

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting Agenda  
Tuesday, September 20, 2022 6:30 p.m.**

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting September 7, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notices:**
  - b. Continued Public Hearings:**
    - 1. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.
  - c. New Public Hearings: None.**
  - d. Other Unfinished Business:**
    - 1. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.
    - 2. Plan of Conservation and Development Update – Housing Chapter. **\*Public hearing October 18, 2022\***
    - 3. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. **\*Public hearing to be determined.\***
    - 4. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop. **\*Public hearing October 5, 2022\***
    - 5. **SP 22-004:** Special Permit for Accessory Apartment at 330 Day Street, Applicant: Jesse Trinqué.
- VII. New Business:**
  - a. Applications: None.**
  - b. Other New Business:**
    - 1. Pre-Application Discussion re: 50 Tiffany St. (former mill property) Owner: DMP Palmer Associates, Agent: Tony Marcotte, PE Realtor.
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, September 7, 2022 6:30 p.m.**

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

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

**MINUTES**

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:35 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Lisa Herring, and Brian Simmons (all were present in person). Sara Deshaies was present via Zoom. John Haefele and Gill Maiato were absent with notice. Seth Pember and J.R. Thayer were absent.

**Staff Present (in person):** Jana Roberson, Director of Community Development; Austin Tanner, First Selectman (joined the meeting, via Zoom, at approximately 7:45 p.m.)

**Also Present in Person:** Keith Parent, CHA; Lori Corriveau, Little Dipper Farm; Sara Mooney, Little Dipper Farm; Jesse Trinqué; Mrs. Trinqué; J.S. Perreault, Recording Secretary.

There were 10 additional people in the audience.

**Present via Zoom:** WINY Radio; Bob; Jackie; Marie & Scott; Ed Homonoff; Sharon Loughlin; Galaxy AIOe.

**III. Seating of Alternates**

Motion was made by A. Fitzgerald to seat Brian Simmons as a Regular Member for this meeting (September 7, 2022).

Second by L. Herring. No discussion.

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

**IV. Adoption of Minutes:** Meeting August 16, 2022

Motion was made by A. Fitzgerald to accept the Minutes of the Regular Meeting of August 16, 2022, as presented.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (5-0-1). S. Deshaies abstained as she did not attend that meeting.

**V. Public Commentary** – None.

**VI. Unfinished Business:**

**a. Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for ZRC 22-006 and ZC 22-001 (published in the *Turnpike Buyer* on August 24, 2022 and August 31, 2022).

b. **Continued Public Hearings:**

c. **New Public Hearings:**

1. **ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater.

J. Roberson gave a brief presentation:

- The proposal is to add the following language to Section 5.F.4.1 New Uses Prohibited, “except when such above-ground hazardous material is determined by Commission to present no threat to groundwater.”

Ms. Roberson stated that there has been interest in storage of liquid propane as a primary use. She explained that liquid propane is known to not be a threat to groundwater. She entered into the record an 8-page document from Texan A&M Agrilife Extension, entitled “Reducing the Risk of Ground Water Contamination by Improving Petroleum Product Storage.” She referred to, and read from, the fifth paragraph of page one of the document. She displayed the Zoning Map and explained about the boundary. She explained that the spatial extent of the Zone is directly from page 54 of the 2011 POCD (stratified drift deposits) which identifies potential groundwater resources as a map.

There were no comments from the Commission.

There were no comments from the public.

Motion was made by A. Fitzgerald to close the public hearing for ZRC 22-006: Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

2. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.

M. Sigfridson opened the public hearing.

Keith Parent, Professional Engineer with CHA, represented the Applicant and gave an overview:

- He gave a brief history of the development as a result of a previous approval which included development of 13,000 s.f. of commercial space behind the spa and medical office in the area of CVS.
- Over the past decade, Mr. Townsend has pursued various tenants/options for that space to no avail. Current trends indicate a need for housing. There is a residential zone (R-10) directly behind the property and they are proposing that the R-10 Zone be extended to include this property to allow for a townhouse-style, multi-family housing development targeted toward young professionals. He noted that it would be by special permit.
- He displayed, and referred to, a conceptual drawing. A courtyard system of two-story, townhouse units with two or three bedrooms per unit, and

two or three units per building. Total of approximately 24 units/50 bedrooms (conceptual at this point).

**COMMENTS/QUESTIONS FROM THE PUBLIC:**

The following members of the public voiced their concerns:

- **Richard DiCarlo**, an abutter to the property, stated concern for the number of units, what the rent would be, the construction loan, what if they can't fill all of the apartments, they could put Section 8 in there, he asked if there is a need for this, he stated concern for his privacy, for kids getting caught in the gulley. He stated that he is not in favor.

Mr. Parent explained that, from his conversations with Mr. Townsend, the people would own the inside of their units and there would be an association, similar to condos, that would maintain the grounds. He explained that there is a need in the area.

Ms. Sigfridson explained that just the Zone Change Application is before the Commission tonight, not the housing project.

C. Kelleher explained that if the zone change is approved, then there would be a separate application for whatever Mr. Townsend proposes for the property and it would require a public hearing on the actual plan for the project, not just a conceptual plan, and the public will have the opportunity to comment specific to that project.

- **Maureen Finnegan**, 30 Plaza Street, stated that she has the same concerns as Mr. DiCarlo. She also stated concern for property values and that she is not in favor.
- **Dawn Merchant**, 33 Plaza Street, explained that she is concerned about the water because her backyard gets to be like a swimming pool. There is a drainage easement that is not properly maintained by the Town.
- **Theresa Ross**, Plaza Street, stated that they are encroaching more and more into their yards. She is concerned about kids not having a place to play. She does not feel that there is enough room for families and kids. She said that the kids in the development behind Johnny's play in the parking lot. She said that Putnam does not have housing in their business district, but there is a problem in Killingly because there is housing in their business district.
- **Kerri Garcia**, 39 Westview Drive, stated that she agrees with everything that has been said and that she does not support it.
- **Mike Veit** stated concern regarding not having a police department in Town, he does not see a demand for this, he feels that it will decrease the value of homes and create safety and transportation issues and will attract homelessness. He is also concerned about where children will play. He feels that businesses should be there which he feels would generate more tax money. He asked that the Commission deny the proposal.
- **A woman from the audience** spoke of homelessness in this area of Town.
- **Robert Ross**, Plaza Street, explained that his biggest concern is the amount of water that will accumulate and go into the swamp at the end of the street where the Town of Brooklyn has a drainage easement that the Town is supposed to maintain. He feels that it would not be in the

Town's best interest to put any kind of a building on the property. He said that the zone change doesn't fit the area. He feels that if the zone change is approved, Mr. Townsend will sell the property.

**COMMENTS/QUESTIONS FROM STAFF:**

J. Roberson commented that the Commission needs to determine if the proposal is consistent with the POCD. Relevant points for the record:

- The PCZ is identified in the POCD as a priority location for commercial development. Specifies non-residential development.
- Areas with water and sewer are also identified in the POCD as appropriate locations for higher density residential development. She referred to, and read aloud from, the Section on Housing. She referred to the Brooklyn Housing Plan (which may be adopted as an amendment to the POCD) which identifies the most sustainable locations for housing development (areas, specifically, with water and sewer service, are transit accessible and walkable areas). According to the Brooklyn Housing Plan, the PZC meets these criteria, so the PZC would be able to consider the need for housing in both the PDZ and the Village Center Zone.

**COMMENTS/QUESTIONS FROM THE COMMISSION:**

- A.Fitzgerald asked about why the residents would prefer businesses over residential.

A woman from the audience stated that businesses close at 9 or 10 p.m. and there would not be a bunch of kids playing because she is concerned about them playing in the parking lot.

There was discussion regarding water run-off.

Mr. Fitzgerald stated that, due to the number of people/abutters present, he is leaning toward not voting to approve.

Ms. Sigfridson reiterated Mr. Fitzgerald's concern: He is trying to reconcile how the concerns that we are hearing from the public tonight are different from the concerns that would come up with a proposed commercial development.

L. Herring explained that she has the same kind of concerns as Mr. Fitzgerald, but also recognizes that a commercial developer could come before the Commission and propose a hotel which would be a lot more traffic and they don't close at night.

Mr. Parent, again, explained about the previously approved 13,600 s.f. of commercial space and that any residential proposal would represent reduction and intensity of the use. There would be more pervious area in a residential development than in a commercial development. He explained the history of the drainage to the Quinebaug River and about the water quality, serpentine swale (behind the Bank and adjacent to the Baker's Dozen lot). He also explained about the easement/swale that is supposed to be maintained by the Town. He explained that there was an agreement that the development on this property was given the right to only have to treat the flow from their development for water quality and not for peak flow attenuation. He explained about an underground scroll chamber that is sized to treat all of the impervious areas currently approved and a little bit more. Nothing would change from the drainage standpoint from what was previously approved for commercial

development except that they would be providing more pervious area in a residential design than they would be in a commercial design. Therefore, increase in water run-off from this property would be less from a residential design than from a commercial design.

To address play areas, Mr. Parent he referred to the common area/green spaces in between the buildings. If more green space is needed, it could be discussed with the Commission at the public hearing for the actual application.

Brian Simmons expressed concern for mixing business and residential. He feels that it should just be a business area. He expressed concern regarding traffic going onto Route 6. He said that there is an accident there, on Route 6, every day and this would be an additional 100 cars to what is currently there. He sees this as a problem. He said that he is not in favor.

Ms. Sigfridson commented that, to determine whether change is appropriate, the question for the Commission is to compare the possibility of 50 residential units to 13,000 s.f. of commercial space.

**Robert Ross** asked if the infiltration for this project would fall under the new Regulations. He also asked if the new sewer pump station on Plaza Street is designed to take 50 bedrooms.

Mr. Parent explained that there is a recorded deed on the land records that states that this property is only required to treat the water quality, not peak flow attenuation. He does not know if the new MS-4 Regulations would have an impact on that. This does not impact the zone change discussion. He explained that the 50 bedrooms would be a slight increase in total gallons per day, but it would be a decrease in peak flow. This would need to be discussed with the WPCA. He believes that the pump station would be able to handle what they would be asking for.

Regarding the MS-4 Standards, Ms. Roberson explained that, in 2019, we adopted new storm water management guidelines in accordance with MS-4 and she read aloud from Section 7.H of the Brooklyn Zoning Regulations. She is not sure how it would affect previous approvals.

**Robert Ross** also asked about the cost to send high school students to schools in other towns and if the tax base would be able to handle that. C. Kelleher explained that the Commission cannot take issues such as an increase in the number of children in Town into account in making a decision.

There was discussion regarding one-bedroom, two-bedroom and three-bedroom units and rentals vs. townhouses.

Mr. Parent, again, explained that if the zone change is approved, they would come back before the Commission with a full design plan, architectural, and a clearer path of what would actually be built.

There was more discussion with the public regarding commercial vs. residential.

There was discussion regarding mixed-use and Ms. Roberson explained that this does not meet that definition and that they are not proposing mixed-occupancy.

There was discussion with the public as to whether they prefer commercial or residential.

**Trevor Cardinal** commented that he would prefer residential.

**Mike Veit** does not feel that a hotel would go there because the demand is not there. He feels that residential would be a nightmare. He feels that whatever infrastructure goes there will not be supported no matter what it is. He feels that safety concerns are greater if it is residential. We are not a university town, so we don't need apartments.

**Richard DiCarlo** expressed concerns about traffic.

Ms. Sigfridson explained that the Commission is bound by certain standards and laws and cannot substitute our opinions on topics like property values and traffic and our suspicions on those things, for facts or expert opinion. Furthermore, when we vote on this particular Application, we need to keep in mind that what we are being asked to vote on is simply a proposal to change the zone boundary and not on any particular application. Our discretion is limited to what is given to us statutorily. We are not permitted to consider economic feasibility for a project this isn't even proposed yet.

There were no comments or questions from the public via Zoom.

Ms. Kelleher commented that the difficult thing is to separate what may happen in the future from what we are being asked to consider now, which is to move the boundary because we already have that piece surrounded by residential property in back of it and once you get to Day Street, it is residential throughout there as well. She said that it is very difficult to address a lot of the comments when just focusing on the zone change. She said that a lot of the questions and concerns would be appropriate for a hearing regarding any application for something there. We could address traffic, water and drainage concerns once we have a proposal. She spoke of how the property owner has tried over the years to have commercial enterprise there, but has been unsuccessful.

Ms. Sigfridson explained that traffic and run-off can be considered, but only in conceptual, generalized ways. We know to be the case that, in general, R-10 development is not inherently more impacted by water and traffic than commercial. She would like to see something done with the property rather than sitting empty. The Commission needs to think about what ideally they would like to see happen with that parcel vs. realistically what can happen with that parcel.

There were no comments or questions from the public via Zoom.

### **COMMENTS FROM THE PUBLIC:**

**Robert Ross** commented that if it is changed to R-10, it minimizes your opportunity to make more business district. He does not feel that it should be there.

L. Herring asked how much of our commercial zone is not being used currently. Ms. Roberson explained that she does not have figures readily available but that she is aware of the land area that is undeveloped at this time as well as the wetlands. She will provide that information in a quantitative form. Ms. Herring stated that we still have plenty of commercial area. Ms. Sigfridson commented that we had done a build-out a few year ago.

**Ken Cardinal** commented that from NAPA to Day Street there are about twelve nice commercial parcels that nobody is nibbling on.

Ms. Sigfridson suggested that it may be appropriate to leave the public hearing open if there is interest in getting information about the status of development or looking at the build-out.

Mr. Parent stated that he had nothing further to add.

**Lori Corriveau** asked if information is available regarding whether people are actively looking for housing in Brooklyn at different income levels. She said that there isn't a lack of commercial space, but there is a lack of housing.

Ms. Roberson referred to the Housing Plan (which is on the Town website) that has been adopted which has a lot of that information in it. She said that she has spoken with people who are looking for housing in Brooklyn, but there is nothing to be had. She said that there is a severe lack of housing in this very competitive housing market right now. Ms. Sigfridson stated agreement.

There was discussion regarding whether the public hearing should be continued and what additional information the Commission would like to see/review. Ms. Herring stated that she would like more information. Ms. Kelleher stated that she is okay with keeping the public hearing open.

Brian Simmons asked if the Regulations require open space for playgrounds.

Ms. Roberson stated that if a multi-family housing special permit application were proposed, there is a requirement of 150 s.f. of recreation and open space to be provided per dwelling unit.

There was more discussion regarding storm water run-off. Mr. Parent, again, referred to the deed. He said that the agreement was signed by the First Selectman at the time. Mr. Fitzgerald asked if the new statute requirements supersede that or if it is grandfathered. Ms. Roberson stated that she would need to look into it. Mr. Parent stated that if they are required to provide peak-flow attenuation, they would be able to do that.

Ms. Sigfridson asked, if no motion is made to close the public hearing, what information would need to be provided for the next meeting.

Ms. Roberson will research the following for the next meeting:

- How much developed/undeveloped land there is in the PCZ
- Did the WPCA account for the 13,000 s.f. of commercial in the sewer capacity. Difference in cost for Commercial vs. Residential.

M. Sigfridson tabled the public hearing to the next regularly scheduled meeting on Tuesday, September 20, 2022. If unable to attend either in person or via Zoom, public comments can be mailed or e-mailed to J. Roberson.

d. **Other Unfinished Business:**

1. **ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater.

Motion was made by A. Fitzgerald to approve the proposal to change Sec. 5.F.4.1.1 of the Zoning Regulations to except uses that are determined by the Commission to present no threat to groundwater 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 C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

2. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC. – **Tabled to Tuesday, September 20, 2022, 6:30 p.m., at 69 South Main Street, Brooklyn, CT and via Zoom.**
3. Plan of Conservation and Development Update – Housing Chapter. **\*Public hearing October 18, 2022\***

**VII. New Business:**

a. **Applications:**

1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. **\*Public hearing to be tentatively scheduled for October 5, 2022\***

Lori Corriveau and Sara Mooney were present in the audience.

There was discussion regarding scheduling the public hearing. Ms. Roberson will confirm whether the Brooklyn Middle School Auditorium will be available on either October 5<sup>th</sup> or October 18<sup>th</sup> and she will reserve it. The Commission will then schedule the public hearing at its September 20<sup>th</sup> meeting. Ms. Roberson will send notification to NECCOG tomorrow to meet the requirement. The published notice can be placed in the *Norwich Bulletin* to meet that requirement.

Ms. Roberson explained that the whole proposal is in packets to Commission Members. It includes a narrative, prepared by an Agent for the Applicant, which explains the proposal and the reasoning behind the amendment.

Motion was made by A. Fitzgerald to add the following new applications to the agenda as items VII.a.2 and VII.a.3:

- **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.
- **SP 22-004:** Special Permit for Accessory Apartment at 330 Day Street, Applicant: Jesse Trinique.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

2. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.

Motion was made by A. Fitzgerald to schedule the public hearing for **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop for the regular meeting of the Planning and Zoning Commission to be held on October 5, 2022 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by B. Simmons.

Discussion: M. Sigfridson explained that applications are usually added to the agenda as they come in. Ms. Roberson explained that the Commission can change the order.

Motion carried unanimously by voice vote (6-0-0).

3. **SP 22-004:** Special Permit for Accessory Apartment at 330 Day Street, Applicant: Jesse Trinique.

Mr. and Mrs. Trinique were present in the audience.

Ms. Roberson explained that the Triniques had been before the Commission earlier this year and were approved for a special permit for adaptive re-use of agricultural buildings. There is a garage on the property which approved, at that time, for business uses. They now want that to be a detached accessory dwelling unit which is a special permit under the Regulations. She said that they recently applied for a special permit, but a doing zero site work. Ms. Roberson referred to, and read aloud from the Regulations regarding how, under some conditions, an approved special permit may be amended or modified without another public hearing. Ms. Roberson asked the Commission to consider if what the Triniques are proposing now would be considered to be minor or a substantial change from their previously approved special permit.

C. Kelleher stated that she feels this is a good idea. A. Fitzgerald stated that he feels it is minor.

Mr. Trinique explained that he feels that this fits better into the zone. This is a downgrade from what has already been approved. Mr. Trinique stated that they have NDDH approval. Ms. Sigfridson commented that it is suggested that residential uses are less intensive than commercial uses.

Ms. Roberson stated that a plan showing existing conditions, signed by a licensed surveyor and professional engineer, had been recorded at the time of the prior approval (February). Ms. Roberson stated that this fulfills the professionally prepared plans requirement. Mr. Trinique explained that he took that professional

plan, kept it to scale, added what they are now proposing and submitted it to Staff. Ms. Roberson explained that if the Commission sees it as minor, it would be handled as a special permit modification and legal notices would not need to be prepared and abutters would not need to be notified.

Ms. Sigfridson asked if any of the Commission Members see it as not minor. There were no comments from the Commission. Consensus of the Commission was that the modification is minor.

This item will be on the September 20<sup>th</sup> agenda.

It was explained that it would require the special permit process should the Trinqués decide to revert back to the original special permit approval. Mr. Trinqué stated that he understands.

- b. **Other New Business:** None.

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

- a. Staff Reports

Margaret Washburn's Report dated September 1, 2022, was included in packets to Commission Members.

There was discussion regarding Margaret Washburn's Memo dated August 18, 2022 (provided to Commission Members at the meeting), containing her suggested changes to Zoning Regulations Section 9.A.1.1.a and Section 2.8, which addresses the issue of clearing in preparation for construction. Ms. Roberson asked if the Commission would like to address this issue with clarifying language/better terminology.

Mr. Fitzgerald stated that the existing language, "no site development shall commence except for agricultural purposes or maintenance of existing landscape" He said that he is not opposed to clarifying some things, but it is pretty well defined and self-explanatory. There was discussion.

M. Sigfridson suggested defining site development. Ms. Roberson stated that she would cross reference with the *Developer's Dictionary* and that she would seek guidance from her colleagues. She will further examine Ms. Washburn's suggestions. Mr. Fitzgerald suggested doing a percentage of the property. He suggested the following, "Clearing and/or disturbance of the land not to exceed a percentage of the property" (e.g. ½ acre). Discussion continued. Ms. Sigfridson suggested the following, "No site development, including clearing or disturbance of land, shall commence..."

Ms. Roberson will work with Ms. Washburn to draft language.

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

There was discussion about an anonymous letter, received by mail, regarding 49 Pomfret Road with copy of the Certificate of Occupancy for the in-law apartment (issued June 22, 2022), were included in packets to Commission Members. Mr. Fitzgerald asked about the parking. Ms. Roberson stated that she would need to review it. Discussion continued.

There was discussion regarding a proposal for the Membership Ordinance, regarding vacancies and alternate members, to be discussed at the next meeting of the Planning & Zoning Commission.

d. Chairman's Report – None.

**IX. Public Commentary**

**Sharon Loughlin**, via Zoom, asked about the scheduling of the public hearing for Agenda Item VII.7.a.1. ZRC 22-007. Ms. Sigfridson explained that the public hearing will be scheduled at the September 20<sup>th</sup> meeting of the PZC.

C. Kelleher commented that we should get information regarding the sewage capacity in Killingly because of the pending applications to come before the PZC. Ms. Roberson explained that she has directed all of the potential developers to contact the WPCA and Al Carpenter who is their Engineer. Discussion continued.

**X. Adjourn**

M. Sigfridson adjourned the meeting at 9:09 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary

## **Margaret's Report 9/1/2022**

### **Zoning Permits issued:**

**190 Wolf Den Road – J.P. & Stephanie Rimoczy.** New 24' round above-ground swimming pool with 12' x 16' deck.

**499 Wolf Den Road – Little Dipper Farm.** After-the-fact renovation of greenhouse.

**188 Gorman Road – Dorothy and Danny Morgan.** New addition consisting of a 10' x 10' breezeway and a 24' x 24' garage.

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

**188 Gorman Road – Dorothy and Danny Morgan.** New addition of 10' x 10' breezeway and 24' x 24' garage.

**214A Providence Road – Northeast Onsite Services.** Change of Use in a Non-Residential Building. Drug, alcohol, and DNA testing samples are collected at off-site locations. Donors also will come to this office.

**625 Wolf Den Road – Janet Booth.** New 8.5-ft x 18.5-ft screened porch on the south side of the existing house.

**268 Tripp Hollow Road – Jason Dorigi.** Replace existing 4' x 8' deck. New, enlarged deck will be 10' x 24' with stairs.

**42 Hyde Road – Joe and Kelly Bellevance.** New free-standing sign.

**26 Herrick Road – Michael Bunning.** New 1,150 square foot in-law apartment with kitchen, 2 bedrooms and 1 bathroom, above a garage in an existing building. The Special Permit has been recorded on the Land Records.

**364 Church Street – Jacob Fortin.** After-the-fact 10' x 12' shed.

**63 Ventura Drive – Christina Brown.** New SFD 3000 sq foot 4 bedroom, 2 1/2 baths on main level with attached 24' x 30' garage, with walk out decks from the kitchen and master bedroom. In-law apartment 902 sq feet 1 bed 1 bath with kitchenette. This house replaces the house previously destroyed in a fire.

**47 Westview Drive – Brian Wright.** New 12' x 24' pre-fabricated storage shed on a crushed stone base.

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

**223 South Street – Shendet Ferraj.** New single-family dwelling with attached garage, front porch and rear deck.

**29 Beecher Road – VBL Properties.** New single-family dwelling with attached garage, front and side wrap-around porch, and rear deck.

**Home Office Permits Issued:** None.

**Sign Permits issued:**

**214A Providence Road – Northeast Onsite Services.** New wall sign and new freestanding sign under existing kiosk.

**13 Canterbury Road – Bank Hometown.** Two new portable signs.

**538 Wolf Den Road – Lori Corriveau.** Sign above restaurant door changed from Hillandale Farms to Little Dipper Farm.

**42 Hyde Road – Joe and Kelly Bellevance.** New free-standing sign.

**ZBA Variances Granted:** None.

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING BOUNDARY



Date 08/04/2022

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 22-002

Check # 610 - \$150<sup>-</sup>  
611 - \$310<sup>-</sup>

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

Effective Date \_\_\_\_\_

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

Applicants Interest in the Property Owner

Property Owner Applicant Phone \_\_\_\_\_

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

MAP 19 LOT 16 LOT SIZE 7.49 acres

MAP \_\_\_\_\_ LOT \_\_\_\_\_ LOT SIZE \_\_\_\_\_

MAP \_\_\_\_\_ LOT \_\_\_\_\_ LOT SIZE \_\_\_\_\_

More lots , repeat above on separate sheet

ZONE: R10\_\_\_ R30\_\_\_ RA\_\_\_ VCD\_\_\_ NC\_\_\_ RB\_\_\_ PC X I\_\_\_

REQUEST CHANGE: FROM PC TO R10

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

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

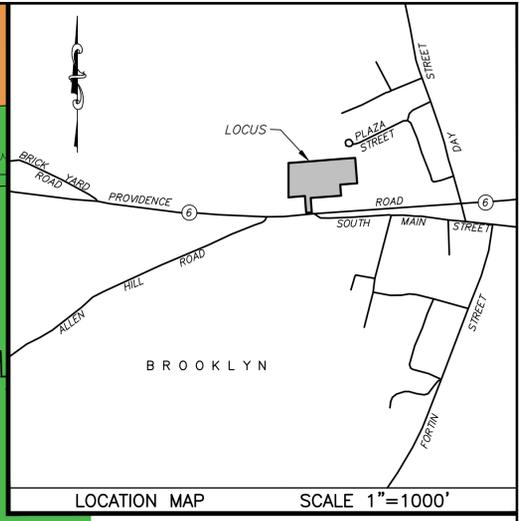
More changes , repeat above on separate sheet

REASON FOR REQUEST: Requesting to change the zone of +/- 5.5 acres of the existing 7.49 acre

Lot from PC to R10 to allow for Residential Development.

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

ZONE CHANGE MAP  
 PREPARED FOR:  
 TOWNSEND  
 DEVELOPMENT  
 ASSOCIATES, LLC  
 538 PROVIDENCE ROAD  
 BROOKLYN, CT



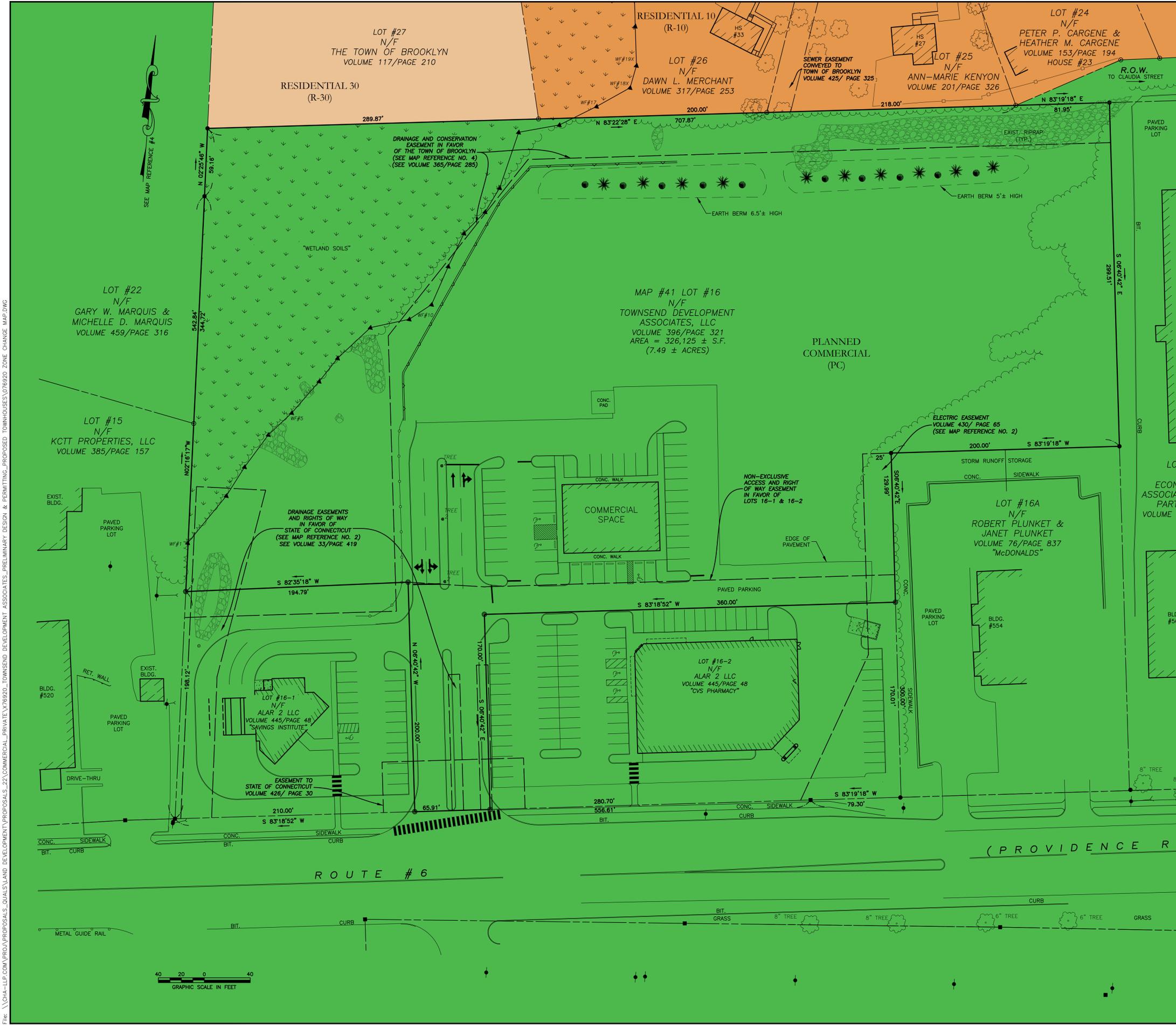
**MAP REFERENCES**

- 1.) "SUBDIVISION MAP PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC PROVIDENCE PIKE (US ROUTE #6) BROOKLYN, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 2008, SHEET NO. 2, PREPARED BY ARCHER SURVEYING L.L.C.
- 2.) "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWNSEND DEVELOPMENT ASSOCIATES, LLC LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: NOVEMBER 6, 2007, PREPARED BY CME ASSOCIATES, INC.
- 3.) "EASEMENT MAP SURVEY, TOWN OF BROOKLYN MAP SHOWING EASEMENT ACQUIRED FROM TOWNSEND DEVELOPMENT ASSOCIATES, LLC BY THE STATE OF CONNECTICUT, PROVIDENCE ROAD & SOUTH MAIN STREET (ROUTE 6)", SCALE: 1"=20', DATED: JULY 2007, PREPARED BY CME ASSOCIATES, INC.
- 4.) "SITE DEVELOPMENT PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: OCTOBER 10, 2006, REVISED JANUARY 3, 2007, PREPARED BY CME ASSOCIATES, INC.
- 5.) "IMPROVEMENT LOCATION PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: JULY 24, 2017, PREPARED BY CME ASSOCIATES, INC.

**NOTES**

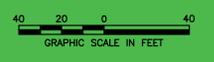
- 1.) THE SUBJECT PARCEL WAS CONVEYED TO TOWNSEND DEVELOPMENT ASSOCIATES, LLC, THROUGH A CONVEYANCE DATED ON SEPTEMBER 20, 2006 AND IS RECORDED IN VOLUME 396, PAGE 321 OF THE BROOKLYN LAND RECORDS.
- 2.) THE SUBJECT PROPERTY IS SHOWN ON THE BROOKLYN TAX ASSESSOR MAP No. 19 AS LOT 16 OF BLOCK 41 AND HAS BEEN ASSIGNED ADDRESS OF PROVIDENCE PIKE ROUTE 6, BROOKLYN, CONNECTICUT.
- 3.) TOTAL AREA OF PROPERTY = 7.49 ± ACRES (326,125 ± SQUARE FEET).
- 4.) SITE IS LOCATED IN (PC) PLANNED COMMERCIAL ZONE.
- 5.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY MANNER ANY INSTRUMENT BEARING THE SEAL OR SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY SUCH ALTERATION SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ALIENATOR.



**LEGEND**

- PROPERTY LINE
- ADJUTERS LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- WOOD FENCE
- CHAIN LINK FENCE
- TREE LINE
- NOW OR FORMERLY
- UTILITY POLE
- BOUNDARY POINT
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT (CHD)



File: \\CIA-LLP.COM\PROV\PROPOSALS\LAND DEVELOPMENT\PROPOSALS\_22\COMMERCIAL\_PRIVATE\76920\_TOWNSEND DEVELOPMENT ASSOCIATES\_PRELIMINARY DESIGN & PERMITTING\_PROPOSED TOWNHOUSES\076920\_ZONE CHANGE\_MAP.DWG

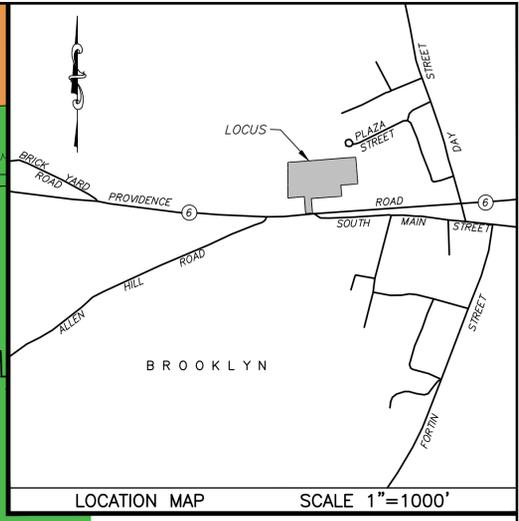
No.	Submittal / Revision	App'd.	By	Date

EXISTING ZONING

Designed By:	Drawn By:	Checked By:
PMP	PMP	
Issue Date:	Project No:	Scale:
07/29/22	076920	1" = 40'

Drawing No.:  
**SHEET 1**

ZONE CHANGE MAP  
 PREPARED FOR:  
 TOWNSEND  
 DEVELOPMENT  
 ASSOCIATES, LLC  
 538 PROVIDENCE ROAD  
 BROOKLYN, CT



**MAP REFERENCES**

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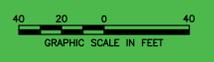
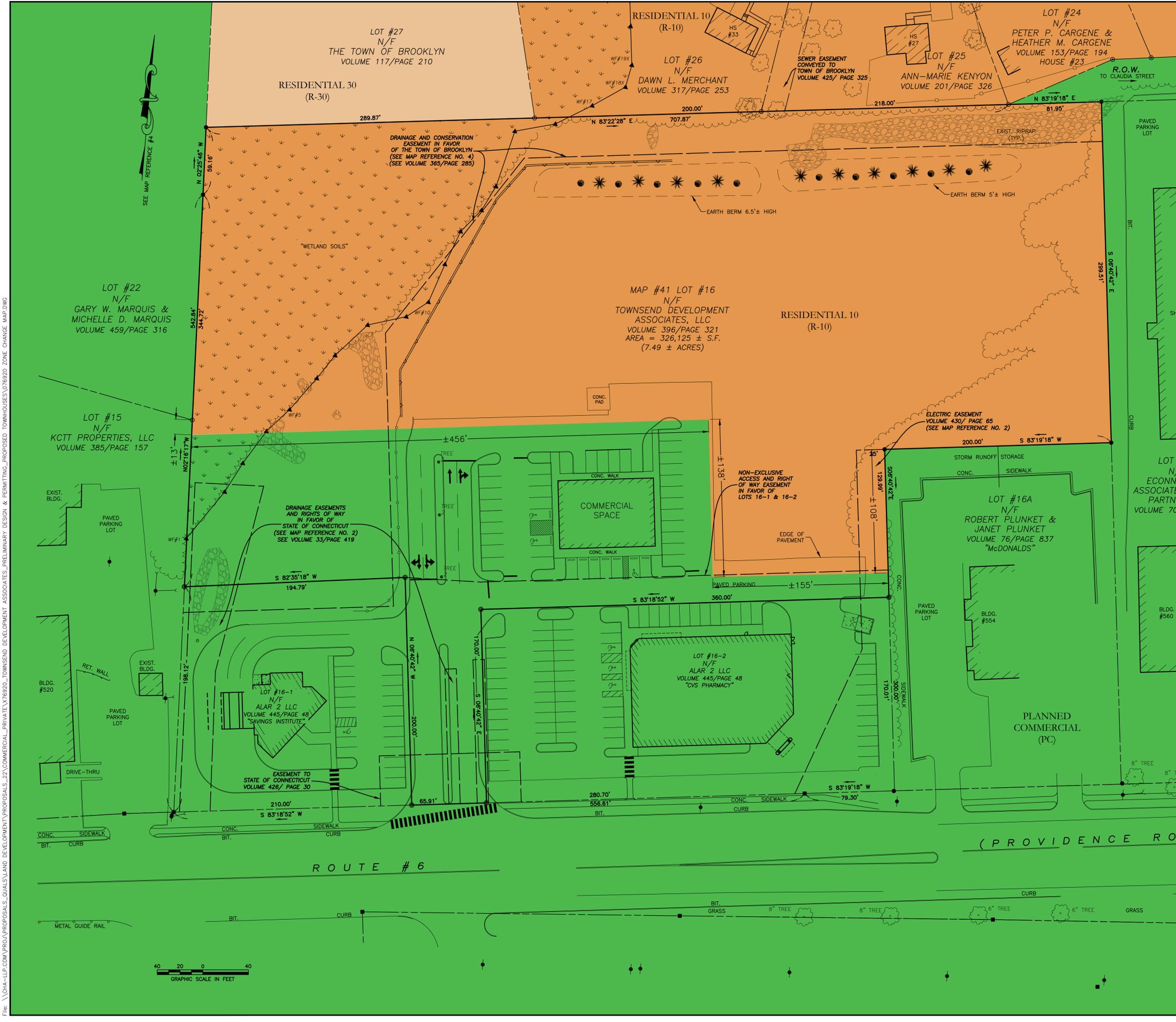
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**LEGEND**

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- WOOD FENCE
- CHAIN LINK FENCE
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- UTILITY POLE
- BOUNDARY POINT
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- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT (CHD)



File: \\CIA-LLP.COM\PROV\PROPOSALS\LAND DEVELOPMENT\PROPOSALS\_22\COMMERCIAL\_PRIVATE\76920\_TOWNSEND DEVELOPMENT ASSOCIATES\_PRELIMINARY DESIGN & PERMITTING\_PROPOSED TOWNHOUSES\076920\_ZONE CHANGE\_MAP.DWG

No.	Submittal / Revision	App'd.	By	Date

**PROPOSED ZONING**

Designed By:	Drawn By:	Checked By:
PMP	PMP	
Issue Date:	Project No.:	Scale:
07/29/22	076920	1" = 40'

Owner Name	Street Address	Sale Owner Address	Sale City	Sale State	Sales Zip
MARQUIS GARY W & MICHELLE D	43 WESTVIEW DR	43 WESTVIEW DR	BROOKLYN	CT	06234
BROOKLYN TOWN OF	PLAZA ST	PO BOX 356	BROOKLYN	CT	06234-0356
MERCHANT DAWN L	33 PLAZA ST	33 PLAZA ST	BROOKLYN	CT	06234-2546
BAGLEY KATHLEEN	27 PLAZA ST	27 PLAZA ST	BROOKLYN	CT	06234
LEWIS SHANE E	23 PLAZA ST	23 PLAZA ST	BROOKLYN	CT	06234
ROUSSEAU ROLLANDE G	19 PLAZA ST	19 PLAZA ST	BROOKLYN	CT	06234
FINNEGAN MORGAN	30 PLAZA ST	30 PLAZA ST	BROOKLYN	CT	06234
ROSS ROBERT & MORTON TERESA	24 PLAZA ST	24 PLAZA ST	BROOKLYN	CT	06234-1608
DERICO DAWN & ROGUE-DURAN ISAIAS	20 PLAZA ST	20 PLAZA ST	BROOKLYN	CT	06234
OSJ OF BROOKLYN LLC	564 PROVIDENCE RD	375 COMMERCE PARK RD	NORTH KINGSTON	RI	02852
MCDONALDS CORPORATION	554 PROVIDENCE RD	PO BOX 182571	COLUMBUS	OH	43218
ALAR 2 LLC	542 PROVIDENCE RD	1 CVS DRIVE #00942LO2	WOONSOCKET	RI	02895
ALAR 2 LLC	536 PROVIDENCE RD	PO BOX 1308	PITTSFIELD	MA	01202-1308
KCTT PROPERTIES LLC	520 PROVIDENCE RD	520 PROVIDENCE RD	BROOKLYN	CT	06234
CASEY BRIAN & ETHIER EILEEN	PROVIDENCE RD	9 ALLEN HILL RD	BROOKLYN	CT	06234-0156
BROOKLYN FIRE DISTRICT	15 SO MAIN ST	15 SO MAIN ST	BROOKLYN	CT	06234-1547
BREVIN PROPERTIES LLC	9 SO MAIN ST	414 PUTNAM PIKE	DAYVILLE	CT	06241-0000
JMN PROPERTIES LLC	17 SO MAIN ST	131 DAY ST	BROOKLYN	CT	06234
SUKI PROPERTY LLC	19 SO MAIN ST	PO BOX 21049	JUNEAU	AK	99802
REGIS RICHARD R	9 PROULX ST	8 ELLA GRASSO TURNPIKE	WINDSOR LOCKS	CT	06096

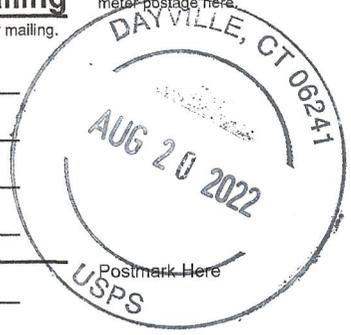


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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108



To: \_\_\_\_\_  
ALAR 2 LLC  
PO BOX 1308  
PITTSFIELD, MA 01202-1308

PS Form 3817, April 2007 PSN 7530-02-000-9065

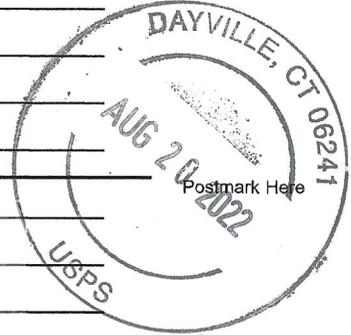


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East Hartford, CT 06108



To: \_\_\_\_\_  
ALAR 2 LLC  
1 CVS DRIVE #00942LO2  
WOONSOCKET, RI 02895

PS Form 3817, April 2007 PSN 7530-02-000-9065

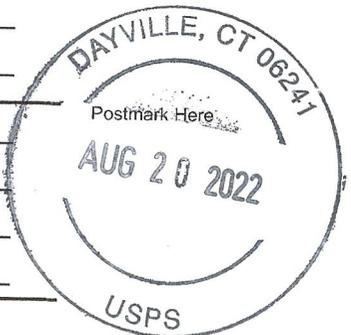


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To: \_\_\_\_\_  
MCDONALDS CORPORATION  
PO BOX 182571  
COLUMBUS, OH 43218

PS Form 3817, April 2007 PSN 7530-02-000-9065

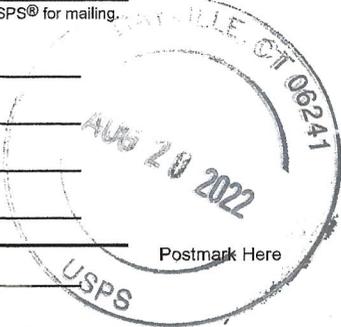


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To: \_\_\_\_\_  
SUKI PROPERTY LLC  
PO BOX 21049  
JUNEAU, AK 99802

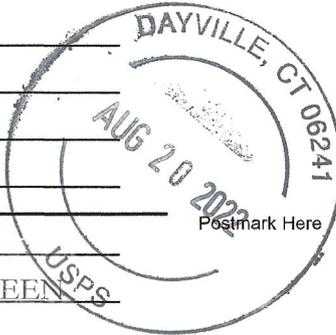


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101 East River Drive, 1st Floor  
East Hartford, CT 06108



To: \_\_\_\_\_  
CASEY BRIAN & ETHIER EILEEN  
9 ALLEN HILL RD  
BROOKLYN, CT 06234-0156

PS Form 3817, April 2007 PSN 7530-02-000-9065

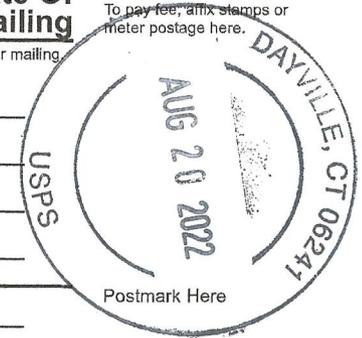


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101 East River Drive, 1st Floor  
East Hartford, CT 06108



To: \_\_\_\_\_  
BROOKLYN TOWN OF  
PO BOX 356  
BROOKLYN, CT 06234-0356

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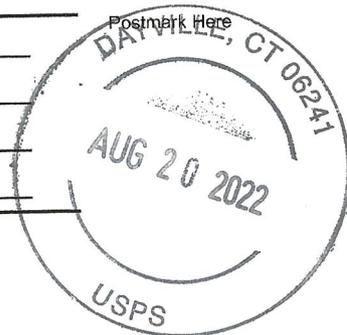


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101 East River Drive, 1st Floor  
East Hartford, CT 06108



To: \_\_\_\_\_  
ROUSSEAU ROLLANDE G  
19 PLAZA ST  
BROOKLYN, CT 06234

PS Form 3817, April 2007 PSN 7530-02-000-9065

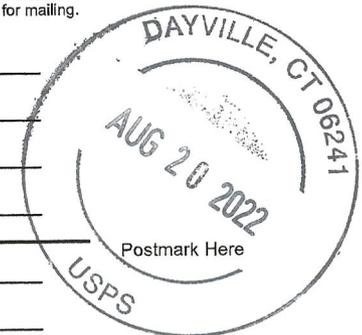


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East Hartford, CT 06108



To: \_\_\_\_\_  
JMN PROPERTIES LLC  
131 DAY ST  
BROOKLYN, CT 06234

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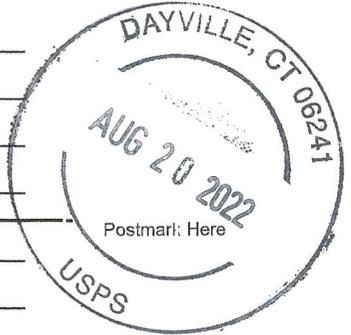
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101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: LEWIS SHANE E  
23 PLAZA ST  
BROOKLYN, CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



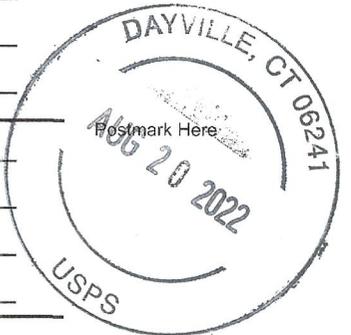
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101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: ROSS ROBERT & MORTON TERESA  
24 PLAZA ST  
BROOKLYN, CT 06234-1608



PS Form 3817, April 2007 PSN 7530-02-000-9065



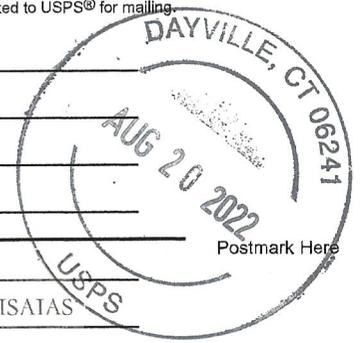
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: DERICO DAWN & ROGUE-DURAN ISAIAS  
20 PLAZA ST  
BROOKLYN, CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



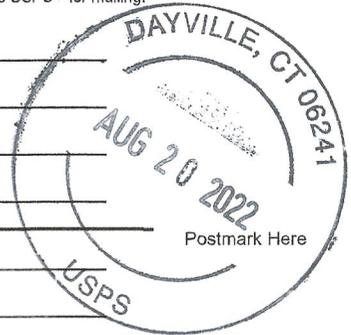
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: BAGLEY KATHLEEN  
27 PLAZA ST  
BROOKLYN, CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



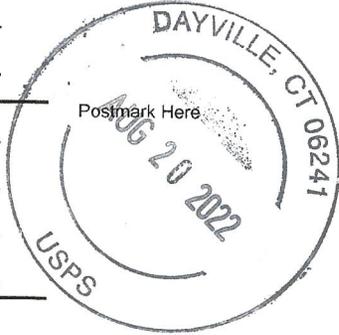
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: \_\_\_\_\_  
MERCHANT DAWN L  
33 PLAZA ST  
BROOKLYN, CT 06234-2546



PS Form 3817, April 2007 PSN 7530-02-000-9065



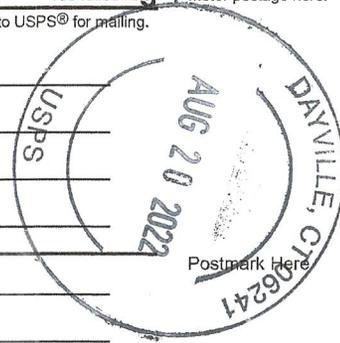
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: \_\_\_\_\_  
FINNEGAN MORGAN  
30 PLAZA ST  
BROOKLYN, CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



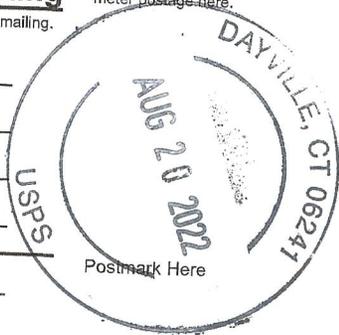
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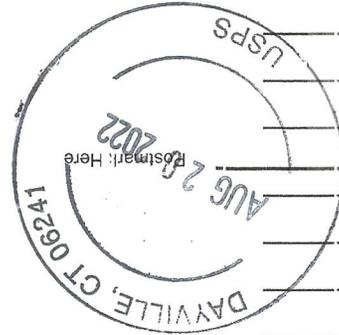
To: \_\_\_\_\_  
BROOKLYN FIRE DISTRICT  
15 SO MAIN ST  
BROOKLYN, CT 06234-1547



PS Form 3817, April 2007 PSN 7530-02-000-9065

To: \_\_\_\_\_  
KCTT PROPERTIES LLC  
520 PROVIDENCE RD  
BROOKLYN, CT 06234

From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

meter postage here.





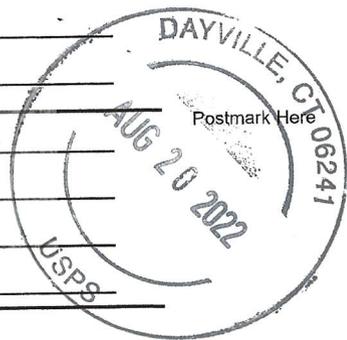
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: BREVIN PROPERTIES LLC  
414 PUTNAM PIKE  
DAYVILLE, CT 06241-0000



PS Form 3817, April 2007 PSN 7530-02-000-9065



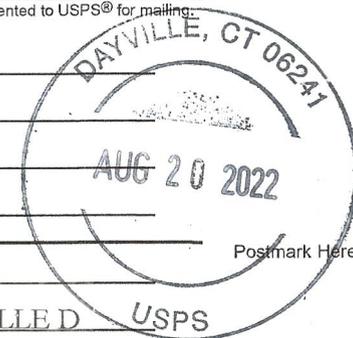
**Certificate Of Mailing**

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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: MARQUIS GARY W & MICHELLE D  
43 WESTVIEW DR  
BROOKLYN, CT 06234



PS Form 3817, April 2007 PSN 7530-02-000-9065



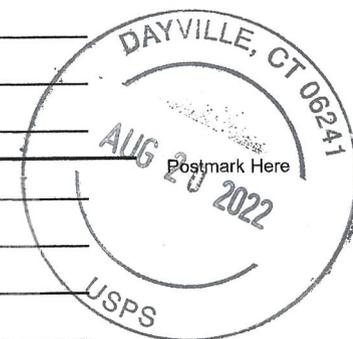
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: REGIS RICHARD R  
8 ELLA GRASSO TURNPIKE  
WINDSOR LOCKS, CT 06096



PS Form 3817, April 2007 PSN 7530-02-000-9065



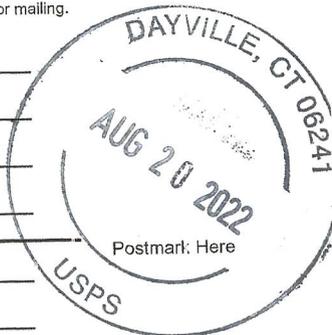
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From: CHA  
101 East River Drive, 1st Floor  
East Hartford, CT 06108

To: OSJ OF BROOKLYN LLC  
375 COMMERCE PARK RD  
NORTH KINGSTON, RI 02852



APPLICATION PENDING ON THIS PROPERTY  
BEFORE THE TOWN OF BROOKLYN  
PLANNING & ZONING COMMISSION  
ZONE CHANGE OF ±5.5 ACRES FROM PC  
(PLANNED COMMERCIAL) TO R-10  
PUBLIC HEARING DATE: SEPTEMBER 7, 2022  
TIME: 6:30 PM  
LOCATION:  
CLIFFORD B. GREEN MEMORIAL BUILDING  
69 SOUTH MAIN STREET, BROOKLYN, CT

2022.08.20

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT



Received Date 9/6/22

Application #SP 22-004  
Check # 536

APPLICATION FOR SPECIAL PERMIT

Name of Applicant JESSE TRINQUE Phone 860-558-8773  
Mailing Address 105 STICKNEY HILL RD Phone \_\_\_\_\_  
UNION, CT 06076  
Name of Engineer/Surveyor ANDREW BUSHNELL ASSOCIATES LLC  
Address 503 WOODBRIDGE ST MANCHESTER CT 06042  
Contact Person ANDREW BUSHNELL Phone 860-643 Fax \_\_\_\_\_

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

Property location/address 330 DAY ST BROOKLYN CT 06234  
Map# 43 Lot# 5 Zone RA Total Acres 3.26  
Sewage Disposal: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_  
Water: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_

Proposed Activity FRONT GARAGE HAS APPROVAL FOR COMMERCIAL REUSE NOW  
SEEKING APPROVAL TO CONVERT TO SMALL 1BR 1BA APARTMENT.

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

- Fee \$ \_\_\_\_\_ State Fee (\$60.00) 60<sup>00</sup> 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_  
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission  
4.5.5 Applications filed with other Agencies  
12.1 Erosion and Sediment Control Plans

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

Applicant: [Signature] Date 9/6/2022  
Owner: [Signature] Date 9/6/2022

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

Jesse Trinque  
105 Stickney Hill Rd  
Union, CT 06076  
860.558.8773  
[Jesse.trinque@gmail.com](mailto:Jesse.trinque@gmail.com)

Accessory Apartment – Modification to Re-Use  
Property: 330 Day Street, Brooklyn CT 06234  
Owner of Record: Jesse Trinque  
Application prepared by: Jesse Trinque & Rachel Trinque

**MODIFICATION to special permit for Re-Use of an Agricultural Building  
See Original Statement of Use Below**

**Proposed use: Accessory Apartment – 1BR 1BATH**

This building would be finished to current building standards for residential use. It would be a one bedroom one bathroom accessory apartment with a loft office space (floor plan attached). Approvals for septic tie in and well tie in have been received from that NDDH and the State of CT. There would be one exterior parking space provided behind the building and no exterior storage permitted.

*Special Permit Approved January 2022 – Submitted 12/7/2021*

*Building #3*

*Post & Beam Carriage House (27x27) Previous uses include Farm Stand Retail Store, Carpentry Shop, Residential Use Garage Bays*

*Statement of Proposed Use:*

*This building would be remodeled with appropriate building code/permits to include HVAC, Insulation & retrofits. The upstairs space would be set up as an office with a ¼ bath, the main floor would include two garage bays for trade supply storage and interior parking of service vehicles. It is our intention to lease this space to a craftsman in the industry of plumbing, carpentry, electric etc. There would be no exterior storage permitted and one exterior parking space in the existing parking area.*

## **Special Permit Criteria – Accessory Apartment (Section 9.D.5)**

### **1. Zoning Purposes**

- Building #3 – Proposed accessory apartment is listed as an approved use stated in 3.B.3.3

### **2. Environmental Protection and Conservation**

When we purchased the property in 2012 it was dilapidated. There was a partially collapsed greenhouse that was no longer in use and had brush overgrown around and inside it. There was a pressured treated retaining wall along the right side of Building #1 that was failing. The entry steps to Building #1 were falling apart and dangerous. The rear Building #2 was in generally fair condition, but vegetation was severely overgrown. The front carriage house, Building #3 was in fair condition but was not maintained. The siding was chipping and rotting, porticos over the doors were falling down and the windows were broken. Overall, the property had not been maintained on a regular basis and resulted in an overgrown eyesore. Neighboring owners became so fed up with its overgrown space that the owner of house located at 336 Day Street used to periodically mow to keep the brush down. Since our purchase of this property, we have put in significant time and money into beautifying it. We took great efforts to preserve existing landscaping remaining from days as a landscape supply and green house. We repaired the failing retaining wall, with an attractive concrete stone face formed wall that would last for many years to come. We also repaired the entry steps to Building #1 with a concrete ramp and decorative white PVC deck safety railing. We have also added property enhancements that we feel are appealing to a classic New England style such as the split rail fencing. We believe that every effort has been made to preserve the natural environment and great consideration has been given to the community's interests.

### **3. Overall Compatibility**

- Building #3 – The proposed use of this building, being a residential dwelling. In the current economy there is a substantial need for residential rental units. We do not believe that this use will have a detrimental effect on neighboring properties.

### **4. Suitable Location and Lot for Use**

The lot 330 & 332 Day St meets the minimum lot requirements to be zoned RA and agricultural re-use per 3.C and 6.B.3.3. The property has direct access to Day Street through a designated driveway to the far right of the lot. The total acreage of the lot is 3.26, greater than the required three acres. The total lot frontage is 165ft, greater than the required 150ft. Accessory apartments are permitted so long as the building is detached from the single dwelling and not larger than the single dwelling already on the property. Our proposal meets these requirements.

**5. Appropriate Improvements**

Building #3 is screened from view by existing plantings including a large evergreen tree, two smaller evergreen trees and a large red maple. There will also be a fenced in area for outdoor use/patio space.

**6. Suitable Transportation Conditions**

We do not believe this requirement applies to any of the use proposed.

**7. Adequate Public Utilities and Services**

The property does not have public sewer or waste management. The resident will be responsible for their own waste disposal at the Brooklyn Transfer Station. The property has a drilled well (noted on the location survey) that provides ample water for the property. Building #3 will have its own electrical service from the pole located on Day Street. This service was pre-existing in 2012 when we initially purchased the property. We cancelled this service and had the lines uninstalled to avoid paying un-needed delivery charges. We do not believe that any of these uses burden the capacity of available public utilities.

**8. Long Term Viability**

The property is maintained by a professional lawn care service and a professional plow company at the property owners' expense to ensure a pleasing aesthetic. Any necessary improvements or repairs on done in a timely manner to ensure the tenants have adequate and appropriate spaces.

**9. Nuisance Avoidance**

There are no current water or drainage issues with the property nor do we expect any. There are existing yard drains and water management systems that predate our ownership.

- Building #3 – Proposed Residential Occupant. All operations would be contained to the interior of the building and would not disturb surrounding property owners. We don't believe that odors, unsightly appearance, or water contamination issues apply to this use.

**10. Plan of Conservation and Development**

We believe that all the proposed uses are in accordance with the goals and objectives of the Plan of Conservation and Development.

**11. Mitigation**

We do not believe this section applies as the buildings have been in place since 1989 and have been materially kept in original condition.

STATE OF CONNECTICUT  
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD  
Commissioner



Ned Lamont  
Governor  
Susan Bysiewicz  
Lt. Governor

*Environmental Health Section*

**NOTICE OF EXCEPTION**

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a CENTRAL SUBSURFACE SEWAGE DISPOSAL SYSTEM serving a SINGLE-FAMILY HOUSE and a DETACHED INLAW APARTMENT located at 330 DAY STREET in the Town of BROOKLYN, CT. A central system has been found to be technically preferable for the following reasons:

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

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

Handwritten signature of Sean Merrigan in black ink.

Sean Merrigan  
Sanitary Engineer III  
Environmental Engineering Program

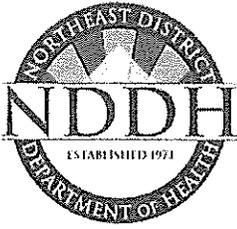
AUGUST 23, 2022

Date



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

*Affirmative Action/Equal Opportunity Employer*



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234  
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

August 24, 2022

Jesse Trinque  
105 Stickney Hill Road  
Union, CT 06076

## **B100/APPLICATION**

**SUBJECT: FILE #88000551 -- DAY STREET #330, MAP #43, LOT #5-1, BROOKLYN, CT**

Dear Jesse Trinque:

On August 10, 2022 this department received an application proposing to convert existing detached garage into a 1 bedroom accessory apartment.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 10 feet from the existing septic system with the proposed accessory apartment.
2. Owner to verify exact location of septic.
3. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the kitchen/bathroom. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking
4. Should a repair be necessary in the future, a 3 bedroom home will require a 1,000 gallon septic tank and 495 square feet of effective leach area.
5. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.
6. Installer/homeowner to apply for sewer line permit, NDDH to inspect sewer line for addition.
7. Must submit plan by Septic Installer for NDDH review and approval.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

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

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

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist-NDDH

cc: Brooklyn Building Official; Scott Gebo

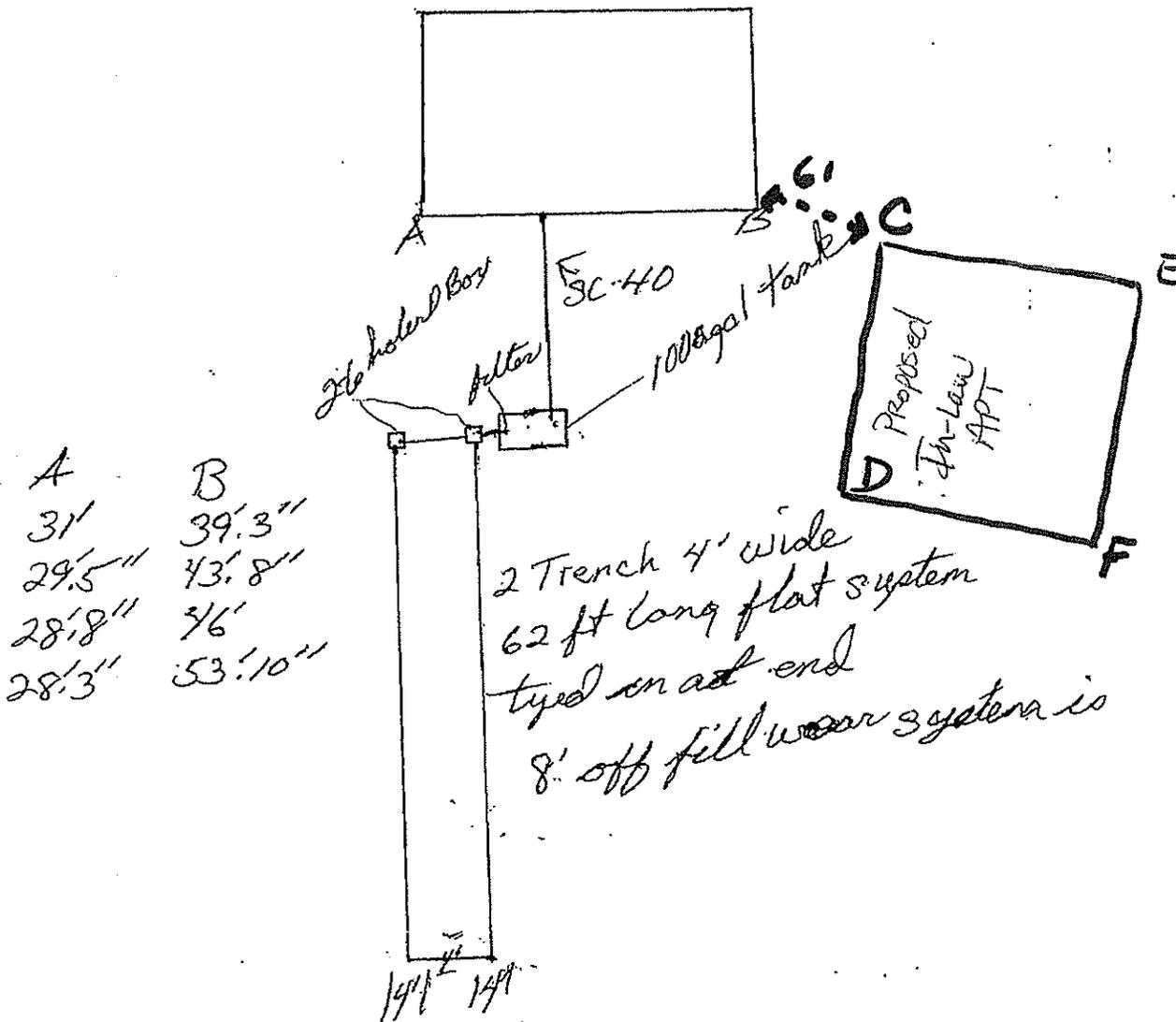
Robert + Mary Bensit

Lot 5 Map #43 File 00000571

PROPERTY SURVEY  
 2572 MS 10 D 1:42

o well

Prop Line



A	B
31'	39.3"
29.5"	43.8"
28.8"	36'
28.3"	53.10"

2 Trench 4" wide  
 62 ft long flat system  
 tied on one end  
 8' off fill wear system is

	C	E	F	D
well	96'	95'		
Prop line		46'	46'	
Center of tank	39'			27'

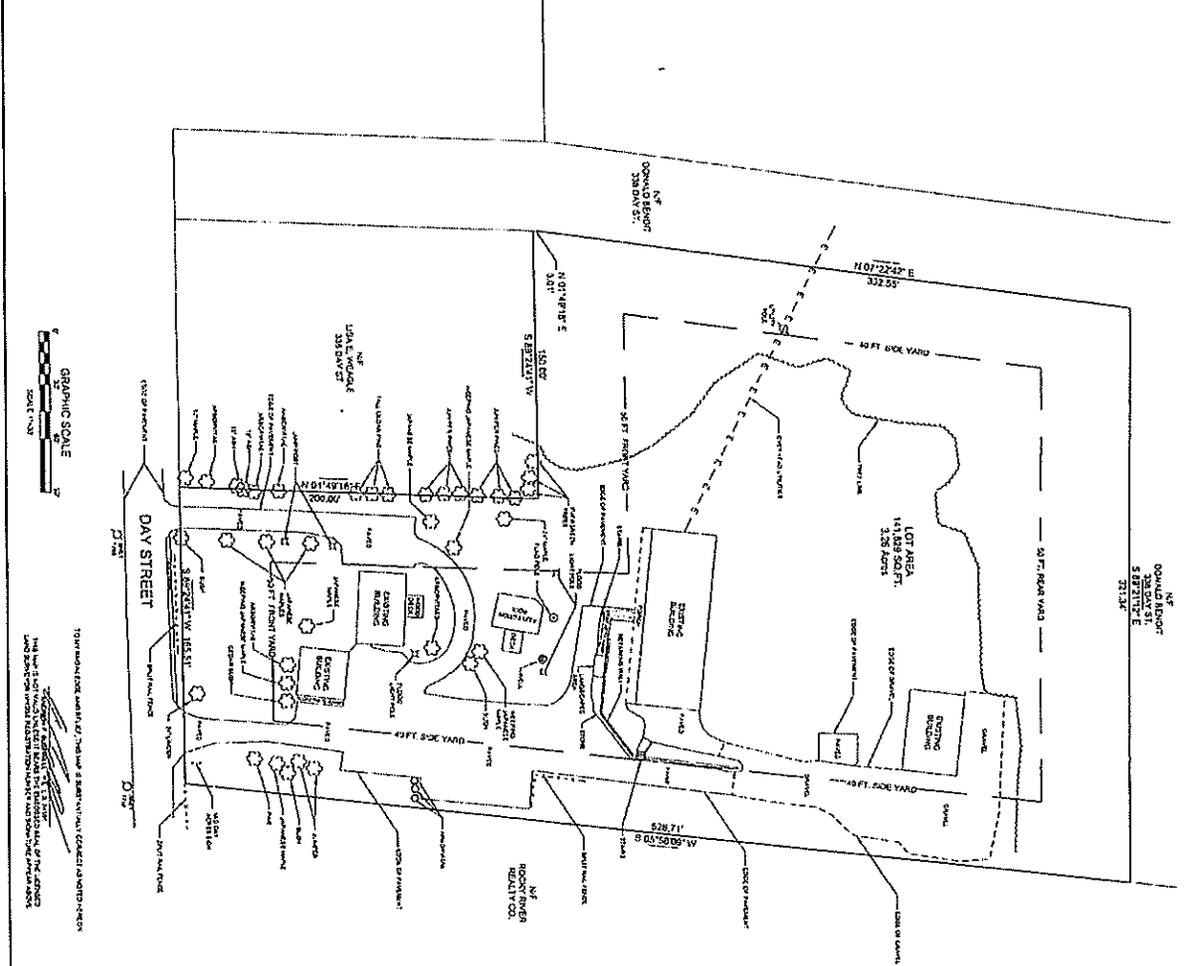
Bensit  
 Asbuilt  
 Day St  
 Brooklyn

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD.

2. THE ENGINEER OF RECORD HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAN.

3. THE ENGINEER OF RECORD HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAN.

4. THE ENGINEER OF RECORD HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAN.



100' EQUAL TO 1" (VERTICAL SCALE)

100' EQUAL TO 1" (HORIZONTAL SCALE)



UNPLANNED DEVELOPMENT PERMIT APPLICATION FOR THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING ON LOT AREA 1 AND LOT AREA 2, 3.28 ACRES AND 7.52 ACRES, RESPECTIVELY, LOCATED AT THE CORNER OF DAY STREET AND DONALD STREET, WILSON, NORTH CAROLINA.

PLAN PREPARED FOR  
**JESSE TRINQUET**

DATE: 08/10/2022

PROJECT: 2022-006-10-P-142

30' SETBACK	ZONING: LOCATION SURVEY	ADJACENT LOT
30' SETBACK	DATE: 08/10/2022	DATE: 08/10/2022
<b>BUSHNELL ASSOCIATES LLC.</b> CIVIL ENGINEERING AND LAND SURVEYING 1000 W. HARRIS STREET, SUITE 100 WILSON, NORTH CAROLINA 27597		

2022 AUG 10 P 142

**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING UTILITY
- PROPOSED UTILITY



HOUSE

BASEMENT SLAB @ -4'

CENTER OF  
OUTLET @ 0'

SIDEWALK

+12"

+0"

PAVED DRIVE

TREE

TREE

TREE

TREE

PROPOSED  
APARTMENT

SLAB @ -4'

TREE

TREE

TREE

TREE

TREE

TREE

TREE

PAVED DRIVE

PAVED DRIVE

PROP LINE

DAY STREET

x

Top

1/24" = 1' 0" Inch

ALL GRADES RELATIVE  
TO TOP OF TANK

+24"

-24"

-12"

-1'

-36"

-48"

+36"

CITY OF WASHINGTON DISTRICT OF COLUMBIA  
DEPARTMENT OF PUBLIC WORKS

1911 AUG 10 P 1:112

PAVED DRIVE

OVERHEAD DOOR 9' x 7'

OVERHEAD DOOR 9' x 7'

27ft x 27ft  
2 BAY GARAGE

PAVED DRIVE

27'

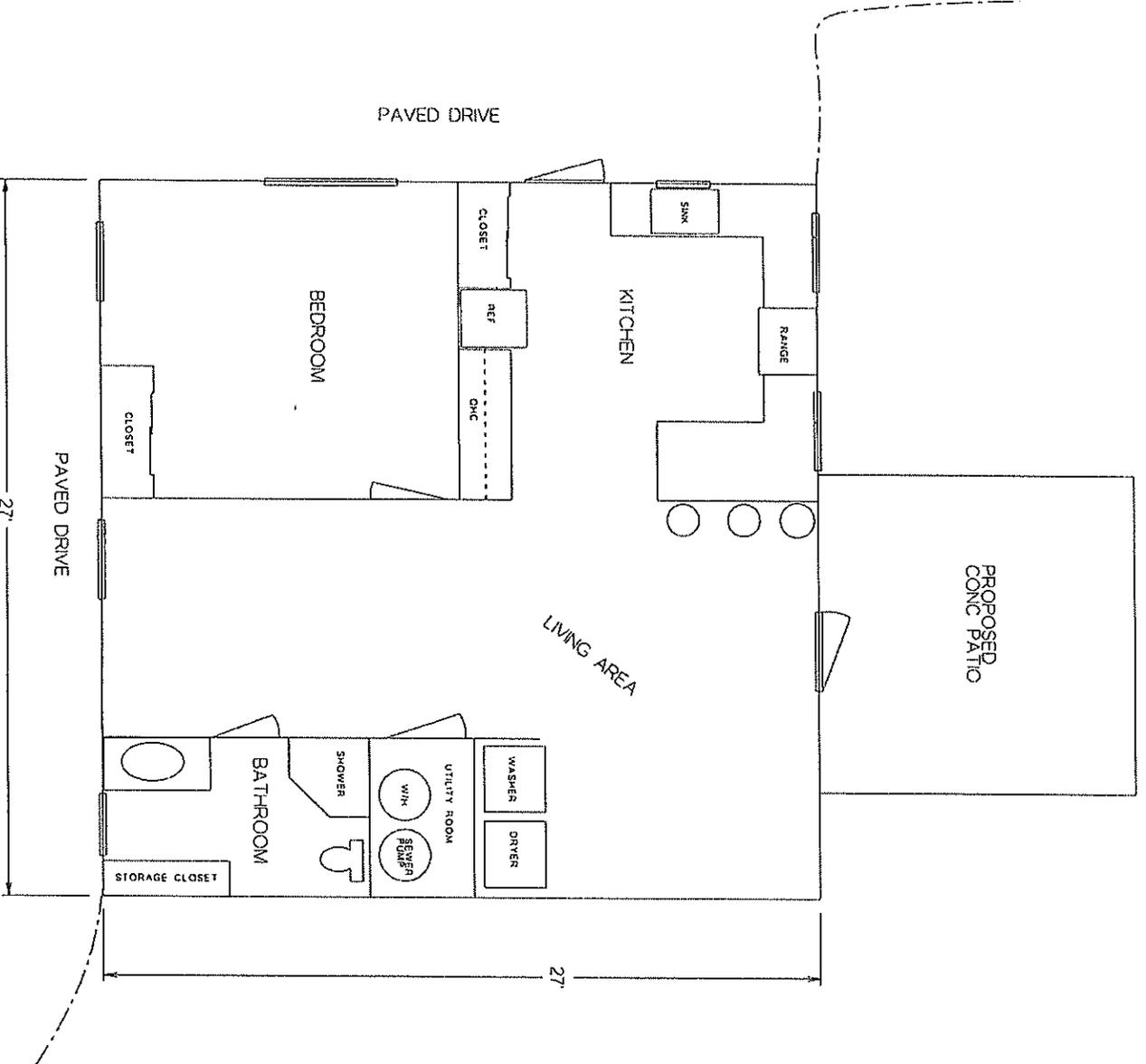
27'

EXISTING GARAGE

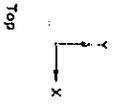
Top

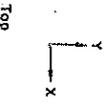


PROPOSED  
CONC PATIO

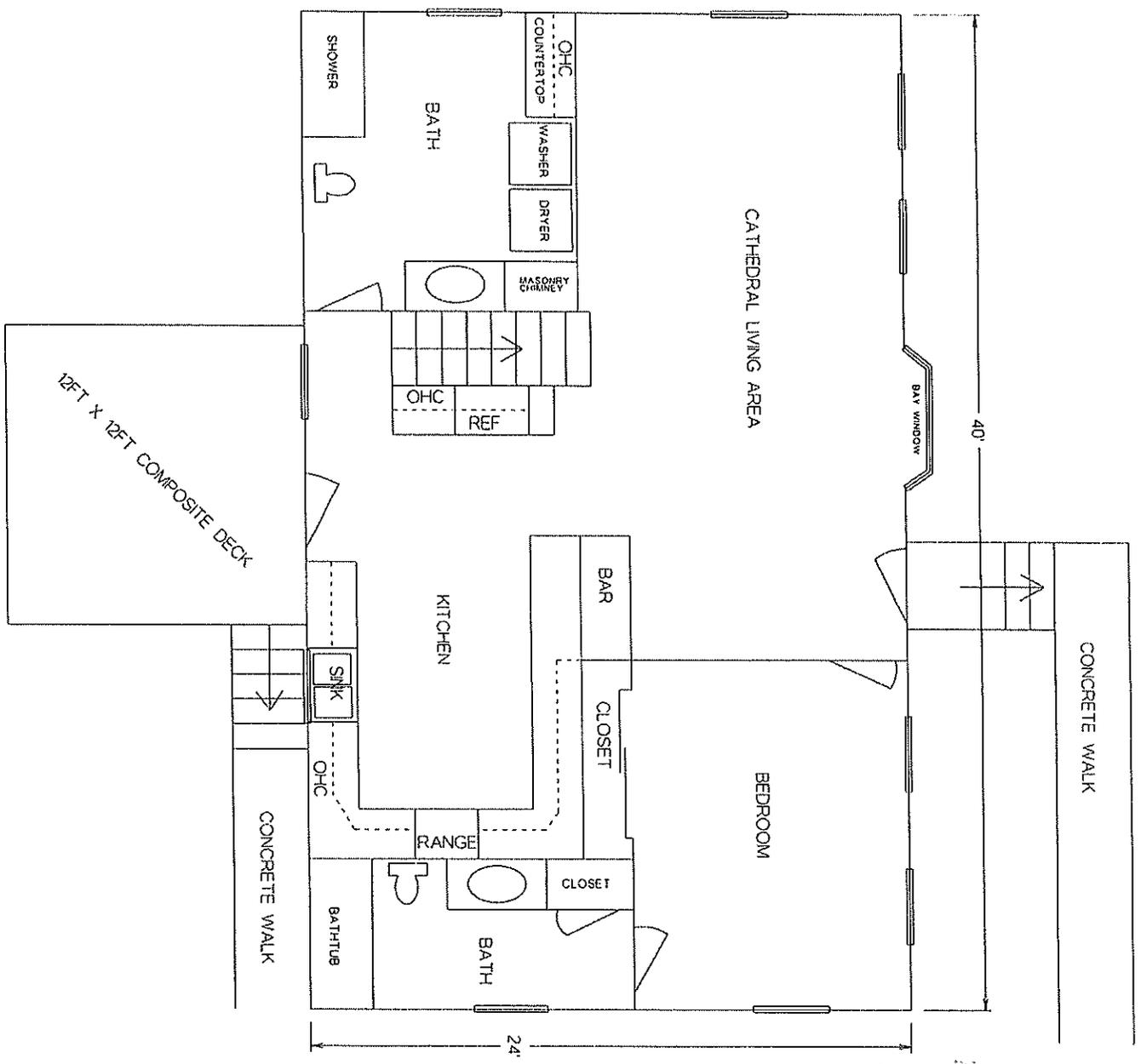


# EXISTING GARAGE - PROPOSED 1 B.R. APARTMENT



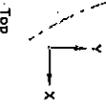
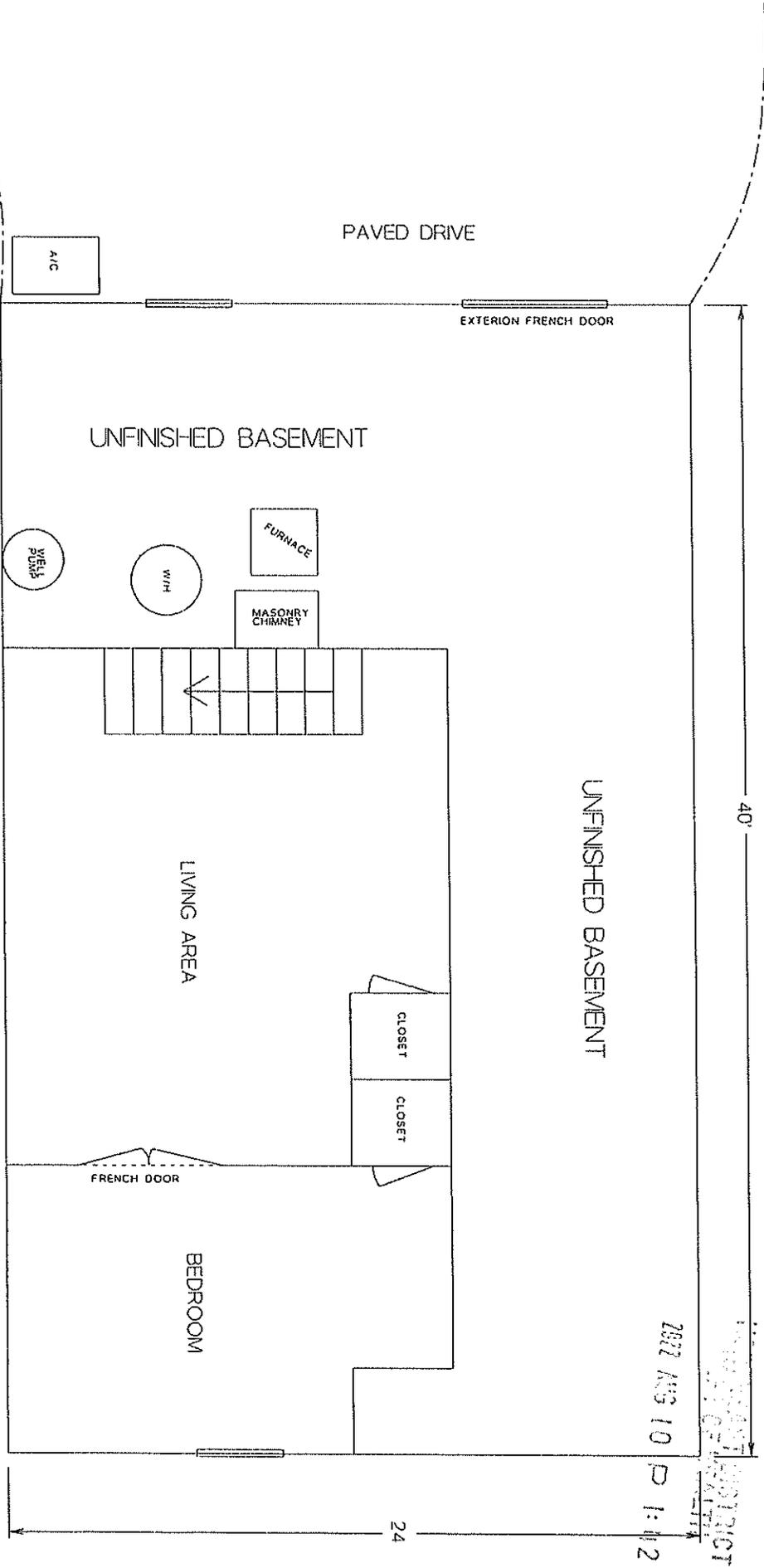


# EXISTING RANCH - FIRST FLOOR



10/10/2022 10:10 PM  
 2022 AUG 10 P 1:42

# EXISTING RANCH - BASEMENT



37.7634 IN  
1 INCH

2022 AUG 10  
1:12

FILE # 000 10 571

PROPERTY OWNER'S NAME: Robert Benoit

PROPERTY LOCATION: 330 Day St, Rindley MAP # 43 BLOCK # 1 LOT # 5

**INSTALLER'S AS-BUILT CHECK LIST**

Installer's Name: Ronald Racine Telephone #: 774-0283  
Prepared By: Ronald Racine Title: owner Address: 17 Ware Rd, Danville  
Inspection Date: \_\_\_\_\_

**HOUSE SEWER (INVERT LEVELS)**

At foundation wall 10" Depth at Septic Tank 16"

**SEPTIC TANK**

Cleanout located 31' ft. from L.C and 39.3 ft. from RC

Manufacturer Tolley Size 1000 gals. Depth to cleanout 6"

Outlet Filter Baffle Manufacture's Type & Size 4" sayble

**LEACHING SYSTEM**

Description 1000 gal tank 495 leach in 5' fill

Effective area 505 sq. ft. Required effective area 495 sq. ft.

Spacing between leaching units 9 ft. 100% Reserve area provided yes

Bottom of leaching system 18 inches above maximum water table yes

Bottom of leaching system 4 feet above ledge rock yes Curtain Drain Installed no

Bottom of leaching system above inches below final grade Pumping Required no

Serial Distribution no Level System yes

Cover over leach field (in inches) 12" Fill extension (in feet) 7' 2:1 slope yes no

**SEPARATING DISTANCES**

Well located 88 feet from tank and 89 feet from Trenches

Distance sewage system to well on property \_\_\_\_\_ ft. To water service 88 ft.

To well on adjacent property 150 ft. To property line 14' ft.

To dwelling on adjacent property 200' ft. To house served 40 ft.

To nearest ground or surface water drain none ft. To nearest watercourse none ft.

Installer's Signature \_\_\_\_\_ Date: \_\_\_\_\_

**INSTALLER SHALL COMPLETE THE ABOVE SECTIONS OF THIS FORM AND PROVIDE A SKETCH OF THE INSTALLED SEPTIC SYSTEM WITH APPROPRIATE "TIES" ON THE REVERSE SIDE OF THIS FORM.**

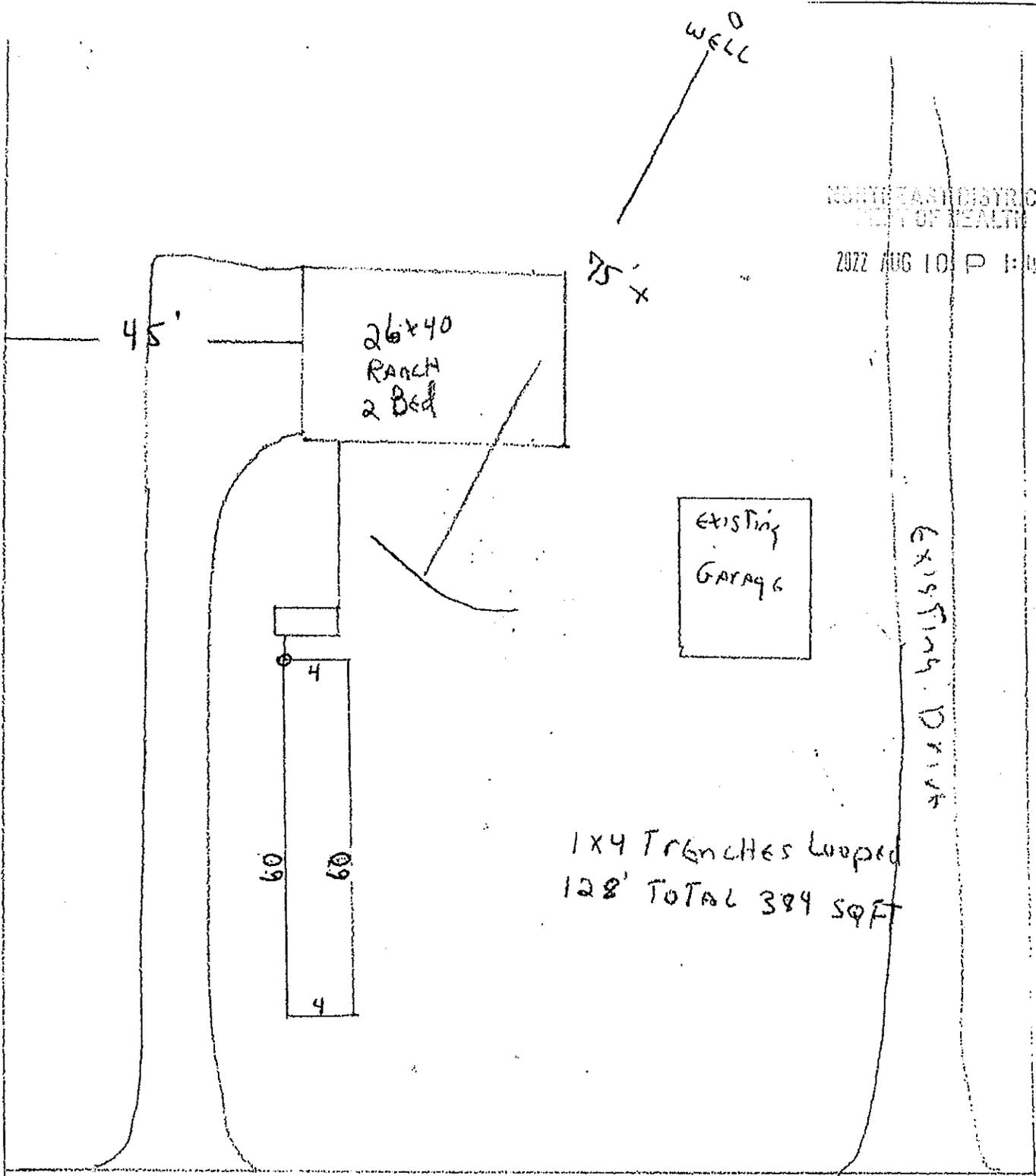
2002 NOV 10 PM 1:42  
DISTRICT HEALTH

DEPARTMENT OF HEALTH  
EAST DISTRICT

NOV 10 2002

NORTHEAST DISTRICT  
DEPT OF HEALTH

2022 AUG 10 P 1:42



BOB BENOINT  
DAY ST  
Brooklyn

STEVE BARRY 774 3540  
RON RACINE 774-0289

\*In logical Doc/File



### Northeast District Department of Health

69 South Main Street, Unit 4  
Brooklyn, CT 06234

NORTHEAST DISTRICT  
DEPT OF HEALTH

Phone - 860-774-7350 / Fax - 860-774-1308  
Web: [www.nddh.org](http://www.nddh.org) Email: [email@nddh.org](mailto:email@nddh.org)

### B100a /Change in Use Application

To conform to PHC 19-13-B100a – Building Conversions/Changes in Use, Building Additions, Garages/Accessory Structures, Swimming Pools, Sewage Disposal Area Preservation (See Reverse Side for Instructions.)

Street #: 330 Street: DAY STREET Town: BROOKLYN  
(330-442) Multi Bldgs  
 Assessor's Map: 43 Block:     Lot: 5-1 Dev. Lot:     Lot Size: 3.26 AC

Legal Owner: JESSE TRINQUE

Mailing Address: 105 STICKNEY HILL RD

Town: UNION State: CT Zip: 06076

Work Phone:     Home Phone:     Cell Phone: 860-558-8773

Email Address: JESSE.TRINQUE@GMAIL.COM

Year Built: 2001/1989 No. of Bedrooms: 2

Description of proposed change/addition: THE PROPOSED CHANGE IS TO  
CONVERT THE DETACHED 2 BAY GARAGE INTO A  
SINGLE FLOOR 1 BED 1 BATH ACCESSORY APARTMENT.

Agent for Owner:    

Agent's Mailing Address:    

Town:     State:     Zip:    

Agent's Phone Number:     Email:    

\*\*\*\*\*

PROPERTY OWNER: By signing above, you certify that the information provided is a true and accurate description of the addition, accessory structure, or pool. No services will be rendered until payment is received. Do not fax, return by mail. In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee. (If working on behalf of owner, please attach signed Letter of Consent)

[Signature]  
Signature of Legal Property Owner

8/8/2022  
Date

\*\*\*\*\*

NDDH Use Only  
 File #: 38000551 B51d/Change in Use Fee: 65  
 Receipt # 1006463 Check # 447 Credit Card:     Date: 8/10/22

PROP LINE

PROP LINE

EXISTING 2 BR 2BA HOUSE

EXISTING GARAGE -  
PROPOSED 1 B.R. APARTMENT

SIDEWALK

PAVED DRIVE

PAVED DRIVE

Existing 1000gal  
Concrete tank

1 1/2" PVC PRESSURE LINE



TREE

TREE

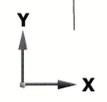
TREE

TREE

TREE

TREE

TREE



Top

DAY STREET



131.0717 in  
Inch

**SURVEY NOTES:**

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2) PROPERTY IS LOCATED IN A RA (RESIDENTIAL AGRICULTURAL) ZONE.
- 3) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901640003A EFFECTIVE JANUARY 3, 1985.

**MAP REFERENCES:**

- 1) SUBDIVISION PLAN PREPARED FOR GENERAL FINANCIAL SERVICES DAY STREET BROOKLYN, CONNECTICUT SCALE: 1"=60' DATE: 5/28/97 SHEET: 1 OF 1 PROJ # 97022 FB 444 DWN RAG CHR BW KWP ASSOCIATES SURVEYING ENGINEERING SITE PLANNING 250 KILLINGLY ROAD POMFRET CENTER, CT 06259-0106

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN**  
P.O. BOX 339  
CONNECTICUT 06234

February 28, 2022

CERTIFIED # 7021, 2720 0001 3206 2315  
Jesse Trinque  
105 Steikney Hill Road  
Union, CT 06076

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

Dear Mr. Trinque,

On February 15, 2022, the Town of Brooklyn Planning and Zoning Commission approved the Special Permit application of Jesse Trinque for Adaptive Reuse of Agricultural Buildings at 330 Day Street, identified in the files of the Brooklyn Land Use Office as SP 21-003, for the three former agricultural buildings and uses identified in the Statement of Use and in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.B.3.3. of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 with the following conditions:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be printed on paper and submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.
2. Each existing business occupant of the former agricultural buildings shall apply for a Zoning Permit from the Zoning Enforcement Officer within 90 days of approval of the Special Permit for Adaptive Reuse of an Agricultural Building. Future changes of business use within all of the former agricultural buildings must comply with Sec. 6.B.3.2.5 of the Brooklyn Zoning Regulations. If approved as a modification of the Special Permit, future business uses must subsequently apply for and receive a Zoning Permit from the Zoning Enforcement Officer.

A legal notice of this action will be published in the Turnpike Buyer on February 23, 2022. Please note that this action of the Brooklyn Planning and Zoning Commission may be appealed for a fifteen-day period following the publication of the legal notice.

Page 1 of 2

It is your duty to file the enclosed record of special permit with the Brooklyn Town Clerk at your expense. The special permit is not valid until it is filed. Please note Condition 1 (above) requires that a mylar copy of your site plan, signed by the Commission Chair, be recorded at the same time as the special permit.

If you have any further questions please contact Jana Roberson, Dir. of Community Development/Town Planner at 860-779-3411 Extension 14.

Signed,  
*Jana Roberson*  
Jana Roberson, AICP  
Dir. of Comm. Development/  
Town Planner

CC: File

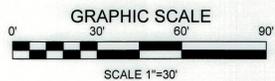
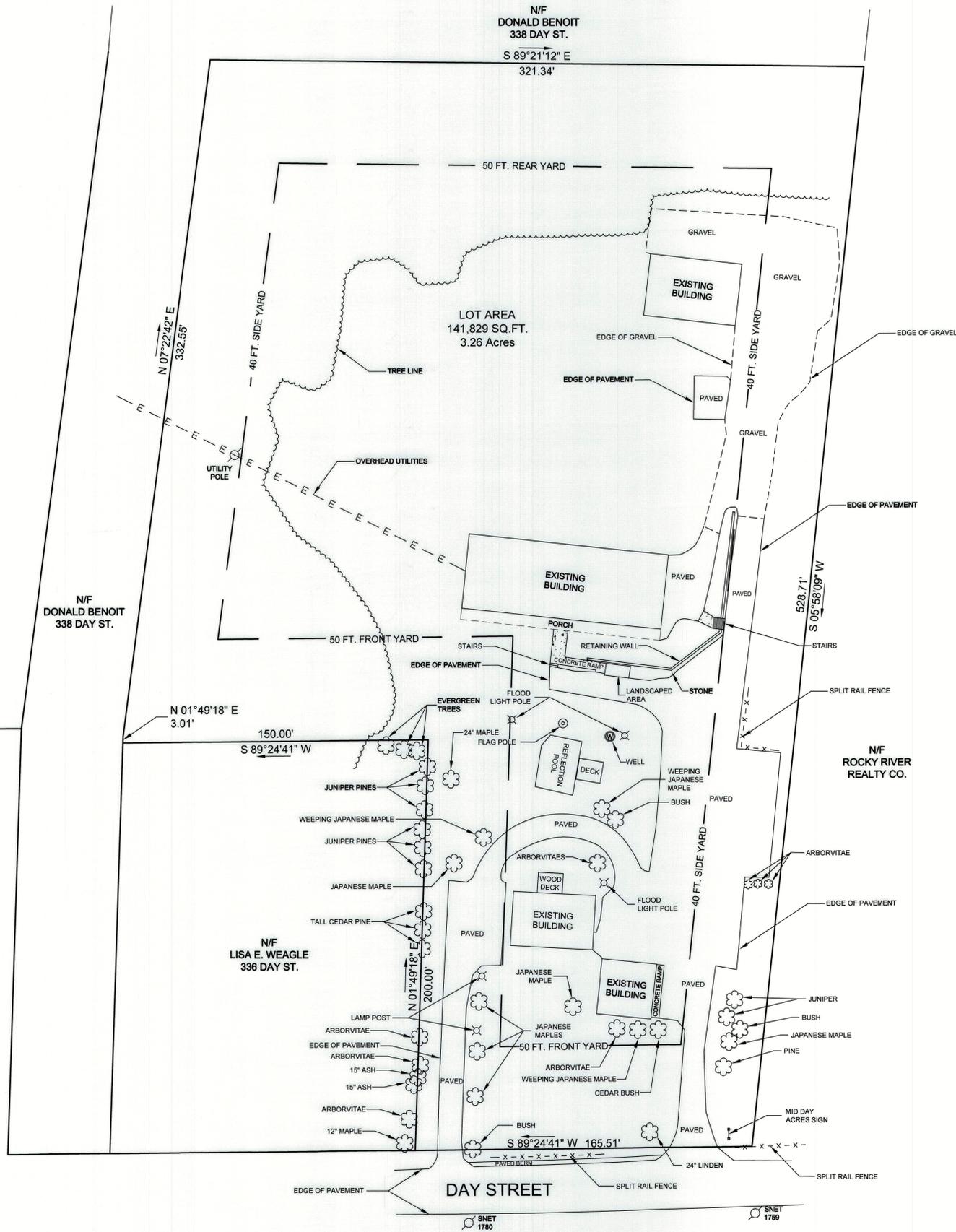
- File Record:
1. Application for Special Permit SP 21-003 for Adaptive Reuse of an Agricultural Building, received 12/2/2021
  2. Statement(s) of Use, Buildings #1-#3
  3. Statement re: Special Permit Criteria
  4. Slide presentation for 330 Day Street Agricultural Reuse, 20 pgs. Photos and text
  5. Zoning Location Survey prepared for Jesse Trinque, 330 Day Street, Revised 11/9/2021, received 12/7/2021.

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APPROVED BY THE BROOKLYN  
PLANNING & ZONING COMMISSION

*Michelle Stier* 3/11/2022  
CHAIRMAN DATE

Expiration date per Sec. 8-3d  
Connecticut General Statutes: 2/15/2027



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

*Andrew F. Bushnell*  
ANDREW F. BUSHNELL, P.E., L.S. #4591  
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



**LEGEND**

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ WELL
- ⊕ UTILITY POLE

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN BUSHNELL ASSOCIATES, LLC 563 WOODBRIDGE ST. MANCHESTER, CT 06042

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

<b>PLAN PREPARED FOR</b>			
<b>JESSE TRINQUE</b>			
330 DAY STREET		BROOKLYN, CT.	
ZONING LOCATION SURVEY			
SCALE: 1"=30'	DATE: 10/21/2021	FILE NO. 2021-109	SHEET: 1 OF 1
<b>BUSHNELL ASSOCIATES LLC.</b>			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 11/09/2021, 2/28/2022 APPROVAL BLOCK & LETTER ADDED			

