2	2.30	Ac
18-19B*	77.25	Ac

*PARTIAL CT STATE DEVELOPMENT RESTRICTION ALONG WOLF DEN ROAD

APPROX. WETLAND AREA ON PARCELS 18-19, 18-19B-2, & 18-19B

APPROX. AREA OF POND

PROPOSED NUMBER OF LODGING SITES		50	SITES
PARCEL No	ID#		
18-19		PROPOSED LODGING SITES (900 SF)	35
18-19		PROPOSED LODGING SITES (1,300 SF)	15

PROPOSED APPROX. IMPERVIOUS AREAS (SITE WIDE)		623,072	SF
	ID#		
		PROPOSED BUILDING COVERAGE	184,610 SF
		PROPOSED PEDESTRIAN PATHS (+/- 5 FT WIDE)	64,020 SF
		PROPOSED TWO WAY VEHICULAR ROADS (±24' FT)	210,504 SF
		PROPOSED ONE WAY VEHICULAR ROADS (±12' FT)	17,136 SF
		PROPOSED DECKS	10,039 SF
		PROPOSED WORK-YARDS	32,771 SF
	10	PROPOSED HOOP HOUSES	18,000 SF
	33	PROPOSED YOGA AND STARGAZING PAVILION	1,000 SF
		PROPOSED SITE WIDE PARKING	84,992 SF

PROPOSED AGRICULTURAL PARKING		30	SPOTS
PARCEL No	ID#		
19-18A	08	FARM MEMBER + STAFF	30

PROPOSED AGRITOURISM PARKING		139	SPOTS
PARCEL No	ID#		
19-18B-2	07	AGRITOURISM GUESTS + STAFF	30
19-19C	18	15 MINUTE PARKING	12
19-19C	22	RESTAURANT GUESTS	27
19-19C	22	RESTAURANT STAFF	10
19-9B		TRAIL HEAD + OVERFLOW PARKING	60

PROPOSED AGRITOURISM RETREAT PARKING		123	SPOTS
PARCEL No	ID#		
18-19		RETREAT GUESTS	58
18-19		RETREAT STAFF	15
18-19		LOBBY/ CHECK-IN	20
18-19		VISITOR PARKING	30

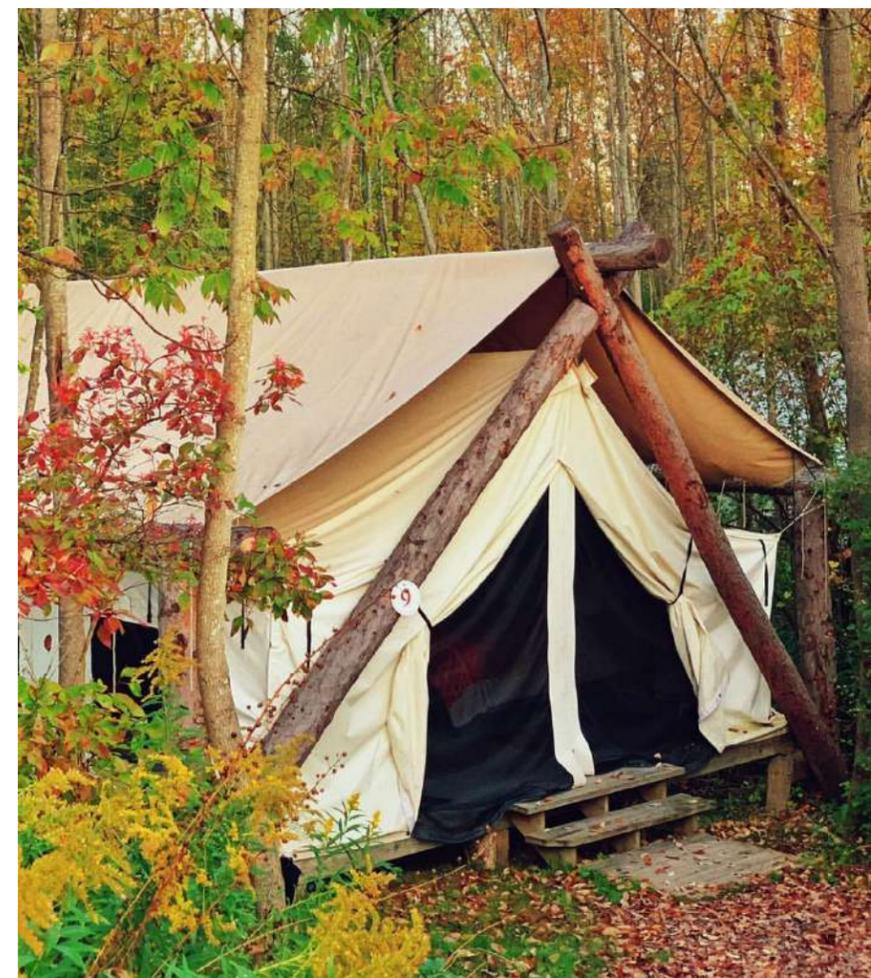
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2 Data Table



LITTLE DIPPER FARM



ARCHITECTURAL
PHOTOGRAPHIC
SAMPLES FOR PDZ
03.30.2022



EXISTING FARM CORE

FARMHOUSE, GARAGE BARN, GREENHOUSE, MULTI-USE BARN, UTILITY SHED



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

2

FARM EXPANSION

FARM CORE BARN, RUMINANT BARN, AGRICULTURAL BARNs A-D



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

3

FARM EXPANSION

FARM CORE BARN, RUMINANT BARN, AGRICULTURAL BARNs A-D



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

4

FARM EXPANSION

HOOP HOUSES, HIGH TUNNELS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

5

FARM EXPANSION

HOOP HOUSES, HIGH TUNNELS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

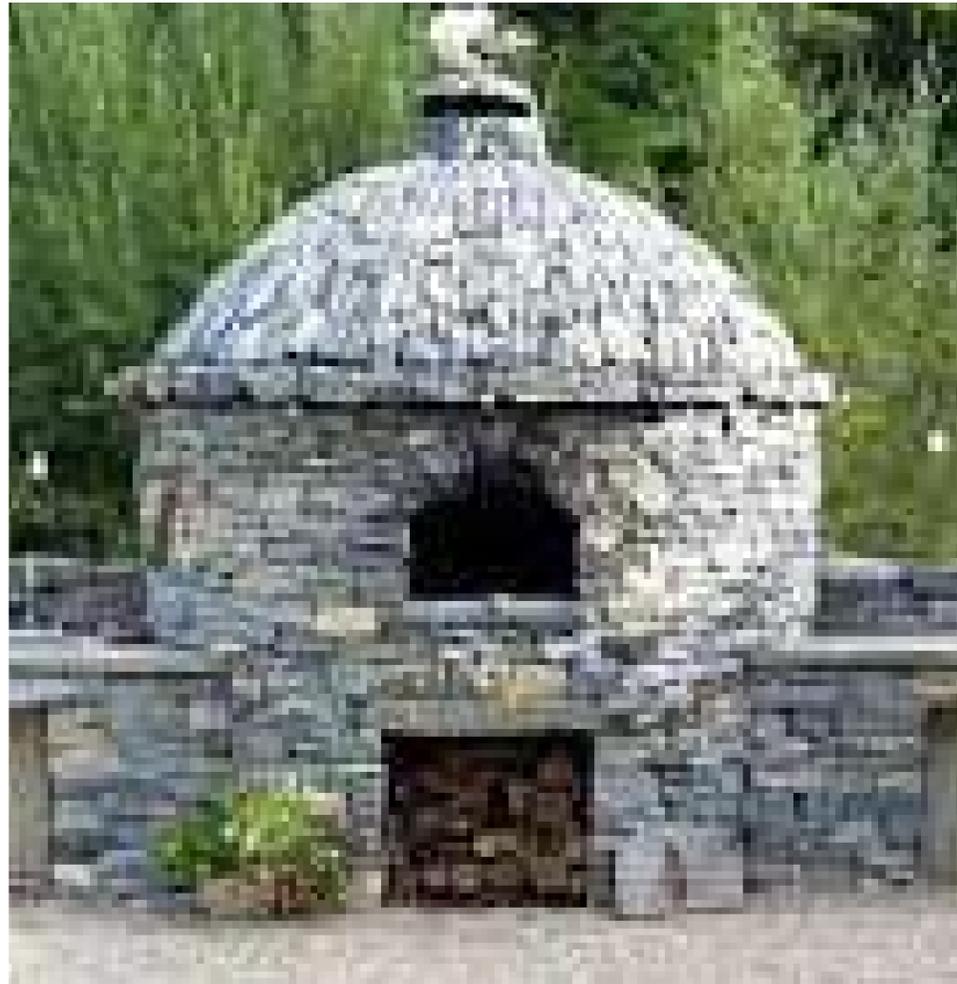
03.30.2022

SHELTER

6

FARM EXPANSION

STONE PIZZA OVEN



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

7

FARM EXPANSION

LOAFING SHEDS, SILVOPASTURE SHEDS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

8

FARM EXPANSION

LOAFING SHEDS, SILVOPASTURE SHEDS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

FARM EXPANSION

PORTABLE ELECTRICAL FENCE, PERMANENT FENCING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

10

AGRITOURISM

FARM PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

11

AGRITOURISM

FARM PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

12

AGRITOURISM

STAR GAZING SILO



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

13

AGRITOURISM

FOREST EDUCATION STRUCTURES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

14

AGRITOURISM

YOGA AND STAR-GAZING PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

15

AGRITOURISM / RETREAT

LODGING SITES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

16

AGRITOURISM / RETREAT

EVENT TENT + SUPPORT BUILDING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

17

AGRITOURISM / RETREAT

BATH HOUSES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

18

AGRITOURISM / RETREAT

BATH HOUSES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

19

AGRITOURISM / RETREAT

BOAT HOUSE + DOCK



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

20

AGRITOURISM / RETREAT

BOAT HOUSE + DOCK



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

21

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

22

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

23

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

24

AGRITOURISM / RETREAT

MOBILE GUEST UNITS / STAFF HOUSING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

25

**Traffic Impact Study
Little Dipper Farm
Brooklyn, Connecticut
April 2022**

This study examines the traffic impact of Little Dipper Farm in Brooklyn, Connecticut. Peak-hour site trips generated by improvement on the site, roadway traffic volumes, and traffic capacity at site driveways were reviewed. For the purpose of this traffic study, 2023 was assumed to be the year during which improvement is built and the facilities are occupied.

I. Summary

- The proposed improvement is estimated to generate 23, 53, and 92 trips for respective weekday morning, weekday afternoon, and Saturday midday peak hours.
- The traffic impact of the development will be limited. When the improved facilities are occupied, all traffic approaches at site driveways will operate at favorable LOS A during the three peak hours. The development will not create traffic hazards and will not block or hamper the circulation pattern of adjacent roadways.

II. Project Description

The proposed improvement will include parcels near the intersection of Wolf Den Road and Bush Hill Road. Next to the farm, Wolf Den Road and Bush Hill Road measure about 16 feet in width. The posted speed limit on Bush Hill Road is 30 mph. The posted speed limit on Wolf Den Road near the farm is 25 mph. Further north, the speed limit on Wolf Den Road changes to 30 mph.

III. Traffic Volumes

Automatic traffic count data were collected on Wolf Den Road and Bush Hill Road on weekdays and on a Saturday in January 2022. Seasonal adjustment factors based on CTDOT data and annual traffic growth rate of 0.7 percent recommended by CTDOT were applied to peak-hour traffic volumes from the counts to generate 2023 peak summer month background volumes for area roadways.

IV. Future Traffic Conditions

Site trips during the peak hours were estimated based on proposed uses (Table 1). The development will likely generate the most peak-hour trips of 92 vehicles during the Saturday midday peak hour.

Table 1 Estimated Site Trips (vph)

Driveway #	Weekday Morning Peak Hour (7:00 am-8:00 am)		Weekday Afternoon Peak Hour (4:00 pm-5:00)		Saturday Midday Peak Hour (12:00 pm-1:00 pm)		Note
	Entry	Exit	Entry	Exit	Entry	Exit	
#8	0	1	1	0	1	1	Residential building and barn
#7	0	3	3	0	1	1	Barns
#1	5	0	0	5	10	5	30 parking spaces, guests and staff
#10	1	0	0	1	1	1	Farm pavilion
#2	5	0	0	5	10	5	Existing farm road, 15-min parking
#3	1	0	3	3	10	5	Restaurant parking (37 spaces)
#4	1	0	3	3	10	5	Restaurant parking (37 spaces)
#5	2	2	5	5	5	5	Camping
#6	0	0	5	5	5	5	Camping
#9	2	0	3	3	3	3	Barn, storage, arrival, and parking
Sum	17	6	23	30	56	36	

vph Vehicles per hour

V. Traffic Capacity Analysis

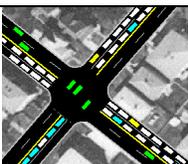
To assess the quality of traffic flow, intersection capacity analysis was conducted for the future no-build and future build traffic conditions. Capacity analysis provides an indication of how well roadway facilities serve the traffic demands placed upon them. *Synchro 10*, a software package that includes the evaluation criteria of the *2000 Highway Capacity Manual (HCM 2000)*, was used to analyze the intersections.

Level of service (LOS) is the term used to describe the different operating conditions that occur on a given roadway segment or intersection under various traffic conditions. It is a qualitative measure of the effects of a number of factors including roadway geometry, speed, travel delay, freedom to maneuver, and safety. Six levels of service can be defined for each type of facility. Each level of service (LOS) is given a letter designation from A to F, with LOS A representing the best operating conditions and LOS F representing the worst.

LOS at intersection is measured in terms of average control delay. For signalized intersections and all-way stop-controlled intersections, the analysis considers the operation of all traffic entering the intersection, and an overall condition is reported in addition to individual movements. For two-way stop-controlled (TWSC) intersections where side street traffic has to stop for main street traffic, the analysis assumes that

through traffic on the main street is not affected by traffic on side streets. Thus, LOS is calculated for the main street left-turn and side street approaches, and no overall intersection LOS is defined for TWSC intersections. Table 2 presents the LOS criteria for signalized and unsignalized intersections as defined in the HCM 2000.

Table 2 LOS Criteria for Signalized and Unsignalized Intersections

	Level-of-Service (LOS)	Signalized Delay Range (Average Control Delay, in sec/veh)	Unsignalized Delay Range (Average Control Delay in sec/veh)
	A	≤ 10	≤ 10
	B	> 10 and ≤ 20	> 10 and ≤ 15
	C	> 20 and ≤ 35	> 15 and ≤ 25
	D	> 35 and ≤ 55	> 25 and ≤ 35
	E	> 55 and ≤ 80	> 35 and ≤ 50
	F	> 80	> 50

Source: 2000 Highway Capacity Manual (Exhibits 16-2 and 17-2)

Table 3 that follows shows the capacity analysis results for the analyzed intersections under the 2023 build traffic conditions. During the three peak hours, all traffic movements at site driveways will operate at favorable LOS A with minimal traffic delays. The detailed output sheets are attached to this report.

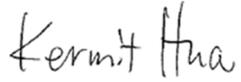
Table 3 Capacity Analyses for Build Conditions

Intersection	2023 Build Conditions		
	Weekday Morning Peak Hour of Adjacent Streets	Weekday Afternoon Peak Hour of Adjacent Streets	Saturday Midday Peak Hour of Adjacent Streets
	LOS	LOS	LOS
Bush Hill Road and Driveway #9 (Unsignalized)			
EB Bush Hill Road	A	A	A
SB Driveway #9	A	A	A
Bush Hill Road and Driveway #6 (Unsignalized)			
WB Bush Hill Road	A	A	A
NB Driveway #6	A	A	A
Bush Hill Road and Driveway #5 (Unsignalized)			
WB Bush Hill Road	A	A	A
NB Driveway #5	A	A	A
Bush Hill Road and Driveway #4 (Unsignalized)			
WB Bush Hill Road	A	A	A
NB Driveway #4	A	A	A
Bush Hill Road and Driveway #3 (Unsignalized)			
WB Bush Hill Road	A	A	A
NB Driveway #3	A	A	A
Wolf Den Road and Driveway #2 (Unsignalized)			
WB Driveway #2	A	A	A
SB Wolf Den Road	A	A	A
Wolf Den Road and Driveway #10 (Unsignalized)			
EB Driveway #10	A	A	A
NB Wolf Den Road	A	A	A
Wolf Den Road and Driveway #1 (Unsignalized)			
EB Driveway #1	A	A	A
NB Wolf Den Road	A	A	A
Wolf Den Road and Driveway #7 (Unsignalized)			
EB Driveway #7	A	A	A
NB Wolf Den Road	A	A	A
Wolf Den Road and Driveway #8 (Unsignalized)			
WB Driveway #8	A	A	A
SB Wolf Den Road	A	A	A

EB Eastbound
 WB Westbound
 NB Northbound
 SB Southbound
 LOS Level of Service

VI. Conclusions

Area traffic operation was analyzed for improvement at Little Dipper Farm under 2023 build traffic conditions. When the improvement is built and the facilities are occupied, all site driveways will operate at favorable LOS A. The traffic impact of the improvement at Little Dipper Farm will be limited and will be accommodated by existing roadways.



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CONNECTICUT DEPARTMENT OF TRANSPORTATION
 BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
 TRAFFIC DATA COLLECTION & VERIFICATION SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
 ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
 (BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 1 ** INTERSTATE **

STATION(S): 7, 12, 24, 30, 31, 32, 53, 54

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.08	1.03	1.21	1.41
FEBRUARY		1.04	0.96	1.13	1.45
MARCH		1.05	0.93	1.05	1.21
APRIL		0.99	0.91	1.03	1.17
MAY		0.94	0.83	0.98	1.10
JUNE		0.95	0.90	0.99	1.08
JULY		0.95	0.91	0.97	1.08
AUGUST		0.94	0.86	0.99	1.06
SEPTEMBER		0.99	0.89	0.99	1.08
OCTOBER		0.98	0.90	1.00	1.12
NOVEMBER		0.98	0.98	1.03	1.13
DECEMBER		1.00	0.96	1.04	1.22

GROUP - 2 ** RURAL **

STATION(S): 4, 10, 16, 20, 50, 51

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.12	1.08	1.17	1.48
FEBRUARY		1.12	1.05	1.16	1.55
MARCH		1.08	1.04	1.06	1.32
APRIL		1.05	0.95	0.94	1.29
MAY		0.95	0.89	0.95	1.04
JUNE		0.91	0.80	0.87	0.95
JULY		0.93	0.84	0.87	0.98
AUGUST		0.89	0.83	0.90	0.93
SEPTEMBER		0.97	0.88	0.91	1.02
OCTOBER		0.98	0.88	0.97	1.08
NOVEMBER		1.00	1.02	1.09	1.21
DECEMBER		1.08	1.09	1.11	1.29

GROUP - 3 ** INTERSTATE **

STATION(S): 27 (I-84 FROM ROUTE 195 TO MASS. STATE LINE)

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.02	1.10	1.25	0.99
FEBRUARY		0.86	0.81	1.02	1.22
MARCH		1.46	0.91	0.94	0.93
APRIL		1.22	0.96	1.00	1.00
MAY		1.07	0.73	0.99	0.90
JUNE		1.04	0.84	0.96	0.71
JULY		0.98	0.84	0.80	0.74
AUGUST		0.81	0.75	0.89	0.79
SEPTEMBER		1.11	1.09	1.13	0.81
OCTOBER		1.04	1.06	1.30	0.99
NOVEMBER		1.26	1.24	1.15	0.64
DECEMBER		1.14	0.33	0.43	0.79

CONNECTICUT DEPARTMENT OF TRANSPORTATION
 BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
 TRAFFIC MONITORING & DATA ANALYSIS SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
 ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
 (BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 4 ** URBAN **

STATION(S): 8, 9, 11, 15, 17, 22, 23, 28, 47, 48, 52

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.03	1.00	1.18	1.46
FEBRUARY		1.03	0.95	1.14	1.49
MARCH		0.97	0.94	1.07	1.30
APRIL		0.98	0.90	1.03	1.26
MAY		0.92	0.83	1.01	1.21
JUNE		0.91	0.85	1.01	1.15
JULY		0.95	0.89	1.06	1.22
AUGUST		0.95	0.89	1.09	1.23
SEPTEMBER		0.96	0.88	1.03	1.20
OCTOBER		0.95	0.86	1.05	1.16
NOVEMBER		0.97	0.97	1.08	1.27
DECEMBER		0.99	0.96	1.06	1.24

GROUP - 5 ** NORTHWEST RECREATIONAL **

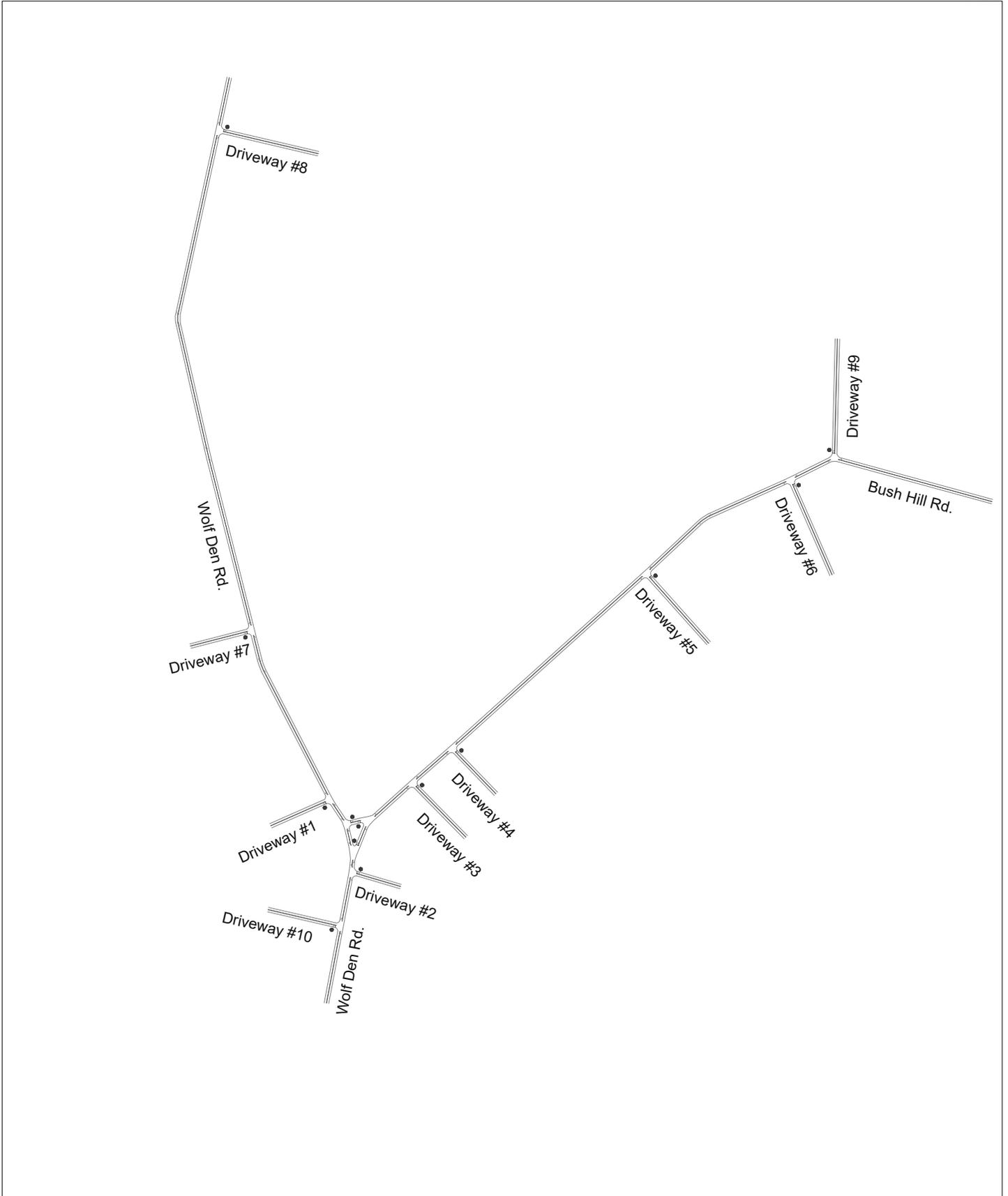
STATION(S): 1 (Station 18 not available on 2018)

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.29	1.18	1.05	1.21
FEBRUARY		1.24	1.10	1.02	1.34
MARCH		1.28	1.06	1.14	1.24
APRIL		1.04	0.88	0.96	0.85
MAY		1.00	0.83	0.78	0.80
JUNE		0.96	0.80	0.79	0.77
JULY		0.91	0.80	0.71	0.61
AUGUST		0.94	0.75	0.76	0.71
SEPTEMBER		0.99	0.85	0.69	0.73
OCTOBER		0.95	0.71	0.69	0.68
NOVEMBER		1.15	1.05	1.08	1.06
DECEMBER		1.13	1.11	1.09	1.25

GROUP - 6 ** SOUTHEAST RECREATIONAL **

STATION(S): 5, 33, 44, 46

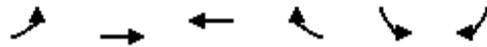
	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.24	1.08	1.05	1.22
FEBRUARY		1.17	1.00	0.98	1.21
MARCH		1.19	0.98	0.93	1.06
APRIL		1.13	0.91	0.86	1.00
MAY		1.04	0.85	0.84	0.92
JUNE		1.00	0.80	0.81	0.88
JULY		0.91	0.77	0.75	0.79
AUGUST		0.92	0.75	0.77	0.80
SEPTEMBER		1.07	0.89	0.84	0.92
OCTOBER		1.10	0.89	0.93	0.98
NOVEMBER		1.17	0.97	0.93	1.04
DECEMBER		1.16	1.00	0.97	1.15



HCM Unsignalized Intersection Capacity Analysis

1: Bush Hill Rd. & Driveway #9

04/10/2022



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↩	↩		↩	
Traffic Volume (veh/h)	1	21	12	1	0	0
Future Volume (Veh/h)	1	21	12	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	23	13	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	14				38	14
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	14				38	14
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1604				973	1067
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	24	14	0			
Volume Left	1	0	0			
Volume Right	0	1	0			
cSH	1604	1700	1700			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.3	0.0	0.0			
Lane LOS	A		A			
Approach Delay (s)	0.3	0.0	0.0			
Approach LOS			A			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			6.7%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

12: Driveway #6 & Bush Hill Rd.

04/10/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	22	0	0	12	0	0
Future Volume (Veh/h)	22	0	0	12	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	24	0	0	13	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	246					
pX, platoon unblocked						
vC, conflicting volume			24		37	24
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			24		37	24
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1591		975	1052
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	24	13	0			
Volume Left	0	0	0			
Volume Right	0	0	0			
cSH	1700	1591	1700			
Volume to Capacity	0.01	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS			A			
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			6.7%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 14: Bush Hill Rd. & Driveway #5

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	1	1	21	1	1	11
Future Volume (Veh/h)	1	1	21	1	1	11
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	1	23	1	1	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)						917
pX, platoon unblocked						
vC, conflicting volume	38	24			24	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	38	24			24	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	974	1053			1591	
Direction, Lane #						
	NW 1	NE 1	SW 1			
Volume Total	2	24	13			
Volume Left	1	0	1			
Volume Right	1	1	0			
cSH	1012	1700	1591			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.6	0.0	0.6			
Lane LOS	A		A			
Approach Delay (s)	8.6	0.0	0.6			
Approach LOS	A					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis
 16: Bush Hill Rd. & Driveway #4

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	0	0	22	0	1	11
Future Volume (Veh/h)	0	0	22	0	1	11
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	24	0	1	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None	None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	38	24			24	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	38	24			24	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	974	1052			1591	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	0	24	13			
Volume Left	0	0	1			
Volume Right	0	0	0			
cSH	1700	1700	1591			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.6			
Lane LOS	A		A			
Approach Delay (s)	0.0	0.0	0.6			
Approach LOS	A					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			6.7%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 17: Bush Hill Rd. & Driveway #3

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	0	0	22	0	1	10
Future Volume (Veh/h)	0	0	22	0	1	10
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	24	0	1	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	276					
pX, platoon unblocked						
vC, conflicting volume	37	24			24	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	37	24			24	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	975	1052			1591	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	0	24	12			
Volume Left	0	0	1			
Volume Right	0	0	0			
cSH	1700	1700	1591			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.6			
Lane LOS	A		A			
Approach Delay (s)	0.0	0.0	0.6			
Approach LOS	A					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			6.7%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

20: Wolf Den Rd. & Driveway #2

04/10/2022



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	29	3	2	16
Future Volume (Veh/h)	0	0	29	3	2	16
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	32	3	2	17
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						85
pX, platoon unblocked						
vC, conflicting volume	54	34			35	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	54	34			35	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	952	1040			1576	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	35	19			
Volume Left	0	0	2			
Volume Right	0	3	0			
cSH	1700	1700	1576			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.8			
Lane LOS	A		A			
Approach Delay (s)	0.0	0.0	0.8			
Approach LOS	A					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			6.7%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

21: Wolf Den Rd. & Driveway #10

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			↑	↓	
Traffic Volume (veh/h)	0	0	1	32	16	0
Future Volume (Veh/h)	0	0	1	32	16	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	1	35	17	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						303
pX, platoon unblocked						
vC, conflicting volume	54	17	17			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	54	17	17			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	954	1062	1600			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	36	17			
Volume Left	0	1	0			
Volume Right	0	0	0			
cSH	1700	1600	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.2	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.2	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			6.7%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

24: Wolf Den Rd. & Driveway #1

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L	T	
Traffic Volume (veh/h)	0	0	5	8	18	0
Future Volume (Veh/h)	0	0	5	8	18	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	5	9	20	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	141					
pX, platoon unblocked						
vC, conflicting volume	39	20	20			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	39	20	20			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	970	1058	1596			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	14	20			
Volume Left	0	5	0			
Volume Right	0	0	0			
cSH	1700	1596	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	2.6	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	2.6	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			8.2%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

25: Wolf Den Rd. & Driveway #7

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↓	
Traffic Volume (veh/h)	0	3	0	8	15	0
Future Volume (Veh/h)	0	3	0	8	15	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	3	0	9	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	985					
pX, platoon unblocked						
vC, conflicting volume	25	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	25	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	991	1063	1602			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	3	9	16			
Volume Left	0	0	0			
Volume Right	3	0	0			
cSH	1063	1602	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.4	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.4	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 29: Wolf Den Rd. & Driveway #8

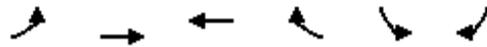
04/10/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	0	8	0	0	14
Future Volume (Veh/h)	1	0	8	0	0	14
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	9	0	0	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	24	9			9	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	24	9			9	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	992	1073			1611	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	1	9	15			
Volume Left	1	0	0			
Volume Right	0	0	0			
cSH	992	1700	1611			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.6	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.6	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

1: Bush Hill Rd. & Driveway #9

04/10/2022

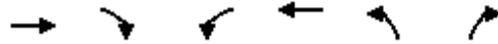


Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Volume (veh/h)	1	14	9	2	1	2
Future Volume (Veh/h)	1	14	9	2	1	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	15	10	2	1	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	12				28	11
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	12				28	11
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1607				986	1070
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	16	12	3			
Volume Left	1	0	1			
Volume Right	0	2	2			
cSH	1607	1700	1041			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.5	0.0	8.5			
Lane LOS	A		A			
Approach Delay (s)	0.5	0.0	8.5			
Approach LOS			A			
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			13.3%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

12: Driveway #6 & Bush Hill Rd.

04/10/2022



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (veh/h)	12	3	2	9	2	3
Future Volume (Veh/h)	12	3	2	9	2	3
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	3	2	10	2	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	246					
pX, platoon unblocked						
vC, conflicting volume			16		28	14
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			16		28	14
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1602		985	1065
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	16	12	5			
Volume Left	0	2	2			
Volume Right	3	0	3			
cSH	1700	1602	1032			
Volume to Capacity	0.01	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	1.2	8.5			
Lane LOS		A	A			
Approach Delay (s)	0.0	1.2	8.5			
Approach LOS			A			
Intersection Summary						
Average Delay			1.7			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 14: Bush Hill Rd. & Driveway #5

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	2	3	12	2	2	9
Future Volume (Veh/h)	2	3	12	2	2	9
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	3	13	2	2	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)						917
pX, platoon unblocked						
vC, conflicting volume	28	14			15	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	28	14			15	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	986	1066			1603	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	5	15	12			
Volume Left	2	0	2			
Volume Right	3	2	0			
cSH	1032	1700	1603			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	1.2			
Lane LOS	A		A			
Approach Delay (s)	8.5	0.0	1.2			
Approach LOS	A					
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 16: Bush Hill Rd. & Driveway #4

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	1	2	12	2	1	10
Future Volume (Veh/h)	1	2	12	2	1	10
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	2	13	2	1	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	27	14			15	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	27	14			15	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	988	1066			1603	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	3	15	12			
Volume Left	1	0	1			
Volume Right	2	2	0			
cSH	1038	1700	1603			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	0.6			
Lane LOS	A		A			
Approach Delay (s)	8.5	0.0	0.6			
Approach LOS	A					
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			13.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 17: Bush Hill Rd. & Driveway #3

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	1	2	12	2	1	10
Future Volume (Veh/h)	1	2	12	2	1	10
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	2	13	2	1	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)					276	
pX, platoon unblocked						
vC, conflicting volume	27	14			15	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	27	14			15	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	988	1066			1603	
Direction, Lane #						
	NW 1	NE 1	SW 1			
Volume Total	3	15	12			
Volume Left	1	0	1			
Volume Right	2	2	0			
cSH	1038	1700	1603			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	0.6			
Lane LOS	A		A			
Approach Delay (s)	8.5	0.0	0.6			
Approach LOS	A					
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

20: Wolf Den Rd. & Driveway #2

04/10/2022



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T			T
Traffic Volume (veh/h)	3	2	29	0	0	33
Future Volume (Veh/h)	3	2	29	0	0	33
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	2	32	0	0	36
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						85
pX, platoon unblocked						
vC, conflicting volume	68	32			32	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	68	32			32	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	937	1042			1580	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	5	32	36			
Volume Left	3	0	0			
Volume Right	2	0	0			
cSH	976	1700	1580			
Volume to Capacity	0.01	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.7	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.7	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

21: Wolf Den Rd. & Driveway #10

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L	T	
Traffic Volume (veh/h)	0	1	0	19	36	0
Future Volume (Veh/h)	0	1	0	19	36	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	0	21	39	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	303					
pX, platoon unblocked						
vC, conflicting volume	60	39	39			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	60	39	39			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	947	1033	1571			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	21	39			
Volume Left	0	0	0			
Volume Right	1	0	0			
cSH	1033	1571	1700			
Volume to Capacity	0.00	0.00	0.02			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.5	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay	0.1					
Intersection Capacity Utilization	13.3%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 24: Wolf Den Rd. & Driveway #1

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L	T	
Traffic Volume (veh/h)	0	5	0	23	22	0
Future Volume (Veh/h)	0	5	0	23	22	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	5	0	25	24	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	141					
pX, platoon unblocked						
vC, conflicting volume	49	24	24			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	49	24	24			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	960	1052	1591			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	5	25	24			
Volume Left	0	0	0			
Volume Right	5	0	0			
cSH	1052	1591	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.4	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.4	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay	0.8					
Intersection Capacity Utilization	13.3%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

25: Wolf Den Rd. & Driveway #7

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L	T	
Traffic Volume (veh/h)	0	0	3	20	22	0
Future Volume (Veh/h)	0	0	3	20	22	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	3	22	24	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	985					
pX, platoon unblocked						
vC, conflicting volume	52	24	24			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	52	24	24			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	955	1052	1591			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	25	24			
Volume Left	0	3	0			
Volume Right	0	0	0			
cSH	1700	1591	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.9	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.9	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay	0.5					
Intersection Capacity Utilization	6.9%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

29: Wolf Den Rd. & Driveway #8

04/10/2022

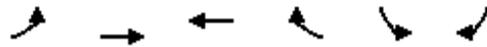


Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	19	1	0	22
Future Volume (Veh/h)	0	0	19	1	0	22
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	21	1	0	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	46	22			22	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	46	22			22	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	965	1056			1593	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	22	24			
Volume Left	0	0	0			
Volume Right	0	1	0			
cSH	1700	1700	1593			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay	0.0					
Intersection Capacity Utilization	6.7%		ICU Level of Service	A		
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

1: Bush Hill Rd. & Driveway #9

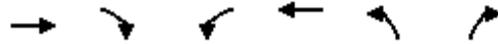
04/10/2022



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Volume (veh/h)	0	30	28	3	0	3
Future Volume (Veh/h)	0	30	28	3	0	3
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	33	30	3	0	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	33				64	32
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	33				64	32
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1579				941	1043
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	33	33	3			
Volume Left	0	0	0			
Volume Right	0	3	3			
cSH	1579	1700	1043			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	8.5			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	8.5			
Approach LOS			A			
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			13.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 12: Driveway #6 & Bush Hill Rd.

04/10/2022



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↩			↩		↩
Traffic Volume (veh/h)	28	2	3	28	3	2
Future Volume (Veh/h)	28	2	3	28	3	2
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	30	2	3	30	3	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	246					
pX, platoon unblocked						
vC, conflicting volume			32		67	31
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			32		67	31
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1580		936	1043
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	32	33	5			
Volume Left	0	3	3			
Volume Right	2	0	2			
cSH	1700	1580	976			
Volume to Capacity	0.02	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.7	8.7			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.7	8.7			
Approach LOS			A			
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			14.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 14: Bush Hill Rd. & Driveway #5

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	3	2	28	2	3	28
Future Volume (Veh/h)	3	2	28	2	3	28
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	2	30	2	3	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	917					
pX, platoon unblocked						
vC, conflicting volume	67	31			32	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	67	31			32	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	936	1043			1580	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	5	32	33			
Volume Left	3	0	3			
Volume Right	2	2	0			
cSH	976	1700	1580			
Volume to Capacity	0.01	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.7	0.0	0.7			
Lane LOS	A		A			
Approach Delay (s)	8.7	0.0	0.7			
Approach LOS	A					
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			14.0%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

16: Bush Hill Rd. & Driveway #4

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	0	5	25	5	5	26
Future Volume (Veh/h)	0	5	25	5	5	26
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	5	27	5	5	28
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None	None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	68	30			32	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	68	30			32	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	935	1045			1580	
Direction, Lane #						
	NW 1	NE 1	SW 1			
Volume Total	5	32	33			
Volume Left	0	0	5			
Volume Right	5	5	0			
cSH	1045	1700	1580			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	1.1			
Lane LOS	A		A			
Approach Delay (s)	8.5	0.0	1.1			
Approach LOS	A					
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			15.6%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 17: Bush Hill Rd. & Driveway #3

04/10/2022



Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (veh/h)	0	5	25	5	5	21
Future Volume (Veh/h)	0	5	25	5	5	21
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	5	27	5	5	23
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)						276
pX, platoon unblocked						
vC, conflicting volume	62	30			32	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	62	30			32	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	941	1045			1580	
Direction, Lane #	NW 1	NE 1	SW 1			
Volume Total	5	32	28			
Volume Left	0	0	5			
Volume Right	5	5	0			
cSH	1045	1700	1580			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.0	1.3			
Lane LOS	A		A			
Approach Delay (s)	8.5	0.0	1.3			
Approach LOS	A					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			15.4%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

20: Wolf Den Rd. & Driveway #2

04/10/2022



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↘		↕	
Traffic Volume (veh/h)	5	0	27	5	5	26
Future Volume (Veh/h)	5	0	27	5	5	26
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	0	29	5	5	28
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						85
pX, platoon unblocked						
vC, conflicting volume	70	32			34	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	70	32			34	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	932	1043			1578	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	5	34	33			
Volume Left	5	0	5			
Volume Right	0	5	0			
cSH	932	1700	1578			
Volume to Capacity	0.01	0.02	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.9	0.0	1.1			
Lane LOS	A		A			
Approach Delay (s)	8.9	0.0	1.1			
Approach LOS	A					
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			15.6%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

21: Wolf Den Rd. & Driveway #10

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			↑	↓	
Traffic Volume (veh/h)	0	1	1	32	31	0
Future Volume (Veh/h)	0	1	1	32	31	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	1	35	34	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						303
pX, platoon unblocked						
vC, conflicting volume	71	34	34			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	71	34	34			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	933	1039	1578			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	36	34			
Volume Left	0	1	0			
Volume Right	1	0	0			
cSH	1039	1578	1700			
Volume to Capacity	0.00	0.00	0.02			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.5	0.2	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.5	0.2	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

24: Wolf Den Rd. & Driveway #1

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L	T	
Traffic Volume (veh/h)	0	5	10	10	18	0
Future Volume (Veh/h)	0	5	10	10	18	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	5	11	11	20	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	141					
pX, platoon unblocked						
vC, conflicting volume	53	20	20			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	53	20	20			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	99			
cM capacity (veh/h)	949	1058	1596			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	5	22	20			
Volume Left	0	11	0			
Volume Right	5	0	0			
cSH	1058	1596	1700			
Volume to Capacity	0.00	0.01	0.01			
Queue Length 95th (ft)	0	1	0			
Control Delay (s)	8.4	3.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.4	3.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			2.6			
Intersection Capacity Utilization			17.7%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 25: Wolf Den Rd. & Driveway #7

04/10/2022



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘			↕	↕	
Traffic Volume (veh/h)	0	1	1	9	17	0
Future Volume (Veh/h)	0	1	1	9	17	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	1	10	18	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)	985					
pX, platoon unblocked						
vC, conflicting volume	30	18	18			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	30	18	18			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	984	1061	1599			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	11	18			
Volume Left	0	1	0			
Volume Right	1	0	0			
cSH	1061	1599	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.4	0.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.4	0.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay	0.5					
Intersection Capacity Utilization	13.3%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

29: Wolf Den Rd. & Driveway #8

04/10/2022



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	0	8	1	0	16
Future Volume (Veh/h)	1	0	8	1	0	16
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	9	1	0	17
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	26	10			10	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	26	10			10	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	989	1072			1610	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	1	10	17			
Volume Left	1	0	0			
Volume Right	0	1	0			
cSH	989	1700	1610			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.6	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.6	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

H.H KOEHL
5 BUSH HILL RD
BROOKLYN, CT 06234

TO THE PLANNING & ZONING COMMISSION/BROOKLYN, CT

RE: ZONE CHANGE FROM RA TO PDZ OF THE HILLANDALE FARM PROPERTY

In 1960 I had a long one on one discussion with Henry Booth on many matters including Hillandale Farm. At that time, he mentioned that he had protected the open fields on either side of Bush Hill Road from ever being developed. Although the specifics were not discussed or I don't remember them, I assume that he had sold the development rights to the Department of Agriculture under the Farmland Preservation Program. The "Offering Brochure" for the property also notes 97 acres where the State owns all rights to the land except ownership which would be in line with the Farmland Preservation Program. The acres are noted as identified in the "Sales Brochure" map but it is very difficult to determine the areas on the internet copy and I could not locate areas totaling 97 acres.

I would like to suggest that these areas be clearly identified on the application for the zone change. Again, I had a problem doing so on the internet version of the application. I think it is imperative that these areas are clearly identified on the zoning map or overlay.

I am also interested on how the Commission will or has determined how this restricted land will be used to satisfy the intend and purpose of the "Purchase of Development Rights" (PDR) program. I will not list them all here but "Commercial, non-agricultural events of any kind are strictly prohibited on PDR properties; however, the Department of Agriculture may approve a very limited number of farm-related events (such as weddings, or farm-to-table dinners) on a temporary basis provided such events incorporate the farm and Connecticut agriculture in a prominent way. PDR owners must submit an APPLICATION TO CONSTRUCT and obtain approval of such events, subject to the limitations outlined in their respective PDR deed. Seasonal hay rides and education tours may be allowable, also subject to the limitations outline in the owner's PDR deed".

The "Sales Brochure" also makes much about the "Buttery" restaurant with the implication that it is a conforming use. It was a non-conforming use in the RA zone and it has been abandoned for at least 3 years and the equipment has been sold. Under these circumstances I suggest the abandonment terminated that non-conforming use. Yet the application treats it as a permitted use and I am concerned that its acceptance will in fact be an acceptance of a non-conforming use and make it by implication a conforming use to the PDZ and in the furtherance of the objectives of Brooklyn's Plan of Conversation and Development. It also appears that the barn which housed the restaurant is on restricted land which further complicates the situation.

A requirement for a PDZ is that it be within or at least part of a Development Core in the Plan of Conservation and Development. The only Plan that I could locate was prepared in April 2011 for the years 2011-2021. It in fact identifies the property in question to be in a Development Core. That decision was probably based in part on the fact of a restaurant, which no longer exists, being located in the area. There is also no evidence that the 97 acres of land on which the development rights had been sold were

H.H KOEHL
5 BUSH HILL RD
BROOKLYN, CT 06234

taken into consideration. The Plan of Conservation and Development also defines a Development Core as "Major commercial and industrial districts. Most new non-residential development to be focused here at higher densities and with appropriate design". The property in question here does not fit that definition and it would appear that the designation of it as a Development Core area in the Plan is flawed. I would like to suggest that a decision of this magnitude should not be based on an old and outdated Plan of Conservation and Development. It is now 2022.

Lastly, I would like to note that I cannot conceive that the activities listed in the application for a zone change will provide a return on investment in the land and the proposed development. One has to then ask is this just the first bite into the apple?

Respectfully,

A handwritten signature in blue ink that reads "Hans H. Koehl". The signature is written in a cursive style and is positioned above a horizontal line.

Hans H Koehl

Jim & Kathy Doherty
44 Bush Hill Road
Brooklyn, CT 06234

Subject: Little Dipper Farm

Dear Ms. Sigfridson, we are writing to express our concerns regarding the application to change the zoning on over 500 acres of land near our home.

This land in a scenic and historical area and a plan that is short on details does not make sense.

It is our understanding that there are also restrictions that the state put in place to protect/preserve this majestic property. How does the proposed plan align with those restrictions.

Bush Hill Road is very narrow in several spots and at the end of our driveway it is only 18 -19' wide. Are there any plans as part of this development to make the road safer/wider.

Even though the posted speed limit is 30 mph people drive much faster and that is not a good combination on narrow rural roads.

We would like to know what the current daily traffic counts are on Bush Hill & Wolf Den Road and how many new trips will be generated daily.

The addition of 92 additional cars just during the peak hour on a Saturday is a significant number additional cars for this area. That's 1.5 additional cars per minute on rural roads and just because the LOS grades out doesn't mean it is safe.

The developer has not come close to providing the level of detail needed to consider approving a zone change on a project of this magnitude.

Granting this zone change unlocks the ability to develop other much broader options without any real safe guards in the future.

This development is not in the best interest of the neighbors or the town of Brooklyn and we would respectfully ask that this development not be approved to move forward.

Sincerely,



Jim & Kathy Doherty



Jana Roberson

From: Syl Pauley <Syl.pauley@necog.org>
Sent: Wednesday, April 13, 2022 10:06 AM
To: Jana Roberson
Subject: Re: Little Dipper Farm Planned Development Zone

Good Morning Jana,

I have reviewed the traffic report prepared by KWH Enterprises, LLC and have no questions. It is stated in the report that overall, the Little Dipper Farm scenario will not have a negative impact on Wolf Den Road.

Regarding your 4:51 pm email on 4/12/2022, I am not sure what you would like me to comment on with respect to engineering, since what you sent me is purely a conceptual idea covering all sorts of ideas and a planning review exercise, not engineering. From what you describe, it appears that this request for a zoning change may be acceptable to the Commission. An engineering review should be conducted when the Applicant's conceptual ideas are formalized with concrete construction plans if the zoning change is approved.

Please advise.

Thank you,

Syl

From: Jana Roberson <J.Roberson@Brooklynct.org>
Sent: Tuesday, April 12, 2022 4:51 PM
To: Syl Pauley <Syl.pauley@necog.org>
Subject: RE: Little Dipper Farm Planned Development Zone

Syl,

We have met with them many times. First time was last summer. They made an informal presentation to the PZC back in October, 2021. They also made a presentation to the Agriculture Commission. We are thrilled that the buyer of the old Golden Lamb wants to carry on that tradition, albeit with some changes. Many of the uses are grandfathered under zoning. For the Planned Development Zone, we encouraged them to include everything they anticipate wanting to do in the next ten years. It wouldn't all happen at once.

Bush Hill is a National Register Historic District which is non-regulatory. Bush Hill Road is a municipally designated Scenic Road that regulates road improvements.

Little Dipper added a traffic report. It is attached for your convenience.

Let me know if you have any other questions. I am happy to try to answer.

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
69 South Main Street, Suite 22
Brooklyn, CT 06234

Sheri Abrams
98 Bush Hill Road
Brooklyn, CT 06234

May 2, 2022



Town of Brooklyn Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn, CT 06234

Re: Proposed Little Dipper Farm Planned Development Zone

RE: PDZ 22-001, ZRC 22-003, ZC 22-001
Proposed Planned Development Zone

Dear Planning and Zoning Commission,

I am writing about the proposal to establish a planned development zone in what I believe is one of the most beautiful parts of the town of Brooklyn. We moved here four years ago from the Boston area where I spent my entire life. We came here for the beauty and quiet. I did not know anything about this proposal until a neighbor mentioned it to me a few days ago. Apparently, many neighbors received notice by certified mail. We have received no notice.

What attracted us most to this area is its tranquility, breathtaking beauty and quiet. My favorite and primary recreation is to walk down my driveway and to take long walks along Bush Hill Road and then along Wolf Den Road. On some days, not a single car comes by, and the few that do are often neighbors who slow down and waive to me. I glory in the songbirds, the rustle of the leaves and the occasional mooing of the cows in the pastures along my walk. When I walk with a friend, and a car approaches, we fall into single file to allow enough room for the car to safely pass. On the rare occasion when two cars encounter one another and need to pass by each other, we need to step off the paved road and onto the side of the road to allow room for the cars to pass. Even then, they pass very close to us.

The creation of a development zone to allow development of the kind described in the Little Dipper Farm Master Plan will adversely change the character of this area. Development of this area will spoil my experience for me. I know that I will no longer be able to walk along historic Bush Hill Road and Wolf Den Road. I will be relegated to my treadmill which is really not as enjoyable. Even if I do continue to walk, it will no longer be the peaceful and carefree walk that I now enjoy.

Even a slight increase in the volume of traffic on this rural road will change its character forever and will have me spending most of my walk dodging cars and trucks. Had I known that this area would become a tourist destination, I would never have moved here. In fact, when we were

buying our house, many people assured us that because of the historic nature of the district, we would never see development. Of course, nothing is ever guaranteed, but the prospect of giving up my daily walk breaks my heart. This is my recreation and I look forward to it every day.

Surely there must be some areas of Brooklyn that are worthy of protection from development. If there were ever a location that deserved protection because of the wildlife, the birds, the pastures, the vistas and the quiet, this historic district that enjoys a well-deserved spot on the National Register of Historic Places, is it. I believe that some areas are simply too precious and special for commercial development.

Please do not open the door for development in this unique part of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheri Abrams', with a long, sweeping horizontal stroke at the end.

Sheri Abrams

cc: Austin Tanner, First Selectman

Norman Berman
98 Bush Hill Road
Brooklyn, CT 06234



May 2, 2022

Town of Brooklyn Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn, CT 06234

Re: Proposed Little Dipper Farm Planned Development Zone

Dear Commission Members,

I write to express grave concerns about the Planned Development Zone proposal in and surrounding the Bush Hill Historic District. Despite a masterful job of describing the joys of agriculture, and celebration of the great outdoors, the proposed zone change will permit destructive and dangerous development in an area that is simply not suited for development. The Master Plan depicts a destination resort and facilities designed to attract hundreds of visitors from near and far. And while the proposed development seeks to celebrate agriculture and the best qualities of rural life in Brooklyn, there is no denying that what is sought is permission to build a commercial, destination resort and events venue which, by any reasonable measure, is simply not suitable for a sensitive, historic, pristine agricultural setting.

The proposal is dramatic in scope. Some of the numbers are stunning. It includes the construction of roads, buildings, barns, cottages, utility sheds, 50 high-end campsites and all the infrastructure (water, electrical, communication, septic systems, etc. necessary to support an expanded restaurant, classes, staff residences, campsites, events and associated facilities including parking for nearly 300 cars, bathrooms, leaching fields, showers, and more. This development is massive and will mark the end the tranquil, beautiful quality of life that we have enjoyed in this pristine, historic, agricultural setting.

What is of greater concern is that the proposed zone change will open the door to not just the development depicted in the Master Plan, but to future commercial development that may not be as well intentioned, thoughtfully designed or even bears any resemblance to the architecturally nuanced and aesthetically pleasing elements in the Master Plan. The application seeks to set aside the existing zoning protections that our area has enjoyed for many decades. Of deep concern are the consequences of creating a major commercial and tourist destination on sensitive, agricultural land. There will undoubtedly be increased traffic, noise, and air and light pollution. There may also be ground water pollution and a long list of other unattractive consequences that inevitably accompany the construction and maintenance of an enterprise of the proposed size and scale.

The proposed infrastructure includes construction over 100,000 square feet of new buildings including 30,000 sq ft agricultural residential, 10,000 sq ft agritourism and 78,000 sq ft agritourism retreat housing and function space. It also includes construction of 623,000 square feet of impervious areas consisting mostly of roads and parking lots. This is not insignificant.

Admittedly, the photos of sample buildings are attractive. But as we know, the plan of development is not necessarily what will ultimately be built. And, the current owners, as well intentioned as they may be, are not necessarily the only individuals or entities that will be building, developing, or conducting commercial enterprises on this property. I am particularly concerned about the following language in the application which declares: "It is recognized that the Master Plan may require **fluidity** in order to accommodate market changes during the complete development of **any** project." In other words, the message is that if something more profitable or less costly comes along, we will modify our plans to accommodate it. The word "fluidity" can have a variety of meanings – as does the phrase "any project." But we know that ultimately it means that the detailed, proposed development that we now see is not necessarily what we will ultimately be living with in the future. The proposed zone change opens the door for the unexpected, the unforeseen and the unattractive.

Of greatest concern to me is the impact of the septic requirements that are unique to this area and flow from any development that is designed to accommodate hundreds of visitors to the area. The proposed site is estimated to produce 7,500 gallons of wastewater per day flowing from bathrooms to accommodate expanded restaurant and programming, events, staff and campsite septic needs.

All of this is proposed in an area whose soil has a very high clay content, a very high water table and where many fields are often flooded following rainfall. Indeed, it is well documented, and I am sure that members of the Commission are well aware of the importance of preserving the quality of our well water, especially in areas totally dependent on ground-water sources. We know that the majority of waterborne disease outbreaks are caused by bacteria and viruses present in domestic sewage. Septic tanks contribute the largest volume of wastewater and are the most frequently reported cause of ground-water contamination associated with disease outbreaks. Numerous cases of ground-water contamination have been reported in areas of high septic tank density; The single most important means of limiting ground-water contamination by septic tanks is to restrict the density of these systems in an area.

See, one of the many studies that have documented the problem, Septic Tank Density and Ground-Water Contamination, Marylynn V. Yates, First published: September 1985, available at <https://doi.org/10.1111/j.1745-6584.1985.tb01506.x>

It is clear to me that the Bush Hill/Wolf Den areas which are surrounded by wetlands do not lend themselves to highly efficient wastewater management. The creation of a development zone which will permit use of this land by hundreds of visitors who will need bathrooms will require infrastructure capable of handling thousands of gallons of wastewater. I know from my own experience on my property, there are about six to eight inches of topsoil and then solid clay for many feet. When it rains, I cannot mow my lawns because the water remains on the surface and does not drain into the ground. Whenever I've had a hole dug to plant a tree, we've usually hit water at around two feet down. During the spring and after rainfall, nearly all of the fields on

either side of Bush Hill Road are flooded as surface water rushes into the culverts under Bush Hill Road. Indeed, for many months of the year, Bush Hill Road between the driveways to numbers 98 and 90 has groundwater that percolates up through the pavement and often flows steadily across the mouth of our driveway.

With these soil conditions and with the prevalence of wetlands in the area, it will take serious engineering to build roads across the nearby fields and to build leaching fields adequate to accommodate tens of thousands of gallons of wastewater per week. The applicants have sited one of the proposed leaching fields right across Bush Hill Road from my property at a fairly high elevation. This is not that far from my well. I think it is a safe bet that at some point in the near future I, along with many of my neighbors, will be dealing with groundwater pollution.

There is a myriad of unattractive consequences from permitting this or any similar development on sensitive farmland. I would hate to live through those consequences in one of the most beautiful corners in the beautiful town of Brooklyn.

My preference is not to spend the coming years fighting to preserve the beauty that surrounds me. Please do not succumb to this very slick and seductive marketing plan. This precious area deserves continued protection from development.

Many thanks for your continued, responsible stewardship and your kind attention,

Sincerely,

Norman Berman

cc: First Selectman, Town of Brooklyn, CT

Jana Roberson

From: Contact form at Brooklyn CT <cmsmailer@civicplus.com>
Sent: Monday, May 02, 2022 9:34 PM
To: Jana Roberson
Subject: [Brooklyn CT] Little Dipper Farm May 4 Town Meeting (Sent by David Vidich, Davidvidich@gmail.com)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello jroberson,

David Vidich (Davidvidich@gmail.com) has sent you a message via your contact form (<https://www.brooklynct.org/users/jroberson/contact>) at Brooklyn CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.brooklynct.org/user/171/edit>.

Message:

As an abutting property owner to one of the 13 parcels of Little Dipper farms, I am here writing to say I am more than pleased with Little Dipper farms intentions to 'develop' an agricultural tourism site on their acreage. In my opinion the intended plans are historically complimentary to the location, and allow for continued conservation of such an important scenic property to the region. Little Dipper Farms shows promise for the future of the community, they seek to bring people back to the land and celebrate the beauty of the region. I believe Lori and Venus of Little Dipper Farms have a great vision for the Little Dipper property and I see no reason that their endeavor is nothing but beneficial to the local and surrounding communities. I believe there is a real need for the type of place they are trying to establish. In my opinion farm to table restaurants, farmers markets, local agriculture in general are very important to our understanding of our place in the world. Little Dipper farms offers a renewal of the way agriculture and food happen here in Brooklyn, CT. A new era of the old Hillendale farm is exciting and I can't wait to see what is to come.

David Vidich
Abutting property owner of wolf den rd (map 18, lot 22)

KARL F. ACIMOVIC, P.E. & L.S.
CONSULTING ENGINEER

588 Stonehouse Road • Coventry, CT 06238-3138 • TEL (860) 742-9019 • e-Mail: karl277@earthlink.net

May 2, 2022

Brooklyn Planning & Zoning Commission
Michelle Sigfridson, Chair
4 Wolf Den Road
Brooklyn, CT 06234

Re: Application of the Little Dipper Farm LLC
for the Little Dipper Farm (LDF) Planned Development Zone
Bush Hill Road & Wolf Den Road
Brooklyn, Connecticut

Dear Ms. Sigfridson & Commission Members:

My wife and I are the owners of property (Map 26, Lot 6B) abutting the east side of the proposed Little Dipper Farm development, and are concerned with certain aspects of the proposed development as included in the *Application of the Little Dipper Farm LLC for the Little Dipper Farm (LDF) Planned Development Zone*, dated April 6, 2022.

For the record, I am also a professional engineer and land surveyor licensed in the State of Connecticut, specializing in the design, permitting and oversight of water resource related projects, including dams, water supply systems, stormwater management, drainage systems, and related infrastructure.

After reviewing the proposed zone change request and related project information, we would like to convey the following concerns and observations for your consideration.

(1) Stormwater Management – Discussion of stormwater management was limited to a statement that *"due to minimal anticipated impervious surfaces in the proposed development in comparison to the amount of existing available undeveloped land, we assume stormwater management can be handled efficiently on site"*.

Given the presence of a large and ecologically vibrant wetland area south and southeast of and in close proximity to the proposed development, and topography that slopes broadly downward from the proposed development area toward the wetland area, part of which is on our property, we are concerned at the lack of detailed stormwater management planning, particularly when it is assumed that "..... stormwater management can be handled efficiently on site". Note that the CT DEEP has an entire section devoted to the prevention of pollution from stormwater runoff.

Although at this preliminary stage the statement appears to be accurate in that there are few proposed impervious surfaces, this indicates a potential for groundwater infiltration in the vicinity of the wetland area. We would recommend that an analysis be performed to include both hydrology and hydraulics for management of stormwater and for evaluation of the need for treatment of runoff flows and potential groundwater infiltration.

(2) Subsurface Sewage Disposal – The applicants propose to have a community subsurface sewage disposal system installed at the downstream end of this development in an area directly between two surface water locations, one an open water pond and the other a marsh. We would posit that this warrants a definitive hydrogeologic and environmental impact study to ascertain flow directions, proper renovation of pollutants and future impact on both water bodies (one of which is on our property), particularly with respect to nutrient loadings.

(3) Surface & Groundwater Conditions – While there is a significant amount of data with respect to traffic, we find that information regarding surface and groundwater conditions to be insufficient, particularly when considering the density of the proposed development in such close proximity to wetland areas.

In summary, we find that this proposal is premature and that a definitive examination of whether or not the proposed development is feasible should not be undertaken after the zone change has already occurred. In essence, we do not support this proposed zone change or the development of the “North East” section as currently being presented.

Please let me know if you have any questions regarding our comments. We look forward to seeing more detailed analysis and plan submissions if the zone change or proposed project moves forward.

Sincerely yours,



Karl F. Acimovic, P.E. & L.S.



To: Planning and Zoning Commission
From: Brooklyn Conservation Commission
Re: Little Dipper Farm Planned Development Zone Proposal
Date: May 3, 2022

The Conservation Commission met at their regular meeting on May 2, 2022 and has the following recommendations for this proposal.

1. The Planned Development Zone should only be considered for the proposed master plan area.
2. If the Planned Development Zone is approved, there should be a provision, if needed, that if the property is sold, the future owners will be required to follow the same master plan as approved.
3. Any type of construction, temporary or permanent, final plans etc. which are submitted to P&Z for approval should be required to adhere to environmental protocols at the highest standards.
4. The design and size of the buildings should conform to the photos submitted.

Gretchen LaHaie
599 Wolf Den Rd
Brooklyn CT 06234

May 3, 2022
Planning and Zoning Commission
Clifford B. Green Memorial Building
69 South Main Street
Brooklyn CT 06234

Dear Planning and Zoning Board Members:

I am writing to express my concern regarding the proposed zoning changes affecting 13 parcels of land encompassed by the newly formed Little Dipper Farm LLC. I have many concerns regarding this proposal.

- What type of environmental impact will all of the planned buildings have on wildlife habitat? How will lighting be addressed for all of these structures?
- Has the integrity of the current dam at the pond been addressed? What is the potential for flooding when runoff and groundwater are impacted by construction and when the facility is in use?
- How does the plan align with the Bush Hill Historic District requirements? The plan is very vague in addressing this.
- The State of Connecticut currently holds the development rights for part of this parcel. How have those regulations been addressed in the Master Plan?
- Local residents have experienced challenges traveling on both Bush Hill Road and Wolf Den Rd. Indicated access roads on the plan are located at very dangerous spots on Bush Hill especially. How will safety be addressed?
- What kinds of public safety challenges will be considered? Currently, Brooklyn has one resident state trooper and an emergency responder program that is already overtaxed.
- The plans for septic and well water are mostly conjecture and contain references to pumping stations, multiple wells and a prediction that is at capacity to be handled by the local Department of Health. What is the planning for unexpected challenges?

I have many other concerns, too numerous to be addressed here.

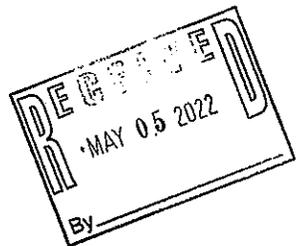
Sincerely,

Gretchen F. LaHaie

cc: Board of Selectmen

Catie Brin

May 3 2022



Re: Little Dipper Planned Development Zone

Dear To Whom it may concern.

This letter is to express extreme concern about the proposed Little Dipper Development Proposal within the Bushkill Historic District.

The scale of the proposal is based on no proven business case that the development will be successful. Indeed, what is the benefit to the town of Brooklyn ~~with~~ as significant upgrades to roads and other facilities will need to be in place to support a development of this kind?

Zoning is a slippery slope that may allow future developments or destruction of the historic area and should not be granted.

This zoning should not be granted and restrictions on how and when any proposals can be proposed with proven business results first.
STOP THIS NOW.

Michelle Cole
90 Bush Hill Road
Brooklyn, CT 06234

May 3rd 2022

Zoning and Planning Committee
Letter is concerning zone change for
Little Dipper Farm LLC.



I Live on Bush Hill Road, one half
of a mile from the intersection of
Bush Hill Road and Wolf Den Road.

The Little Dipper Farm LLC is seeking
to change the existing Zoning to
the area. I strongly believe (based on facts)
that area can be safely developed.
A Large development is unrealistic
~~in~~ in this community, unrealistic because
where will the new septic water contaminate;
the people of this are. I'm not prepared
to have my water become unsafe.
2 very large parking lots will be
large numbers of visitors which will
greatly impact our land and road.

Road safety is already a big concern, and
(1)

and dangerous as they are very narrow.

A main Road and service road are being built within $\frac{1}{8}$ of a mile

to accommodate a 50 person campsite 50 persons is wise.

They propose a variety of activities

to be held and occupied on many parcels of land spread all over the area.

The traffic study was conducted in January, peak winter. It is not a realistic representation of traffic in this area.

Walking and biking will no longer be safe

because of the sheer volume of people and cars.

Litter is already heavy on our roads - neighbors clean it up.

The 50 person campsite is going to be leased out to a separate company.

The farm if granted this zoning will enable them to sell off the land for any kind of business.

The land is historical and in land trust where it should be.

Thank you,
(2) Michelle Colr

May 4, 2022

To: Town of Brooklyn Planning and Zoning Commission

CC: Town of Brooklyn First Selectman

From:

Deborah H. Cornman and Edward C. Homonoff

66 Bush Hill Road

Brooklyn, CT 06234

Subject: PDZ 22-001, ZRC 22-003, ZC 22-001: A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.

To Members of the Brooklyn Planning and Zoning Commission:

You have been presented with a proposal to create a new Planned Zoning District for a newly created Little Dipper Farm. Our home abuts this property, and we have serious concerns about what has been proposed. We have lived on this road since we bought our home in 1984, we have raised our two children here, and we had hoped to retire here. This area is one of the most beautiful in the state of Connecticut; it is a sanctuary, a little piece of heaven. This proposed project puts all of that in jeopardy and will have a major negative impact on those of us who live in this area.

The current zoning of the land is for agriculture and residential. The applicants are asking for a new zoning based on "agritourism." Connecticut does not specifically define agritourism, but New York defines it as: "... activities, including the production of maple sap and pure maple products made therefrom, conducted by a farmer on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life."

New Hampshire defines it as "attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm."

Other than some haying of the fields and a few farm animals (sheep, horses, and cows), Hillandale has not really operated as a working farm for years; its focus was on the restaurant. Based on the proposal, there is little evidence that the current owners plan to return this to a working farm. In fact, there is a substantial amount in the proposal that has nothing to do with agritourism. For example, how is a 5500 square tent where there are concerts and entertainment agritourism? Where are the examples of how this will be returned to a working farm? There are very few examples provided in this proposal.

The proposal references Lapsley Orchard as an example of what this project is all about. The differences between the orchard and the proposal are so stark that that the logic does not carry

forward. Lapsley Orchard is an active working farm and orchard run by a family. They have retail sales that support the products they grow onsite – apple picking, flower picking, berry picking, hayrides, etc. Plus, they are seasonal and what they do is minimally disruptive to the abutting residential area. The current proposal does not make any statements about “home grown onsite” products being sold or marketed which is what agritourism is all about.

The proposal does reference the building of over 600,000 square feet of campsites (50 sites), bathhouses (3 houses), multiuse barns for events (4000 square feet in size), event tent (5500 square feet – at least one, perhaps two), restaurant, retail store, boat house, pizza oven, housing and lodging for guests and staff, star-gazing silo (over 35 feet tall), parking for 292 vehicles, etc. The project is a highly complex commercial venture with multiple structures, roads, and operating changes to be built and marketed to bring large groups of people into a residential neighborhood to make money using the term “agritourism” to justify its existence.

The Project does not address what the business plan is for the proposal. It only addresses the physical changes that are proposed, and it doesn’t even provide sufficient detail on those. For example, what are the 4000 square foot “multi-use” barns going to be used for? One of them abuts our property, and there would be value in knowing how it will be used. A business plan would be highly beneficial to understanding how this property will be used and managed. More specifically, who is their target market and what do they plan to offer as an “experience” to bring people to the area? Are they planning on running it like other “agritourism” locations by actually living on the farm and actively working the property or are they planning on subcontracting all the functions out – restaurant/food, lodging, events/concerts, maintenance, security, etc.? We heard that the campgrounds will be contracted out to a vendor. If everything is going to be contracted out, who is going to oversee the entire venture to ensure that ordinances are followed and there is minimal disruption to the residential neighborhood and community? The proposal is silent on this point, which is extremely important information for those of us who live in the area. All night concerts and parties and a residential neighborhood do not mix well, especially if they are of the scale that we believe is being proposed (large event tents and barns are in the proposal).

Living here on Bush Hill Road for 38 years, the traffic on this road is nothing like what the traffic study suggests. It is used each day as a shortcut to get to RT 169; the Town knows this. The speed limit of 30mph is not followed and is not enforced. In the past few years, there have been two deaths on the roads leading into this area – one in front of our neighbor’s home and one on Wolf Den Road. In addition, there have been multiple accidents on our road because it is narrow and unsafe. A Town plow ran off the road this past winter. We both have been run off the road by passing vehicles and large trucks that regularly travel on our road. Last year, a car hit a tree in front of our home and injured the driver and passenger who were driving too fast. We are not the only people on our road who have been involved in accidents or near misses on this road. We also now have increased traffic of large delivery trucks for propane, oil, and commercial deliveries, not including farm equipment and large construction trucks based on existing businesses in this area. The impact of more large delivery vehicles and increased venue traffic will make driving on this small-town road untenable and will need to be addressed and paid for by the Town as the lead-in roads are all Town roads. With 292 parking

spots, 50 campsites, a restaurant, and other activities, the traffic on this road will increase substantially and poses potential risks for serious accidents.

In addition, the traffic study does not address the impact of the project on the residential pedestrian traffic on these roads. Since these roads are “off the beaten path,” they are used for walking, running, bicycling, etc. by the people who live in this neighborhood. We have already had many close calls with cars driving too fast to see walkers or bicyclers coming over a rise in the road, of which there are many on these roads.

The proposal does not address any funding that the owners will provide to make the roads safer. Will the Town redo Bush Hill Road to make it safer? Will the town build sidewalks for walking? Will the town pay for this from the taxes we pay? Since we do not have a town police department, who will police the activities on the roads leading in to and out of the venue? Will the Town provide police to ensure safety on the roads and in the neighborhood? What Town improvements will be made to increase the safety on an already unsafe road that we live on? And if lighting is added, whether for the campsites, the event tent, or the new roads that they plan to build on the farmland, how will the star gazing even be possible? Goodbye to the amazing night sky!

Of greatest concern is the following statement in the proposal:

“It is recognized that the Master Plan may require fluidity in order to accommodate market changes during the complete development of any project.”

The Proposal is asking that the zoning be changed to give the owners the right to the “complete development of any project.” This does not make sense in the middle of a residential/agricultural zoned district and is frightening. This is basically giving them carte blanche to do what they want with the property. This simply cannot be permitted.

To close, if you decide to approve this project, you are implicitly stating that this can now happen anywhere, in any neighborhood with a farm in our Town. Any developer can buy a farm for sale and do the same type of development in the middle of a neighborhood. We are not opposed to development and economic ventures, but they need to be an asset to a community and not a detriment.

We ask that you please study the proposal carefully, listen attentively to residents’ concerns, and seriously consider whether this is a benefit to Brooklyn. We do not believe that it is. And certainly Jimmy and Bob Booth would never have wanted to see this happen to their land.

We greatly appreciate your time and consideration.

Regards,


Debbie Cornman
Ed Homonoff

May 4, 2022

To: Members of the Brooklyn Planning and Zoning Commission

Dear Members:

We write in opposition to the proposed Little Dipper Development Zone. As direct abutters to the property and proposed development, its unsuited, inappropriate and in conflict with the character of the farm and will dramatically change the use of the property to the detriment of the neighborhood and the town. The proposed change will increase traffic and environmental impact in the entire neighborhood. In addition, the existing road and sanitary infrastructure is both inadequate and inappropriate.

My wife Jean and I are in our eighties and moved to Brooklyn in 1987. Our first office was right here on this street, converting an old, shuttered one bay gas station into office space. We chose our property on Bush Hill Road because of the natural beauty and solitude. Further, we chose Brooklyn for its excellent governance and lack of commercialism. We custom built our house and took joy in making it a home. Soon we added a Sigfridson barn designed in unison with Ken to fit our property.

Since living here we have witnessed the aftermath of two deaths by motor vehicle. One on Bush Hill Road, the other on Wolf Den Road. My wife could have easily been the third one, suffering injuries when struck head on by a fast moving vehicle. The passenger in their vehicle received over 100 stiches in her face after going through their windshield. The existing 30 mph speed limit is meaningless and unenforceable.

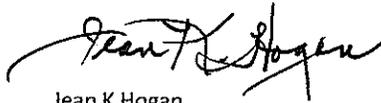
You are being asked to approve facilities for various food services, entertainment venues, both indoor and outdoor, boat and canoe rentals, boathouses, 50+ camp sites, parking lots to accommodate nearly 300 cars, resident space for 5 staff members, biking (motorized?), horse trails and their related activities and other, yet unknown commercial activities on what is 500+ acres of pristine and idyllic farm land, aptly and previously maintained by the Booth family for decades and decades.

Our home is our greatest asset and we're incredibly concerned that this proposed change of use would dramatically decrease the value of our property and change the character and safety of our neighborhood.

As an elected body, we ask that you consider both the needs and goals of the town as well as the needs and goals of our neighborhood and to vote no on this proposal. Thanks for your thoughtful consideration.



John (Jack) G Hogan



Jean K Hogan

Cc Austin Tanner, First Selectman

May 4, 2022
549 Wolf Den Road
Brooklyn CT 06234

Planning and Zoning Commission
Brooklyn, CT 06234

Dear Planning and Zoning Commission,

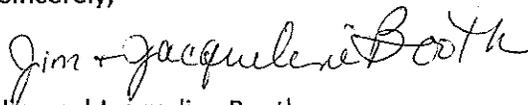
We are Jim and Jacqueline Booth of 549 Wolf Den Road, Brooklyn. We would like to share our concerns along with some facts regarding the property our family sold to Lori and Venus Corriveau last fall.

Hillandale Farm was purchased by the Booth Family in 1941 and for all these many years, meticulous care has been taken of this beautiful property. These are a few words of my grandfather, H. Robert Booth, in a short letter he wrote to everyone helping him. "A little care of lawns and roadways will help keep Hillandale Farm the way people enjoy it". H.B loved this property and spent countless hours painstakingly maintaining it. We have continued to maintain the property year after year with the same love and care my grandfather required by all roadways mowed and fields cut, stone walls fixed and rebuilt, trees planted and buildings painted. Over the years, my parents, Bob and Jimmie Booth sold parcels of the property to many of our wonderful neighbors. Every one of our neighbors have expressed their appreciation for the way this land has maintained its beauty. We dare say thousands of folks and patrons of The Golden Lamb Buttery have noted that this is the most beautiful property in this part of Connecticut. It is a gem for the town of Brooklyn.

We realize in selling the property that we would relinquish any say in what was to become of the land. However, our grandparents were clear about keeping this property whole and open space. So much so, that my grandmother, Georgy Booth, sold the development rights of all the open fields (97 acres) to the state of Connecticut in the 1980's with the building rights restricted. My mother, Jimmie Booth, was instrumental in getting parts of Wolf Den Road and Bush Hill Road on the National Historic Register.

We understand that many resources are required to take care of a property this size and we sincerely want Lori and Venus to succeed in their agricultural endeavors and enjoy this land as much as we have. However, at this time, we strongly feel a zoning change on this property is a monumental mistake. The term "agritourism" is not only new and vague in its scope, it is also not recognized by the state of CT. It could potentially open the door down the road for a number of commercial endeavors under the term agriculture. The beauty of the property could forever be changed. We hope that for many generations to come, people in Brooklyn can enjoy the beauty of this restricted open space.

Sincerely,


Jim and Jacqueline Booth

454 Wolf Den Road
Brooklyn, CT 06234
May 4, 2022

Dear Mr. Tanner and the Brooklyn Planning and Zoning Commission,

Please accept this letter as we oppose the change in zoning from Residential/Agricultural to Commercial for the Little Dipper Farm properties located on Bush Hill Road and Wolf Den Road. As we begin our farming operation on the adjoining property, we have numerous questions regarding development of this property related to traffic, environmental concerns related to noise and light pollution, wetlands, and water table. With one resident trooper in town, we do not have the capacity to support increased risks for safety and crime that may occur with this project. We recognize that Little Dipper Farm has a mission to support agriculture and education which can be met within the current Residential/Agricultural zoning. If this change is permitted to occur, Little Dipper Farm has the potential to market and sell the farm piecemeal as individual commercial parcels. A change to commercial zoning and development at the scale of their current project will have a negative impact on the pristine agricultural setting and quality of life in our town. This will forever change the look and feel of bucolic Brookly, CT.

Sincerely,


Amy and Todd Clark

Jana Roberson

From: Jamie Kania <jamielynnkania@gmail.com>
Sent: Wednesday, May 04, 2022 12:55 PM
To: Jana Roberson
Subject: Little Dipper Farm

Good Afternoon,

My name is Jamie Kania and I live at 650 Wolf Den. I can't make it to the meeting tonight I just want to give my support for the proposal. I think it all sounds amazing and it will bring a wonderful recreational area to Brooklyn and will compliment Brooklyn and it's history well. This will bring more business to our stores and restaurants, and will keep traffic nicely dispersed as it is at an intersection that can bring you to either Brooklyn, Dayville, or Pomfret/Putnam.

Please submit my opinion as full support for the owners of LDF.

Kind Regards,
Jamie Kania

--

454 Wolf Den Road
Brooklyn, CT 06234
May 4, 2022

MAY 10 2022

Dear Mr. Tanner and the Brooklyn Planning and Zoning Commission,

Please accept this letter as we oppose the change in zoning from Residential/Agricultural to Commercial for the Little Dipper Farm properties located on Bush Hill Road and Wolf Den Road. As we begin our farming operation on the adjoining property, we have numerous questions regarding development of this property related to traffic, environmental concerns related to noise and light pollution, wetlands, and water table. With one resident trooper in town, we do not have the capacity to support increased risks for safety and crime that may occur with this project. We recognize that Little Dipper Farm has a mission to support agriculture and education which can be met within the current Residential/Agricultural zoning. If this change is permitted to occur, Little Dipper Farm has the potential to market and sell the farm piecemeal as individual commercial parcels. A change to commercial zoning and development at the scale of their current project will have a negative impact on the pristine agricultural setting and quality of life in our town. This will forever change the look and feel of bucolic Brookly, CT.

Sincerely,


Amy and Todd Clark

Sharon and David Loughlin
601 Wolf Den Rd.
Brooklyn CT 06234

May 4, 2022

Planning and Zoning Commission
Clifford B. Green Memorial Building
69 South Main Street Brooklyn CT 06234

Dear Members of the Planning and Zoning Commission Town of Brooklyn:

The following questions refer to the Application by Little Dipper Farm LLC for a Planned Development Zone, dated 4/06/2022.

What is meant by the statement, "It is recognized that the Master Plan may require fluidity in order to accommodate market changes..."? This appears to be a request for open ended approval of changes. What other uses might be permitted?

The Master Plan calls for 200+ parking spots. A number of these are designated in areas where the development rights are currently owned by the State of Connecticut. How is this not a violation? An additional 123 spots are unspecified as to precise location (Parcel 18-19).

The camping area is surrounded by natural flood zones. Construction, as well as the completed camping area infrastructure, will permanently impact the ability of the natural landscape to absorb water. How will increased runoff be addressed?

What assurance do we have that groundwater and the aquifer will remain stable and safe given the sweeping approval and projected use requested, as indicated by the CLA Engineers report dated 4/01/2022?

What provisions will be made to address public safety in a town supported by a single resident state trooper and a documented overtaxed emergency response service?

The attached traffic study, conducted in January, does not appear to address traffic flow during peak usage months. It does not take into consideration the current condition of the road, the heavy construction traffic required for implementation, or sight lines for proposed access roads. How will safety and infrastructure maintenance be guaranteed?

The Master Plan proposes star gazing silos that exceed current building regulations. Is the town being asked to provide carte blanche approval regarding the height of these structures?

What impact will this proposed change have on wildlife habitat and natural resources?

These are just some of our most immediate concerns. We have many others.

Sincerely,


Sharon and David Loughlin



cc: Board of Selectmen, Inland Wetlands Commission, Conservation Commission, Agriculture Commission

Jana Roberson

From: Shannon, Lance <Lance.Shannon@ct.gov>
Sent: Wednesday, May 04, 2022 4:07 PM
To: Jana Roberson
Subject: Re: The Little Dipper Farm LLC - Proposed Planned Development Zone
Attachments: LittleDipperFarm Hillandale PDR #141 Ltr reProposedConstrn 2022-05-04.pdf; 1410 - Hillandale Deed.pdf; 1410-1 Hillandale, Brooklyn -Survey 1 of 2.PDF; 1410-2 Hillandale, Brooklyn -Survey 2 of 2.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Roberson,

I was given your name and email address by the Building Department.

Attached is a letter (with attachments) that was sent to Venus Corriveau, Managing Member, of The Little Dipper Farm LLC. Apparently, there is a meeting tonight to review their proposal.

Please note, the State of Connecticut purchased the “development rights” to a portion of the former Hillandale Farm back in 1993. All construction on the land preserved under our programs must be pre-approved by the Commissioner of Agriculture. An Application to Construct must be filed with us by the owner of the property in order to start our review.

I am happy to speak with you if you have any questions.

Thank you,

Lance

Lance P. Shannon
Property Agent 2
State of Connecticut
Department of Agriculture
Resource Preservation Unit
450 Columbus Boulevard
Suite 703
Hartford, CT 06103-1841
Office phone: (860)713-2531
Work cellphone: (860)993-4088
lance.shannon@ct.gov

Click here if you have questions about COVID-19 testing for your farm employees:

- [Testing Farm Employees](#)
- [COVID Resources for Farmers](#)
- COVID questions: Email us at AGR.COVID19@ct.gov

Jana Roberson

From: mwins@charter.net
Sent: Thursday, May 05, 2022 2:51 PM
To: Jana Roberson; Margaret Washburn; Austin Tanner
Subject: Little Dipper Farm

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good Afternoon Mr Tanner, Jana & Margaret,

My Husband & I currently reside on Herrick Rd. I'm writing in regard to Little Dipper Farms proposed plans. Completely outlandish. I knew this would happen. Please do not change zoning with this proposal. Please tell me whatever is necessary to not allow this. The town barely maintains Herrick Rd. Now Herrick Rd, Bush Hill and Valentine Rd will be a complete loop for tourism & traffic. Already locals toss their trash out the windows. I'm going out to Wolf Den shortly to pick up an entire bag of McDonald's all over the road. What will this proposal further do?

The original owners Mr & Mrs Booth never so much allowed anyone to fish that pond for only a very select couple people. My own husband would ask and was kindly told (no) several times. They put these 100 acres in Trust for a reason never imagining this could ever be a logical future thought. If zoning is changed, I suspect the current owners will only flip the property to a higher bidder.

I can't now even wrap my mind around them now having fox hunts to pay the mortgage. This is preservation? This is sustainable? The fox is sustainable!

What is sustained after the fox is dead. What is sustainable about the entire wildlife & ecosystem of that area being uprooted to foot traffic, driveways, roads, buildings & an incredible number of staffing to maintain this? Who's to say that these Pinterest pictured glamping sites don't become permanent rentals for people to live monthly and yearly?

This cannot happen today or in the future. Please with all due respect listen and do not pass. Our places of where wildlife needs to flourish are growing smaller & smaller. The properties for the Windham Land Trust are just too expensive to allow for purchase. We can't allow this.

On a personal level I'm a realtor. I do not stand for progress without conscience. I stand for nature & the ecosystem first and foremost always. It's a necessity we all need to practice without waiver.

Maria Gandy-Winslow, GRI
New England Homes & Fine Properties, LLC
Broker, Owner
860.779.1099
860.455.5541 cell

Maria Gandy-Winslow, GRI
New England Homes & Fine Properties, LLC
Broker, Owner
860.779.1099
860.455.5541 cell

Little Dipper Planned Development Zone

Questions

Questions

Property lies within Bush Hill Historic District (Listed on Ntl Register of Historic Places)

Do those classifications impose limitations on development?

Does the State of CT have interest in development?

Are there federal interests?

Native American interests?

It would appear that many of Little Dipper Farm's agritourism activities and goals are permitted by existing and grandfathered zoning. Why pursue a planned development?

How does Town of Brooklyn benefit from the proposed development?

Tax impacts: What are taxes now and what are they projected to be when complete?

How do the abutters and neighbors benefit from a zone change?

What is the possibility of development beyond what is described in the Master Plan? What does the following language mean? "It is recognized that the Master Plan *may require fluidity in order to accommodate market changes* during the complete development of any project."

Does that mean that commercial activities other than those described in the Master Plan may take place within the Planned Development Zone?

Is a project of this scale suitable for a sensitive, historic, pristine agricultural setting?

Construction Activities

When could construction of Master Plan begin?

How long would construction of Master Plan take?

Would construction be continuous or phased?

What is construction budget?

Are there agreements for construction proposed or in place?

What will it be like to live in a construction zone (heavy equipment, road and parking lot construction, building construction, septic system construction, etc.)?

Traffic

How do we assess the impact on our roads?

Master Plan provides for construction of roads, camp sites, a variety of activities spread over many parcels. Parking for nearly 300 cars.

Volume of traffic from suppliers, staff, maintenance, etc.

Sections of Bush Hill Road are crumbling. Who will repair roads which are clearly not designed for intense use by heavy construction vehicles?

How reliable or relevant is the traffic study that was conducted in January. How do its conclusions relate to a plan that will see heaviest use from May to October?

Although increase on the number of cars is low, isn't it still a significant increase in traffic?

Will we see increased truck and commercial traffic on our roads?
e.g. service, maintenance, supplies, restaurant operations, staff?

What will it be like to walk or bicycle along Bush Hill Road or Wolf Den Road? It is already challenging when two cars need to get by one another.

There is a fair amount of litter along the road. Will we see more?

Environmental impact:

Water

How will our well water be affected? Some leaching fields are proposed at pretty high elevations.

Septic requirements are unique to this area and scale:

- Total site is estimated to produce 7,500 gallons of wastewater per day
- bathrooms to accommodate expanded restaurant and programming,
- campsite septic requirements are 75 gallons per day per tent,
- in an area whose soil has a very high clay content, a very high water table and where many fields are often flooded following rainfall.
- impact on local aquifers?

Restaurant Operations:

What is the plan for the new restaurant hours of operation?

The Golden Lamb had limited seating and operated on a very limited schedule.

Will there be increased restaurant seating?

Impact of resort lighting on the night sky.

Nighttime activities – stargazing, events, etc.

Noise?

Trash?

Smoke from campfires?

Peace and Quiet

How will LDF handle disturbances, disorderly conduct, etc.

How will medical emergencies experienced among the campers be handled? How will drug and alcohol abuse be managed?

Financial Considerations:

Will the project be adequately funded? Bonded?

What assurance is there that construction will begin but not be completed?

What is the anticipated profit from commercial operations?

What is anticipated profit from camping operations?

Will independent entities be brought in to run operations such as camping?

What activities at Little Dipper Farm will be assigned to other entities to manage?

What other commercial activities are contemplated?

A Two-Step Process to "Opt-Out"

To opt out, the Planning & Zoning Commission must hold a public hearing, approve the opt out with a 2/3 majority, and publish notice of the decision. The Board of Selectmen must also vote to opt out with a 2/3 majority. In municipalities whose ADU regulations conflict with the new State requirements and who do not opt-out by January 1, 2023, the applicable state provision will override any conflicting local requirement.

Accessory Dwelling Units (ADU's/Accessory Apartments) – See Sec. 6. of PA 21-29, page 13-16 of 28

PA 21-29 establishes default provisions that allow construction of ADUs (referred to in the Act as "accessory apartments") on lots accompanying single-family homes, unless a municipality chooses to opt out of this provision by January 1, 2023.

Limits on ADU requirements: In addition to allowing ADUs accompanying single-family homes, PA 21-29 places limits on other conditions of approval, including:

- ADUs are not restricted to homeowners or relatives of occupant of primary structure.
- **Approval process shall not require a public hearing, special permit or special exception; and decisions must be rendered within 65 days of application. *Currently a Special Permit***
- Permission to construct an ADU shall not be conditional to correcting a non-conformity or requiring fire sprinklers if they are not required by the fire code for the principal dwelling.
- Regulations shall not require ADUs to have an exterior door, be connected to the primary structure, **or have more than one parking space.**
- Regulations must allow maximum ADU size of at least 1,000 sf or 30% of the size of the primary structure, whichever is smaller.
- The construction of an ADU may not trigger more restrictive lot coverage requirements than applicable to the primary home, require greater setbacks than are required for the primary home, require greater height, landscaping, and architectural design standards than apply to single-family dwellings.
- ADUs shall not be required to be affordable.
- Municipalities may regulate the use of ADUs as short-term rentals. ***(Short-term rentals is a separate topic we should discuss soon.)***

Maximum Parking Requirements – See Sec. 5. of PA 21-29, pages 12-13 of 28

Public Act 21-29 requires that zoning must not require parking in excess of 1 space per studio or 1-bedroom unit, or 2 spaces for larger housing units, unless a municipality opts out of this requirement.

Our Zoning Regulations currently require two parking spaces per dwelling unit.

Continued on next page

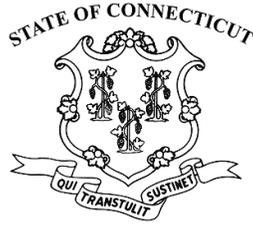
Temporary Health Care Structures – See Sec. 3 of PA 21-29, page 3-4 of 28

Public Act 21-29 requires that a municipality must issue a "municipal permit" within 15 days of receipt of application unless a municipality opts out of this requirement. 2/3 vote not required.

We decided not to opt-out in 2017 but you may wish to reconsider at this time.

(3) "Temporary health care structure" means a transportable residential structure that provides an environment in which a caregiver may provide care for a mentally or physically impaired person and that (A) is primarily assembled at a location other than the site of installation, (B) has one occupant who is the mentally or physically impaired person, (C) is not larger than five hundred gross square feet, (D) is not placed on or attached to a permanent foundation, and (E) complies with the applicable provisions of the State Building Code, Fire Safety Code and Public Health Code.

(b) A temporary health care structure shall be allowed as an accessory use in any single-family residential zoning district on a lot zoned for single-family detached dwellings that is owned by a caregiver or mentally or physically impaired person and used as his or her residence. Such structures shall comply with all setback requirements, coverage limits and maximum floor area ratio limitations that apply to accessory structures in such zoning district as of October 1, 2017.



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Public Act No. 21-29

AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) "Municipality" as used in this chapter shall include a district establishing a zoning commission under section 7-326. Wherever the words "town" and "selectmen" appear in this chapter, they shall be deemed to include "district" and "officers of such district", respectively.

(b) As used in this chapter and section 6 of this act:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or

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restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

(4) "Cottage cluster" means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

(5) "Middle housing" means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

(6) "Mixed-use development" means a development containing both residential and nonresidential uses in any single building; and

(7) "Townhouse" means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

Sec. 2. Section 8-1c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) Any municipality may, by ordinance, establish a schedule of reasonable fees for the processing of applications by a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission.

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Such schedule shall supersede any specific fees set forth in the general statutes, or any special act or established by a planning commission under section 8-26.

(b) A municipality may, by regulation, require any person applying to a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission for approval of an application to pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application, such as regarding traffic or stormwater, for the benefit of such commission or board. Any such fees shall be accounted for separately from other funds of such commission or board and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the municipality or such commission or board. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five days after the completion of the technical review.

(c) No municipality may adopt a schedule of fees under subsection (a) of this section that results in higher fees for (1) development projects built using the provisions of section 8-30g, as amended by this act, or (2) residential buildings containing four or more dwelling units, than for other residential dwellings, including, but not limited to, higher fees per dwelling unit, per square footage or per unit of construction cost.

Sec. 3. Subsection (j) of section 8-1bb of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(j) A municipality, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, may opt out of the provisions of this section and the [provision] provisions of subdivision (5) of subsection [(a)] (d) of section

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8-2, as amended by this act, regarding authorization for the installation of temporary health care structures, provided the zoning commission or combined planning and zoning commission of the municipality: (1) First holds a public hearing in accordance with the provisions of section 8-7d on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said sections within the period of time permitted under section 8-7d, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered.

Sec. 4. Section 8-2 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) (1) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality: [~~the~~] (A) The height, number of stories and size of buildings and other structures; (B) the percentage of the area of the lot that may be occupied; (C) the size of yards, courts and other open spaces; (D) the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, as defined in section 22a-93; [~~]~~ and (E) the height, size, location, brightness and illumination of advertising signs and billboards; [~~Such bulk regulations may allow for cluster development, as defined in section 8-18~~] except as provided in subsection (f) of this section.

(2) Such zoning commission may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All [such] zoning regulations shall be uniform for each class or kind of buildings, structures or use of land throughout each district, but the regulations in one district may

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differ from those in another district. [, and]

(3) Such zoning regulations may provide that certain classes or kinds of buildings, structures or [uses] use of land are permitted only after obtaining a special permit or special exception from a zoning commission, planning commission, combined planning and zoning commission or zoning board of appeals, whichever commission or board the regulations may, notwithstanding any special act to the contrary, designate, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience and property values. [Such regulations shall be]

(b) Zoning regulations adopted pursuant to subsection (a) of this section shall:

(1) Be made in accordance with a comprehensive plan and in [adopting such regulations the commission shall consider] consideration of the plan of conservation and development [prepared] adopted under section 8-23; [Such regulations shall be]

(2) Be designed to (A) lessen congestion in the streets; [to] (B) secure safety from fire, panic, flood and other dangers; [to] (C) promote health and the general welfare; [to] (D) provide adequate light and air; [to prevent the overcrowding of land; to avoid undue concentration of population and to] (E) protect the state's historic, tribal, cultural and environmental resources; (F) facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements; [Such regulations shall be made] (G) consider the impact of permitted land uses on contiguous municipalities and on the planning region, as defined in section 4-124i, in which such municipality is located; (H) address significant disparities in housing needs and access to educational, occupational and other opportunities; (I) promote efficient review of proposals and applications; and (J) affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601 et

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seq., as amended from time to time;

(3) Be drafted with reasonable consideration as to the [character] physical site characteristics of the district and its peculiar suitability for particular uses and with a view to [conserving the value of buildings and] encouraging the most appropriate use of land throughout [such] a municipality; [. Such regulations may, to the extent consistent with soil types, terrain, infrastructure capacity and the plan of conservation and development for the community, provide for cluster development, as defined in section 8-18, in residential zones. Such regulations shall also encourage]

(4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a; [. Such regulations shall also promote]

(5) Promote housing choice and economic diversity in housing, including housing for both low and moderate income households; [, and shall encourage]

(6) Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26; [. Zoning regulations shall be]

(7) Be made with reasonable consideration for [their] the impact of such regulations on agriculture, as defined in subsection (q) of section 1-1; [.]

(8) Provide that proper provisions be made for soil erosion and

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sediment control pursuant to section 22a-329;

(9) Be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies; and

(10) In any municipality that is contiguous to or on a navigable waterway draining to Long Island Sound, (A) be made with reasonable consideration for the restoration and protection of the ecosystem and habitat of Long Island Sound; (B) be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris on Long Island Sound; and (C) provide that such municipality's zoning commission consider the environmental impact on Long Island Sound coastal resources, as defined in section 22a-93, of any proposal for development.

(c) Zoning regulations adopted pursuant to subsection (a) of this section may: [be]

(1) To the extent consistent with soil types, terrain and water, sewer and traffic infrastructure capacity for the community, provide for or require cluster development, as defined in section 8-18;

(2) Be made with reasonable consideration for the protection of historic factors; [and shall be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies. On and after July 1, 1985, the regulations shall provide that proper provision be made for soil erosion and sediment control pursuant to section 22a-329. Such regulations may also encourage]

(3) Require or promote (A) energy-efficient patterns of development; [.] (B) the use of distributed generation or freestanding solar, wind and other renewable forms of energy; [.] (C) combined heat and power; and (D) energy conservation; [. The regulations may also provide]

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(4) Provide for incentives for developers who use [passive solar energy techniques, as defined in subsection (b) of section 8-25, in planning a residential subdivision development. The incentives may include, but not be] (A) solar and other renewable forms of energy; (B) combined heat and power; (C) water conservation, including demand offsets; and (D) energy conservation techniques, including, but not limited to, cluster development, higher density development and performance standards for roads, sidewalks and underground facilities in the subdivision; [. Such regulations may provide]

(5) Provide for a municipal system for the creation of development rights and the permanent transfer of such development rights, which may include a system for the variance of density limits in connection with any such transfer; [. Such regulations may also provide]

(6) Provide for notice requirements in addition to those required by this chapter; [. Such regulations may provide]

(7) Provide for conditions on operations to collect spring water or well water, as defined in section 21a-150, including the time, place and manner of such operations; [. No such regulations shall prohibit]

(8) Provide for floating zones, overlay zones and planned development districts;

(9) Require estimates of vehicle miles traveled and vehicle trips generated in lieu of, or in addition to, level of service traffic calculations to assess (A) the anticipated traffic impact of proposed developments; and (B) potential mitigation strategies such as reducing the amount of required parking for a development or requiring public sidewalks, crosswalks, bicycle paths, bicycle racks or bus shelters, including off-site; and

(10) In any municipality where a traprock ridge or an amphibolite ridge is located, (A) provide for development restrictions in ridgeline

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setback areas; and (B) restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (i) Emergency work necessary to protect life and property; (ii) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted pursuant to this section; and (iii) selective timbering, grazing of domesticated animals and passive recreation.

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not:

(1) Prohibit the operation of any family child care home or group child care home in a residential zone; [. No such regulations shall prohibit]

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; [. No such regulations shall] or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons; [. Such regulations shall not impose]

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, [which] including mobile manufactured home parks, if those conditions and requirements are

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substantially different from conditions and requirements imposed on (A) single-family dwellings; [and] (B) lots containing single-family dwellings; [. Such regulations shall not impose conditions and requirements on developments to be occupied by manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards which are substantially different from conditions and requirements imposed on] or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments; [. Such regulations shall not prohibit]

(4) (A) Prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; [or] (B) require a special permit or special exception for any such continuance; [. Such regulations shall not] (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; [. Such regulations shall not] or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure; [. Unless such town opts out, in accordance with the provisions of subsection (j) of section 8-1bb, such regulations shall not prohibit]

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, as amended by this act, of temporary health care structures for use by mentally or physically impaired persons [in accordance with the provisions of section 8-1bb] if such structures

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comply with the provisions of said section, [.] unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 5 of this act; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

(e) Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough, [;] but unless it is so voted, municipal property shall be subject to such regulations.

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[(b) In any municipality that is contiguous to Long Island Sound the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposal for development.

(c) In any municipality where a traprock ridge, as defined in section 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the regulations may provide for development restrictions in ridgeline setback areas, as defined in said section. The regulations may restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (1) Emergency work necessary to protect life and property; (2) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted under this section; and (3) selective timbering, grazing of domesticated animals and passive recreation.]

[(d)] (f) Any advertising sign or billboard that is not equipped with the ability to calibrate brightness or illumination shall be exempt from any municipal ordinance or regulation regulating such brightness or illumination that is adopted by a city, town or borough, pursuant to subsection (a) of this section, after the date of installation of such advertising sign or billboard. [pursuant to subsection (a) of this section.]

Sec. 5. (NEW) (*Effective October 1, 2021*) The zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended by this act, regarding limitations on parking spaces for dwelling units,

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provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provision of said subsection within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provision of subsection (d) of section 8-2 of the general statutes, as amended by this act.

Sec. 6. (NEW) (*Effective January 1, 2022*) (a) Any zoning regulations adopted pursuant to section 8-2 of the general statutes, as amended by this act, shall:

(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment;

(2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling;

(3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments;

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(4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling;

(5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality;

(6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c of the general statutes, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments; and

(7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.

(b) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an

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additional sixty-five days or may withdraw such application.

(c) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.

(d) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.

(e) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.

(f) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds

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vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said subsections within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.

Sec. 7. Subsection (k) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(k) The affordable housing appeals procedure established under this section shall not be available if the real property which is the subject of the application is located in a municipality in which at least ten per cent of all dwelling units in the municipality are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, (4) mobile manufactured homes located in mobile manufactured home parks or legally approved accessory apartments, which homes or

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apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (5) mobile manufactured homes located in resident-owned mobile manufactured home parks. For the purposes of calculating the total number of dwelling units in a municipality, accessory apartments built or permitted after January 1, 2022, but that are not described in subdivision (4) of this subsection, shall not be counted toward such total number. The municipalities meeting the criteria set forth in this subsection shall be listed in the report submitted under section 8-37qqq. As used in this subsection, "accessory apartment" [means a separate living unit that (A) is attached to the main living unit of a house, which house has the external appearance of a single-family residence, (B) has a full kitchen, (C) has a square footage that is not more than thirty per cent of the total square footage of the house, (D) has an internal doorway connecting to the main living unit of the house, (E) is not billed separately from such main living unit for utilities, and (F) complies with the building code and health and safety regulations] has the same meaning as provided in section 8-1a, as amended by this act, and "resident-owned mobile manufactured home park" means a mobile manufactured home park consisting of mobile manufactured homes located on land that is deed restricted, and, at the time of issuance of a loan for the purchase of such land, such loan required seventy-five per cent of the units to be leased to persons with incomes equal to or less than eighty per cent of the median income, and either [(i)] (A) forty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than sixty per cent of the median income, or [(ii)] (B) twenty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than fifty per cent of the median income.

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Sec. 8. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(e) (1) The zoning commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person appointed as a zoning enforcement officer on or after January 1, 2023, shall be certified in accordance with the provisions of subdivision (2) of this subsection.

(2) Beginning January 1, 2023, and annually thereafter, each person appointed as a zoning enforcement officer shall obtain certification from the Connecticut Association of Zoning Enforcement Officials and maintain such certification for the duration of employment as a zoning enforcement officer.

Sec. 9. (NEW) (*Effective from passage*) (a) On and after January 1, 2023, each member of a municipal planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals shall complete at least four hours of training. Any such member serving on any such commission or board as of January 1, 2023, shall complete such initial training by January 1, 2024, and shall complete any subsequent training every other year thereafter. Any such member not serving on any such commission or board as of January 1, 2023, shall complete such initial training not later than one year after such member's election or appointment to such commission or board and shall complete any subsequent training every other year thereafter. Such training shall include at least one hour concerning affordable and fair housing policies and may also consist of (1) process and procedural matters, including the conduct of effective meetings and public hearings and the Freedom of Information Act, as defined in section 1-200 of the general statutes, (2) the interpretation of site plans, surveys, maps and architectural conventions, and (3) the impact of zoning on the environment, agriculture and historic resources.

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(b) Not later than January 1, 2022, the Secretary of the Office of Policy and Management shall establish guidelines for such training in collaboration with land use training providers, including, but not limited to, the Connecticut Association of Zoning Enforcement Officials, the Connecticut Conference of Municipalities, the Connecticut Chapter of the American Planning Association, the Land Use Academy at the Center for Land Use Education and Research at The University of Connecticut, the Connecticut Bar Association, regional councils of governments and other nonprofit or educational institutions that provide land use training, except that if the secretary fails to establish such guidelines, such land use training providers may create and administer appropriate training for members of commissions and boards described in subsection (a) of this section, which may be used by such members for the purpose of complying with the provisions of said subsection.

(c) Not later than March 1, 2024, and annually thereafter, the planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals, as applicable, in each municipality shall submit a statement to such municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, affirming compliance with the training requirement established pursuant to subsection (a) of this section by each member of such commission or board required to complete such training in the calendar year ending the preceding December thirty-first.

Sec. 10. Section 7-245 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

For the purposes of this chapter: (1) "Acquire a sewerage system" means obtain title to all or any part of a sewerage system or any interest therein by purchase, condemnation, grant, gift, lease, rental or otherwise; (2) "alternative sewage treatment system" means a sewage treatment system serving one or more buildings that utilizes a method

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of treatment other than a subsurface sewage disposal system and that involves a discharge to the groundwaters of the state; (3) "community sewerage system" means any sewerage system serving two or more residences in separate structures which is not connected to a municipal sewerage system or which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system, but does not include any sewerage system serving only a principal dwelling unit and an accessory apartment, as defined in section 8-1a, as amended by this act, located on the same lot; (4) "construct a sewerage system" means to acquire land, easements, rights-of-way or any other real or personal property or any interest therein, plan, construct, reconstruct, equip, extend and enlarge all or any part of a sewerage system; (5) "decentralized system" means managed subsurface sewage disposal systems, managed alternative sewage treatment systems or community sewerage systems that discharge sewage flows of less than five thousand gallons per day, are used to collect and treat domestic sewage, and involve a discharge to the groundwaters of the state from areas of a municipality; (6) "decentralized wastewater management district" means areas of a municipality designated by the municipality through a municipal ordinance when an engineering report has determined that the existing subsurface sewage disposal systems may be detrimental to public health or the environment and that decentralized systems are required and such report is approved by the Commissioner of Energy and Environmental Protection with concurring approval by the Commissioner of Public Health, after consultation with the local director of health; (7) "municipality" means any metropolitan district, town, consolidated town and city, consolidated town and borough, city, borough, village, fire and sewer district, sewer district and each municipal organization having authority to levy and collect taxes; (8) "operate a sewerage system" means own, use, equip, reequip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation and disposal of sewage; (9) "person" means any person, partnership,

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corporation, limited liability company, association or public agency; (10) "remediation standards" means pollutant limits, performance requirements, design parameters or technical standards for application to existing sewage discharges in a decentralized wastewater management district for the improvement of wastewater treatment to protect public health and the environment; (11) "sewage" means any substance, liquid or solid, which may contaminate or pollute or affect the cleanliness or purity of any water; and (12) "sewerage system" means any device, equipment, appurtenance, facility and method for collecting, transporting, receiving, treating, disposing of or discharging sewage, including, but not limited to, decentralized systems within a decentralized wastewater management district when such district is established by municipal ordinance pursuant to section 7-247.

Sec. 11. Subsection (b) of section 7-246 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(b) Each municipal water pollution control authority designated in accordance with this section may prepare and periodically update a water pollution control plan for the municipality. Such plan shall designate and delineate the boundary of: (1) Areas served by any municipal sewerage system; (2) areas where municipal sewerage facilities are planned and the schedule of design and construction anticipated or proposed; (3) areas where sewers are to be avoided; (4) areas served by any community sewerage system not owned by a municipality; (5) areas to be served by any proposed community sewerage system not owned by a municipality; and (6) areas to be designated as decentralized wastewater management districts. Such plan may designate and delineate specific allocations of capacity to serve areas that are able to be developed for residential or mixed-use buildings containing four or more dwelling units. Such plan shall also describe the means by which municipal programs are being carried out

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to avoid community pollution problems and describe any programs wherein the local director of health manages subsurface sewage disposal systems. The authority shall file a copy of the plan and any periodic updates of such plan with the Commissioner of Energy and Environmental Protection and shall manage or ensure the effective supervision, management, control, operation and maintenance of any community sewerage system or decentralized wastewater management district not owned by a municipality.

Sec. 12. Section 8-30j of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) (1) [At] Not later than June 1, 2022, and at least once every five years thereafter, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality and shall submit a copy of such plan to the Secretary of the Office of Policy and Management, who shall post such plan on the Internet web site of said office. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

(2) If, at the same time the municipality is required to submit to the Secretary of the Office of Policy and Management an affordable housing plan pursuant to subdivision (1) of this subsection, the municipality is also required to submit to the secretary a plan of conservation and development pursuant to section 8-23, such affordable housing plan may be included as part of such plan of conservation and development. The municipality may, to coincide with its submission to the secretary of a plan of conservation and development, submit to the secretary an affordable housing plan early, provided the municipality's next such submission of an affordable housing plan shall be five years thereafter.

(b) The municipality may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan and shall post a copy of any draft plan or amendment

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to such plan on the Internet web site of the municipality. If the municipality holds a public hearing, such posting shall occur at least thirty-five days prior to the public hearing. [on the adoption, the municipality shall file in the office of the town clerk of such municipality a copy of such draft plan or any amendments to the plan, and if applicable, post such draft plan on the Internet web site of the municipality.] After adoption of the plan, the municipality shall file the final plan in the office of the town clerk of such municipality and [, if applicable,] post the plan on the Internet web site of the municipality.

(c) Following adoption, the municipality shall regularly review and maintain such plan. The municipality may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. If the municipality fails to amend and submit to the Secretary of the Office of Policy and Management such plan every five years, the chief elected official of the municipality shall submit a letter to the [Commissioner of Housing] secretary that (1) explains why such plan was not amended, and (2) designates a date by which an amended plan shall be submitted.

Sec. 13. (*Effective from passage*) (a) There is established a Commission on Connecticut's Development and Future within the Legislative Department, which shall evaluate policies related to land use, conservation, housing affordability and infrastructure.

(b) The commission shall consist of the following members:

(1) Two appointed by the speaker of the House of Representatives, one of whom is a member of the General Assembly not described in subdivision (7), (8), (9) or (10) of this subsection and one of whom is a representative of a municipal advocacy organization;

(2) Two appointed by the president pro tempore of the Senate, one of whom is a member of the General Assembly not described in

Substitute House Bill No. 6107

subdivision (7), (8), (9) or (10) of this subsection and one of whom has expertise in state or local planning;

(3) Two appointed by the majority leader of the House of Representatives, one of whom has expertise in state affordable housing policy and one of whom represents a town with a population of greater than thirty thousand but less than seventy-five thousand;

(4) Two appointed by the majority leader of the Senate, one of whom has expertise in zoning policy and one of whom has expertise in community development policy;

(5) Two appointed by the minority leader of the House of Representatives, one of whom has expertise in environmental policy and one of whom is a representative of a municipal advocacy organization;

(6) Two appointed by the minority leader of the Senate, one of whom has expertise in homebuilding and one of whom is a representative of the Connecticut Association of Councils of Governments;

(7) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to planning and development;

(8) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to the environment;

(9) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to housing;

(10) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters

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relating to transportation;

(11) Two appointed by the Governor, one of whom is an attorney with expertise in planning and zoning and one of whom has expertise in fair housing;

(12) The Secretary of the Office of Policy and Management;

(13) The Commissioner of Administrative Services, or the commissioner's designee;

(14) The Commissioner of Economic and Community Development, or the commissioner's designee;

(15) The Commissioner of Energy and Environmental Protection, or the commissioner's designee;

(16) The Commissioner of Housing, or the commissioner's designee; and

(17) The Commissioner of Transportation, or the commissioner's designee.

(c) Appointing authorities, in cooperation with one another, shall make a good faith effort to ensure that, to the extent possible, the membership of the commission closely reflects the gender and racial diversity of the state. Members of the commission shall serve without compensation, except for necessary expenses incurred in the performance of their duties. Any vacancy shall be filled by the appointing authority.

(d) The speaker of the House of Representatives and the president pro tempore of the Senate shall jointly select one of the members of the General Assembly described in subdivision (1) or (2) of subsection (b) of this section to serve as one cochairperson of the commission. The Secretary of the Office of Policy and Management shall serve as the other

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cochairperson of the commission. Such cochairpersons shall schedule the first meeting of the commission.

(e) The commission may accept administrative support and technical and research assistance from outside organizations and employees of the Joint Committee on Legislative Management. The cochairpersons may establish, as needed, working groups consisting of commission members and nonmembers and may designate a chairperson of each such working group.

(f) (1) Except as provided in subdivision (2) of this subsection, not later than January 1, 2022, and not later than January 1, 2023, the commission shall submit a report to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development, environment, housing and transportation and to the Secretary of the Office of Policy and Management, in accordance with the provisions of section 11-4a of the general statutes, regarding the following:

(A) Any recommendations for statutory changes concerning the process for developing, adopting and implementing the state plan of conservation and development;

(B) Any recommendations for (i) statutory changes concerning the process for developing and adopting the state's consolidated plan for housing and community development prepared pursuant to section 8-37t of the general statutes, and (ii) implementation of such plan;

(C) Any recommendations (i) for guidelines and incentives for compliance with (I) the requirements for affordable housing plans prepared pursuant to section 8-30j of the general statutes, as amended by this act, and (II) subdivisions (4) to (6), inclusive, of subsection (b) of section 8-2 of the general statutes, as amended by this act, and (ii) as to how such compliance should be determined, as well as the form and

Substitute House Bill No. 6107

manner in which evidence of such compliance should be demonstrated. Nothing in this subparagraph may be construed as permitting any municipality to delay the preparation or amendment and adoption of an affordable housing plan, and the submission of a copy of such plan to the Secretary of the Office of Policy and Management, beyond the date set forth in subsection (a) of section 8-30j of the general statutes, as amended by this act;

(D) (i) Existing categories of discharge that constitute (I) alternative on-site sewage treatment systems, as described in section 19a-35a of the general statutes, (II) subsurface community sewerage systems, as described in section 22a-430 of the general statutes, and (III) decentralized systems, as defined in section 7-245 of the general statutes, as amended by this act, (ii) current administrative jurisdiction to issue or deny permits and approvals for such systems, with reference to daily capacities of such systems, and (iii) the potential impacts of increasing the daily capacities of such systems, including changes in administrative jurisdiction over such systems and the timeframe for adoption of regulations to implement any such changes in administrative jurisdiction; and

(E) (i) Development of model design guidelines for both buildings and context-appropriate streets that municipalities may adopt, in whole or in part, as part of their zoning or subdivision regulations, which guidelines shall (I) identify common architectural and site design features of building types used in urban, suburban and rural communities throughout this state, (II) create a catalogue of common building types, particularly those typically associated with housing, (III) establish reasonable and cost-effective design review standards for approval of common building types, accounting for topography, geology, climate change and infrastructure capacity, (IV) establish procedures for expediting the approval of buildings or streets that satisfy such design review standards, whether for zoning or subdivision

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regulations, and (V) create a design manual for context-appropriate streets that complement common building types, and (ii) development and implementation by the regional councils of governments of an education and training program for the delivery of such model design guidelines for both buildings and context-appropriate streets.

(2) If the commission is unable to meet the January 1, 2022, deadline set forth in subdivision (1) of this subsection for the submission of the report described in said subdivision, the cochairpersons shall request from the speaker of the House of Representatives and president pro tempore of the Senate an extension of time for such submission and shall submit an interim report.

(3) The commission shall terminate on the date it submits its final report or January 1, 2023, whichever is later.

Approved June 10, 2021



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
By _____

Application # SD 22-001
Check # 5022

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant GARY McHANNON Phone 800-460-2196
Mailing Address 385 LAUREL HILL RD NORWICH CT 06250
Applicants Interest in the Property OWNER

Property Owner SAME Phone _____
Mailing Address _____

Name of Engineer/Surveyor ARCHER SURVEYING/KWP ASSOC
Address 18 REALDANCE RD BROOKLYN CT
Contact Person BRUCE WOODS Phone 860 928 1921 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision Re subdivision _____
Property location WOODWARD RD
Map # 10 Lot # 25-5 Zone RA Total Acres 3.78 Acres to be Divided 3.78
Number of Proposed Lots 1 Length of New Road Proposed NA
Sewage Disposal: Private Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary NA Storm NA
Water: Private Public _____

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

The following shall accompany the application when required:

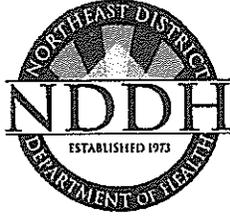
- 4.2.2 Fee \$ _____ State (\$60.00) _____
- 4.2.3 Sanitary Report _____
- 4.2.5, 3 copies of plans _____
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8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

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

Applicant: [Signature] Date 4-1-22

Owner: [Signature] Date 4-1-22

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

October 19, 2020

Gary McMahon
585 Laurel Hill Road
Norwich, CT 06360

SUBJECT: FILE #20000131 -- WOODWARD ROAD #, MAP #10, LOT #25-5, BROOKLYN, CT

Dear Gary McMahon:

The subject plan (KWP ASSOCIATES, PROJ#85049, DRAWN 04/13/2020, REVISED 09/24/2020) submitted on 10/08/2020 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 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. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
7. 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.
8. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations.

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

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

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

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

Sincerely,

Sherry McGann, RS
Registered Sanitarian ~ NDDH

cc: Brooklyn Building Official; KWP Associates

Brooklyn Inland Wetlands

Commission

P.O. Box 356

Brooklyn, Connecticut 06234



9489 0090 0027 6215 8996 71

CERTIFIED#

Gary McMahon
585 Laurel Hill Rd
Norwich CT 06360

January 13, 2021

RE: Notice of Decision: 011221A Gary McMahon, Woodward Road, Map 10, Lot 25-5 RA Zone; Proposed residential home with driveway, well and septic system.

Dear Mr. McMahon:

At the regular January 12, 2021 Inland Wetland and Watercourses Commission meeting your application: 011221A Gary McMahon, Woodward Road, Map 10, Lot 25-5 RA Zone; Proposed residential home with driveway, well and septic system was approved with the following conditions: 1. Standard Conditions (see attached).

The title of the approved plan is "Site Development Plan Prepared for Gary McMahon Woodward Road, Brooklyn, Connecticut". The final revision date of the approved plan is 1/4/2021. The approved plan is signed and stamped by David A. Smith, P.E., and Bruce Woodis, L.S. A legal notice of this approval was published on the Town of Brooklyn's website on January 13, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for a fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me at 860-779-3411 Ext. 31.

Sincerely,

Margaret Washburn
Margaret Washburn
Wetlands Enforcement Officer

MW/acl

CC: File, KWP Associates

Enclosure: Standard Conditions

PARCEL TO TOWN FOR HIGHWAY PURPOSES

636

VOL. 87 .1

Cleveland Legal Blank Service, Inc.
E. Hartford, Connecticut

QUIT-CLAIM DEED

135

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT We, CHANNING M. HUNTINGTON, SR. & IRENE C. HUNTINGTON,
of the Town of Brooklyn, County of Windham and State of
Connecticut (hereinafter referred to as "Grantors")

for divers good causes and considerations thereunto moving, especially for

One (\$1.00) Dollar and other valuable considerations

received to our full satisfaction of the TOWN OF BROOKLYN,
a municipal corporation organized under the laws of the
State of Connecticut, (hereinafter referred to as "Grantee")

have remised, released, and forever quit-claimed, and do by these presents, for
ourselves and heirs, justly and absolutely remise, release, and forever

QUIT-CLAIM unto the said Grantee, its

heirs and assigns forever, all such right and title as we the said Grantors

have or ought to have in or to a certain parcel of land described in
Exhibit "A" attached hereto and made a part hereof.

* NO State Tax Collected
Channing M. Huntington
Asst. Town Clerk of Brooklyn

"No Conveyance Tax Collected
Channing M. Huntington
Ass't. Town Clerk of Brooklyn"

EXHIBIT "A"

A certain parcel of land for highway purposes located on the northerly side of Woodward Road in the Town of Brooklyn, County of Windham and State of Connecticut, as shown on a plan entitled "Survey Plan Prepared For CHANNING M. HUNTINGTON, SR. & IRENE C. HUNTINGTON - Woodward Road - Brooklyn, Connecticut - Scale 1"=40' - 7/19/1985 - Kieltyka, Woodis & Pike, Land Surveyors - Killingly, Connecticut", being bounded and described as follows:

Beginning at an iron pin in a pile of stones on the northerly side of Woodward Road at the southwest corner of land now or formerly of Channing M. Huntington, Sr. & Irene C. Huntington and the southeast corner of land now or formerly of Dorothy Parkhurst, thence N 15° 44' 28" E, 13.00' to an iron pin, being bounded westerly by said Parkhurst; thence N 89° 30' 23" E, 225.94' to a point; thence N 77° 16' 06" E, 122.51' to a point; thence N 70° 13' 46" E, 159.41' to an iron pin at a corner of land now or formerly of Louis E. Sansone & Margaret E. Sansone, the last three (3) courses are bounded northerly by land of said Huntington; thence S 17° 57' 28" E, 9.00' to a point in the face of a stone wall on the northerly side of Woodward Road; thence S 69° 02' 01" W, 155.61' to an iron pin; thence S 77° 13' 57" W, 134.31' to a point; thence S 89° 37' 45" W, 225.46' to an iron pin and the point of beginning, the last three (3) courses being on the northerly side of Woodward Road.

The above described parcel contains 0.14 acres and is a portion of that land conveyed to Channing M. Huntington, Sr. & Irene C. Huntington from Euclid M. Pellerin & Jacqueline Pellerin in a Warranty Deed dated September 7, 1971, and recorded in Volume 51, Page 523, of the Brooklyn Land Records.

To Have and to Hold, the premises unto it, the said Grantee
 and to its heirs and assigns, to the only use and behoof of the said
 Grantee, its
 heirs and assigns forever, so that neither we the said Grantors
 nor any person or persons in our name and behalf, shall or will hereafter claim
 or demand any right or title to the premises or any part thereof, but they and everyone of them
 shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We

have hereunto set our hands this 14th day of August, 19 85.

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

John D. Boland
 JOHN D. BOLAND
Henry E. Dougherty
 HENRY E. DOUGHERTY

GRANTOR:

Channing M. Huntington, Sr.
 Channing M. Huntington, Sr.
Irene C. Huntington
 Irene C. Huntington

STATE OF CONNECTICUT, } ss. Putnam August 14, 19 85
 COUNTY OF Windham

Personally Appeared Channing M. Huntington, Sr. and Irene C. Huntington
 Signer(s) of the foregoing Instrument, and acknowledged the same to be their
 free act and deed, before me.

John D. Boland
 Notary Public ~~Notary~~ Commissioner of Superior Court

STATE OF CONNECTICUT, } ss. 19
 COUNTY OF

Personally Appeared _____,
 as aforesaid, Signer of the foregoing Instrument, and
 acknowledged the same to be _____
 free act and deed as such
 and the free act and deed of said corporation/partnership, before me.

Grantees' Address: _____
 P.O. Box 356 _____
 Brooklyn, CT 06234 _____
 Notary Public / J. of Peace / Commissioner of Superior Court

Received for record this 7th day
 of July, A.D. 1985 at 1:20 P.M.

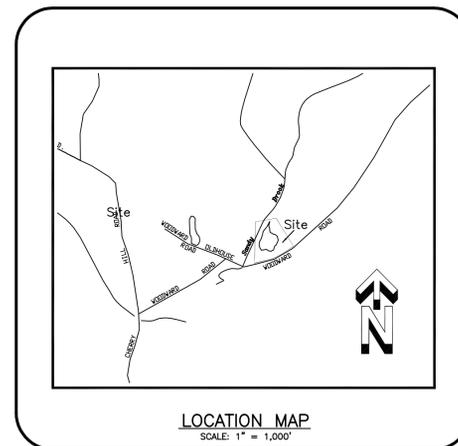
1 LOT SUBDIVISION

PREPARED FOR

Gary McMahon

Woodward Road
Brooklyn, Connecticut

April 1, 2022



INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 3
SUBDIVISION	SHEET 2 OF 3
SITE DEVELOPMENT PLAN	SHEET 3 OF 3

PARCEL HISTORY

This 3.78 acre parcel of land was part of remaining land of Channing Huntington (not yet divided) on subdivision plan prepared prepared in June 1981. See map Vol 7 Pg 10.

In July of 1985 the remaining land of Huntington was divided into Parcel's A, B & C. These parcels were shown on a sketch plan prepared for the original 4 lot Huntington subdivision and filed in Map Vol 7 Pg 94. A note in parenthesis attached to Parcel 'C' indicates that "This parcel is not a building lot"

Parcel 'C' was also shown on a survey plan specifically prepared for this parcel dated 7/19/1985. (Not on file). Note #1 indicates the following: "Parcel 'C' is not a building lot. The Planning and Zoning Commission reviewed this parcel at its meeting on April 17, 1985. No subdivision approval was required.

Parcel 'C' was conveyed to Gary and Susan McMahon by Channing and Irene Huntington on September 18th 1985 by deed recorded in volume 80 page 791.

The vision appraisal tax card under the Use Description category indicates that this parcel is "VAC UNBLD". It also indicates under notes "not a building lot per survey".

It appears from the record that this lot is a legal parcel that was created in 1985 and taxed as a lot since 1985, but never approved for building purposes.

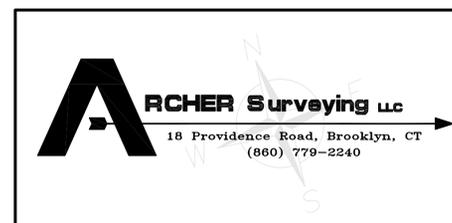
APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

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

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

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

PREPARED BY



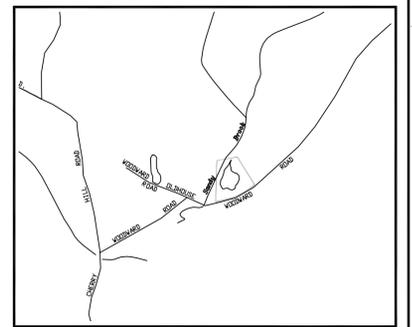
n/f
Richard F. Duval
&
Sandra A. Duval

n/f
Robin E. Woodward

n/f
Thomas Delaney

Lot 25-5
Area: 164,460 +/- Sq.Ft.
3.78 +/- Acres

POND



Location Map

SCALE
1000 0 1000
1" = 1000 FT

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996
 - This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
 - Survey Type: Subdivision Plan
 - Boundary Determination: Resurvey on Existing Boundary
 - Intent: 1 Lot Subdivision
- Total Lot Area = 3.78 Acres
Total Area of Subdivision = 3.78 Acres
- Zone = RA
- Owner / Applicant = Gary McMahon
585 Laurel Hill Road
Norwich CT 06360
- Parcel is shown as Lot #25-5 on Assessor's Map #10
- This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
- Wetlands shown were flagged in the field by Richard Zilick, Certified Soil Scientist in November 18, 2019 and field located by KWP Land Surveying
- There are not Known endangered species or species of special concern on the subject property nor within 1 mile of the subject property per the December 2021 Natural Diversity Data Base Mapping
- The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
- North orientation, bearings and coordinate values shown are based on Map Reference #1
- Passive Solar Energy techniques were considered in the design of the subdivision
- For Conveyance of Parcel conveyed to the Town of Brooklyn, See Volume 87, Page 636.

MAP REFERENCE:

- Survey Plan Prepared for Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: July 14, 1985, Scale: 1"=40', Prepared by Kleitjka, Woods & Pike Land Surveyors. Not on File
- Subdivision Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=40', Prepared by Kleitjka, Woods & Pike Land Surveyors.
- Sketch Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=200', Prepared by Kleitjka, Woods & Pike Land Surveyors.

LEGEND

- PROPERTY LINE
- - - - - EDGE OF WATER
- ○ ○ ○ ○ STONEWALL
- IRON PIN
- DH DRILL HOLE
- PROPERTY POINT
- CLIP UTILITY POLE

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

Bruce D. Woods 4/4/2022
BRUCE D. WOODS, Conn. L.S. #13646

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

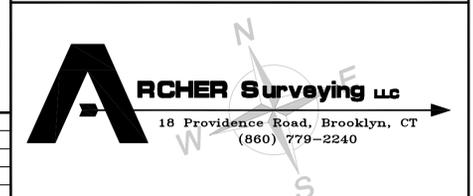


REVISIONS	
DATE	DESCRIPTION

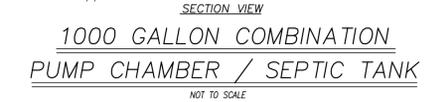
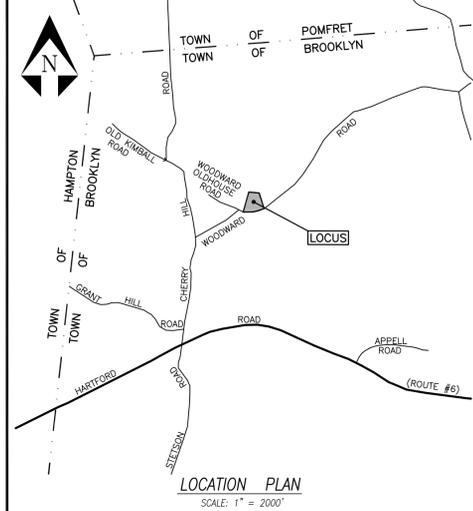
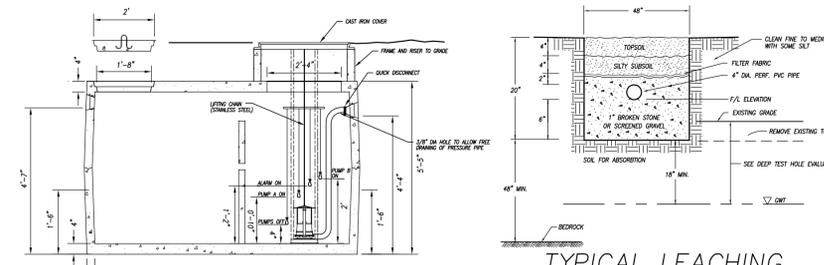
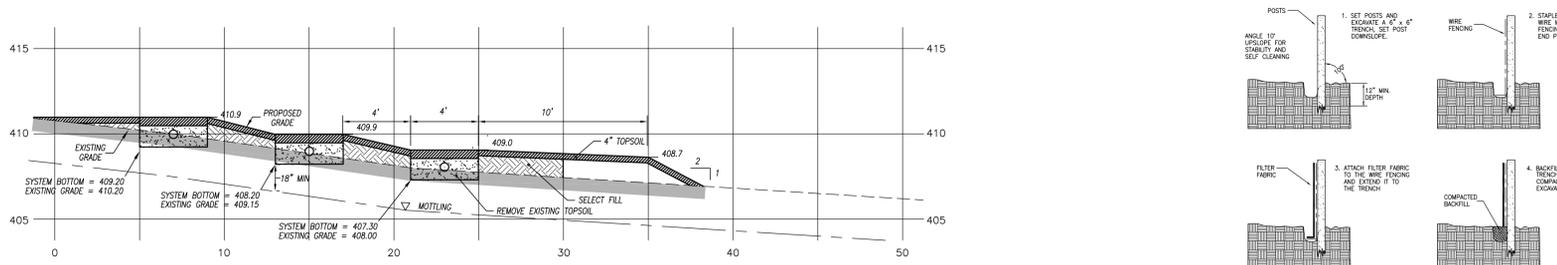
Subdivision Plan
"1 Lot Subdivision"

Prepared For:
Gary McMahon
Woodward Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=30'



Sheet No. 2 OF 3 Project No. AS 2059 Date: April 1, 2022



NOTE:

- Tank shall be water tight to avoid contaminating ground water.
- The pump chamber shall be filled with water by the installer and observed after installation to insure watertightness. Dosing settings should allow 2 - 4 pump cycles per day.
- Pump chamber shall be as manufactured by Jolley Precast, Inc., Danielson, CT or equal.
- Float switches shall be non-mercury type.
- Pump shall be Goulds Models PE31, .33hp, 3,000 RPM, 115V.
- Control box and alarms to be mounted on the house.
- Additional Pump Chamber Notes:
Capacity:
3 bedroom house flow = 450 gpd (est)
Desired pump cycle = 75 to 100 gallons
Pump off setting @ 4"
Pump on setting @ 10"
Volume Delivered = 100 gallons
Pump alarm on @ 14"
Storage available alarm level to inlet invert = 600 gallons

EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS

- The proposed activity consists of the construction of a 3 bedroom house, appurtenant driveway, septic system and well.
- 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 Gary McMahon, 585 Laural Hill Road, Norwich, Connecticut 06360. Telephone: (860) 460-2196.
- Seed Mixture:

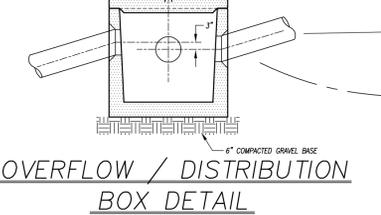
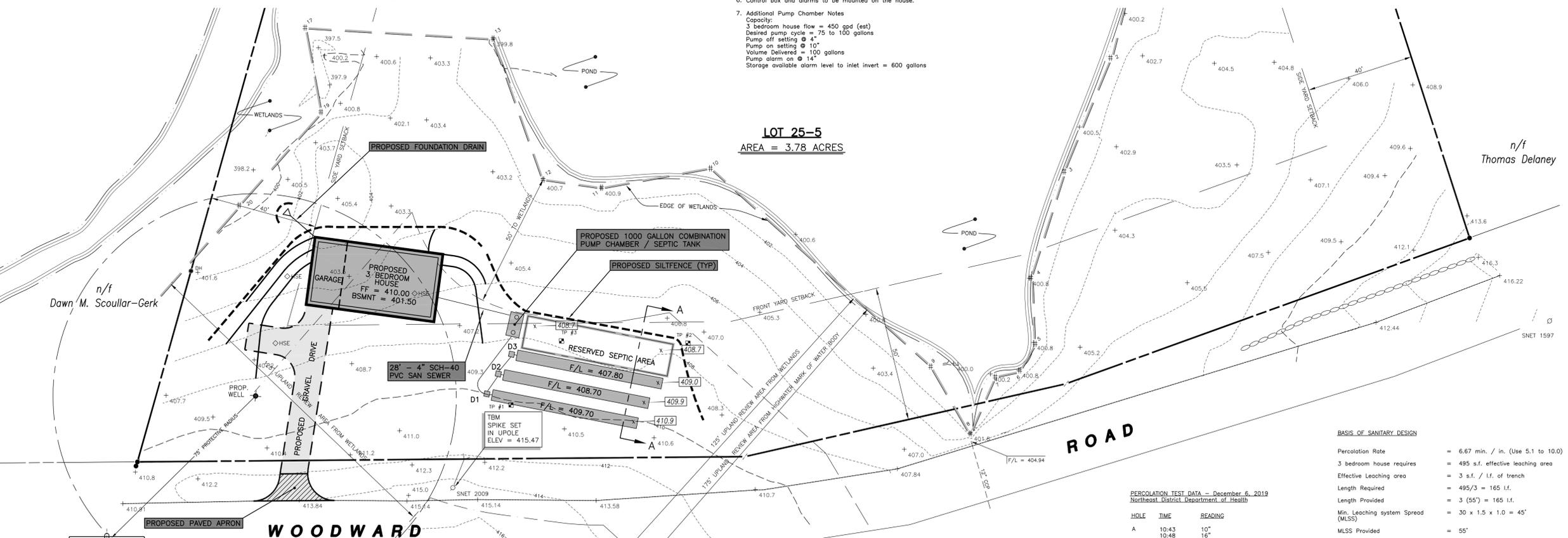
SEED	lbs./1000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
PERENNIAL RYEGRASS	0.20
KENTUCKY BLUEGRASS	0.15
TOTAL:	0.85

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

11. Schedule of construction activities:

Lot Clearing:	Apr 1 - 15
Site Grading and Foundation Construction:	Apr 15 - May 1
Driveway and Parking Area Installation:	May 1 - 15
Building Construction:	May 1 - June 1
Loam and Seeding:	June 1 - 15

- 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, 1998;
 - Boundary lines shown conform to a Class "D" horizontal accuracy and were compiled from other maps, record research or other sources of information, not to be construed as having been obtained as the result of a field survey, and subject to such change as an accurate field survey may disclose.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: General Location Survey.
 - Owner: Gary McMahon, 585 Laural Hill Road, Norwich, Connecticut 06360
 - Parcel shown as Lot #25-5 on tax map #10.
 - Elevations based on Approximate National Geodetic Vertical Datum of 1988. Contours taken from actual field survey. Contour interval = 2'.
 - Parcel is located in Flood Hazard Zone 'A' & 'C' as shown on FIRM Panel No. 090164 0004 B, Effective Date: January 3, 1985.
 - Wetlands shown were flagged in the field by Richard Zulick, Certified Soil Scientist on November 18, 2019.



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):	Percent Passing	
45% Max.		
Fine Fraction:		
Sieve	WET	DRY
No. 4	100	100
No. 10	70-100	70-100
No. 40	10-50*	10-75
No. 100	0-20*	0-5
No. 200	0-5	0-2.5

Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
- 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.
- Sewer pipe from the foundation wall to the septic tank shall be centrifugally cast iron meeting the requirements of ASTM A 74 or schedule 40 PVC meeting ASTM-1785.
- 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.



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - UTILITY POLE
 - STONEWALL
 - EDGE OF WETLANDS
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROP. SPOT ELEVATION
 - DEEP TEST PIT LOCATION
 - PERCOLATION TEST LOCATION
 - SILT FENCE

PERCOLATION TEST DATA - December 6, 2019
Northeast District Department of Health

HOLE	TIME	READING
A	10:43	10"
	10:48	16"
	10:53	19 1/2"
	10:58	21 1/2"
	11:03	23 1/4"
	11:08	24 1/4"
	11:13	25 1/4"
	11:18	26"
	Depth	28"

Minimum Percolation Rate = 6.67 min/inch

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

Richard Zulick
Certified Soil Scientist Rick Zulick

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

Bruce D. Woodis 4/13/2020
BRUCE D. WOODIS, Conn. L.S. #13646

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

BASIS OF SANITARY DESIGN

Percolation Rate	= 6.67 min. / in. (Use 5.1 to 10.0)
3 bedroom house requires	= 495 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 495/3 = 165 l.f.
Length Provided	= 3 (55') = 165 l.f.
Min. Leaching system Spread (MLSS)	= 30 x 1.5 x 1.0 = 45'
MLSS Provided	= 55'
LEACHING FIELD	
3 Trenches @ 55 l.f. each	
Maximum depth into existing grade	= 12"

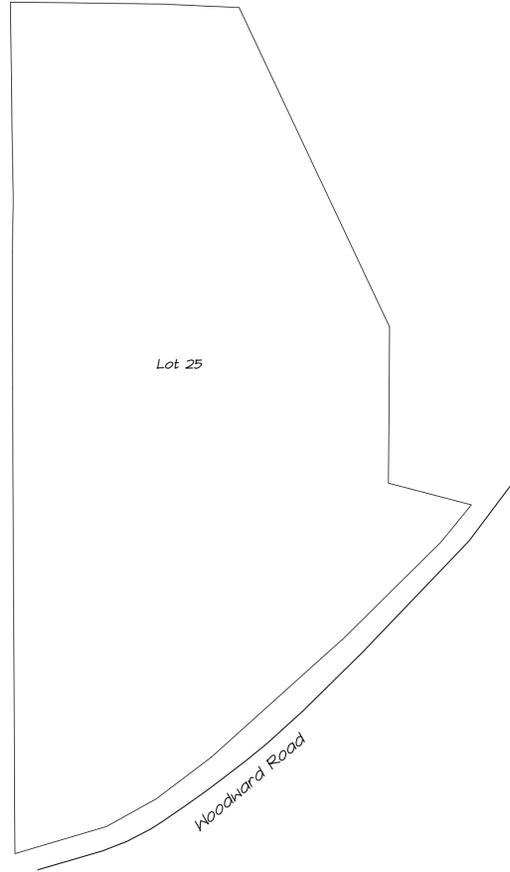
DATE	REVISIONS	DESCRIPTION	BY
11/24/2020	ADD UPLAND REVIEW NOTES, REVISED FOUNDATION DRAIN.		JES
9/24/2020	REVISED LEACHING FIELD ELEVATIONS, DETAILS AND CROSS SECTION		JES

Site Development Plan
Prepared For
GARY McMAHON
WOODWARD ROAD
BROOKLYN, CONNECTICUT

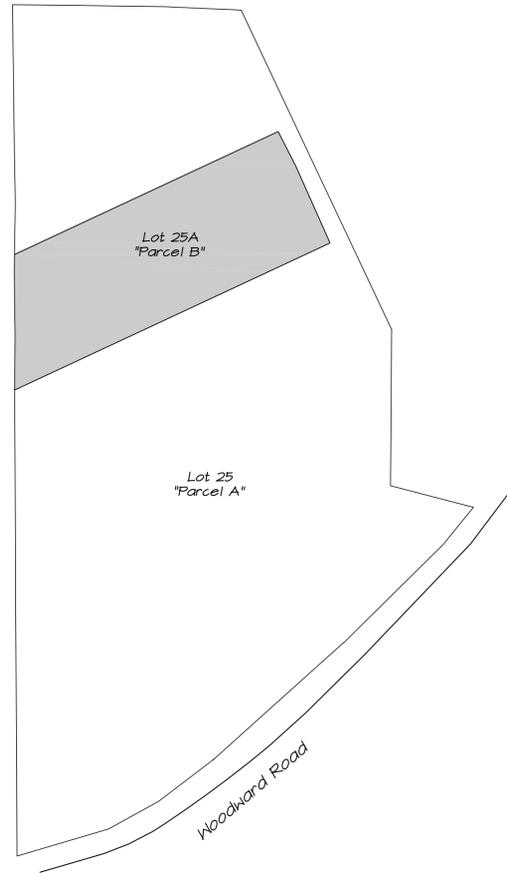
SCALE: 1" = 20'
DATE: 4/13/2020
SHEET: 3 OF 3
PROJ # 85049 FB: AS 2059
Dwn: JES Chk:

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

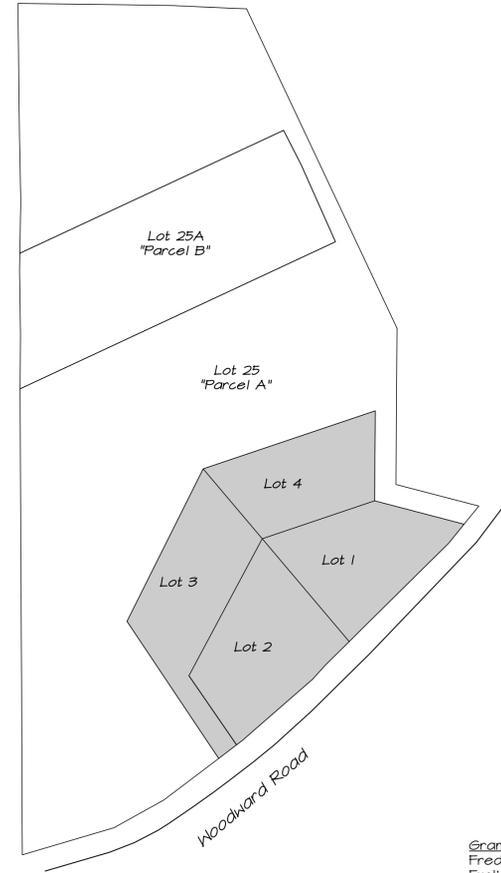
Original Tract
As Per Deed Vol. 38 // Pg. 156 - January 1964



Phase 1 - Creation of Parcel B
As Per Map Reference 4 - Plan of Land 1973



Phase 2 - 4 Lot Subdivision
As Per Map Reference 2 - Subdivision Plan 1981

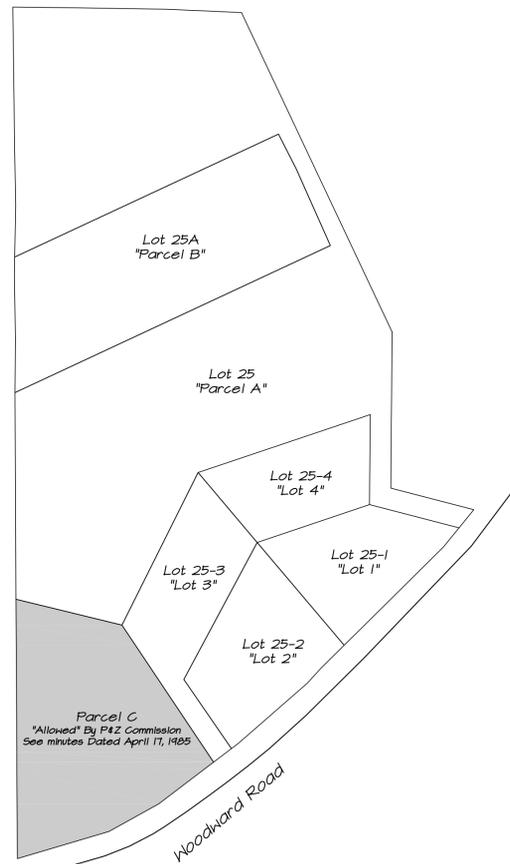


MAP REFERENCE:

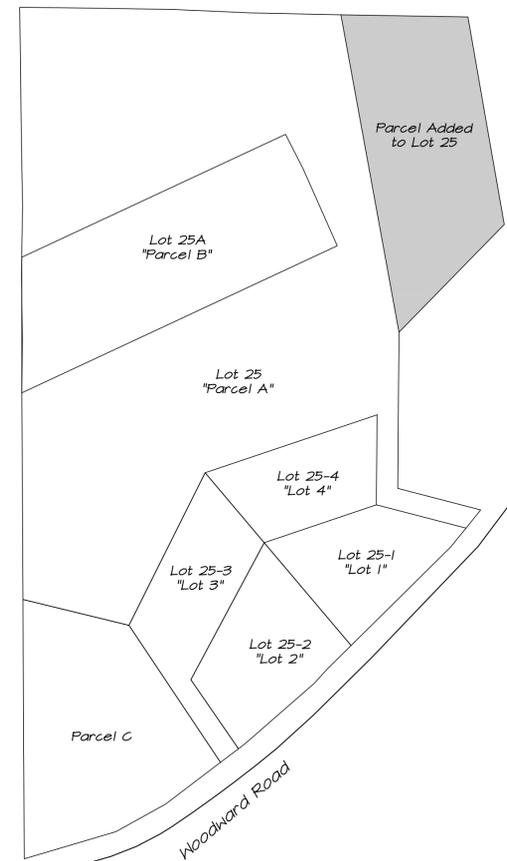
1. Survey Plan Prepared for Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: July 19, 1985, Scale: 1"=40", Prepared by Klettyka, Woods & Pike Land Surveyors. Not on File
2. Subdivision Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=40", Prepared by Klettyka, Woods & Pike Land Surveyors.
3. Sketch Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=200", Prepared by Klettyka, Woods & Pike Land Surveyors.
4. Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: September 1973, Scale: 1"=60", Prepared by Klettyka, Woods & Pike Land Surveyors.

Parcel History

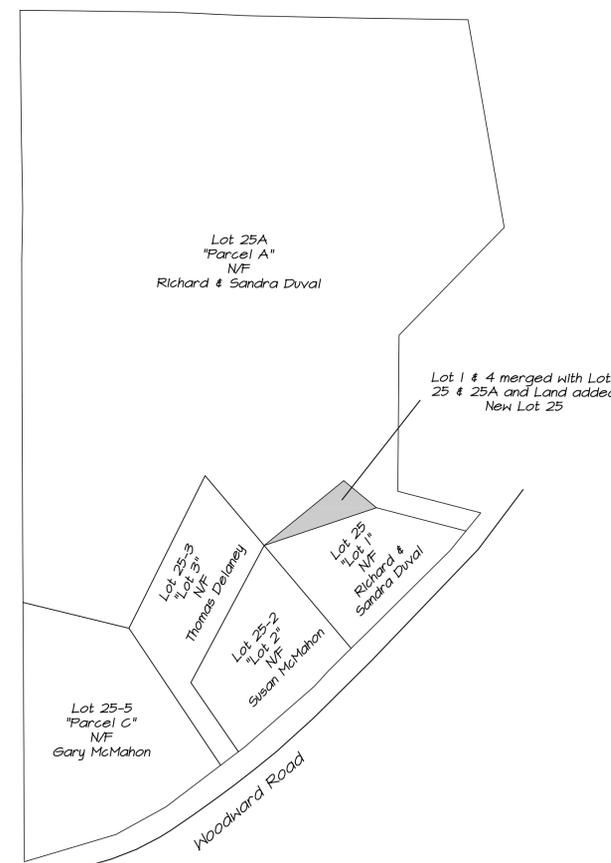
Grantor	Grantee	Vol./Pg.	Date
Frederick & Iona Hudson	Euclid & Jacquelin Pellerin	38/156	January 1964
Euclid & Jacquelin Pellerin	Channing & Irene Huntington	51/523	September 1971
Channing & Irene Huntington	Gary & Susan McMahon	80/791	September 1985
Gary & Susan McMahon	Gary McMahon	158/82	February 1995



Phase 3 - Creation of Parcel C
As Per Map Reference 3 - Sketch Plan 1981



Phase 4 - Boundary Modification
Parcel Add on Vol. 167 // Pg. 34 - January 1996



Phase 5 - Parcel Reconfiguration
As Per Plan on File Vol. 19 // Pg. 116 - October 2008

REVISIONS	
DATE	DESCRIPTION

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
18 Providence Road
Brooklyn, CT 06234

History Plan

Prepared For:
Gary McMahon
Woodward Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=200' 0 200 400

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