

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, October 5, 2022 6:30 p.m.**

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting September 20, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. Continued Public Hearings:**
 - c. New Public Hearings:**
 - 1. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.
 - d. Other Unfinished Business:**
 - 1. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.
 - 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 November 2, 2022***
- VII. New Business:**
 - a. Applications:**
 - 1. **SP 22-005:** Special Permit for Adaptive Reuse of an Agricultural Building (modification of SP 15-002) at 313 Allen Hill Road to replace a 25' x 40' storage building, Applicant: Brooklyn Self Storage.
 - b. Other New Business:** None.
- VIII. Reports of Officers and Committees:**
 - a. Staff Reports
 - b. Budget Update
 - c. Correspondence
 - d. Chairman's Report
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, September 20, 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	
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	

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:37 p.m.
- II. Roll Call** – Michelle Sigfridson, Allen Fitzgerald, Lisa Herring, and Brian Simmons (all were present in person). Sara Deshaies was present via Zoom.
John Haefele and Gill Maiato and Seth Pember were absent with notice.
Carlene Kelleher and J.R. Thayer were absent.
- Staff Present:** Jana Roberson, Director of Community Development; Austin Tanner, First Selectman (present in person).
- Also Present in Person:** Keith Parent, Professional Engineer with CHA; Steve Townsend, Townsend Development Associates, LLC; Attorney Cerrone; Jesse Trinque; Mrs. Trinque; Tony Marcotte, Professional Engineer and Realtor; J.S. Perreault, Recording Secretary.
There were 12 additional people in the audience.
- Present via Zoom:** WINY Radio; Bob; Jackie; Marlene; Lori; Sharon Loughlin.
- III. Seating of Alternates**
- Motion was made by L. Herring to seat Brian Simmons as a Regular Member for this meeting (September 20, 2022).
Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (4-0-0).
- IV. Adoption of Minutes:** Meeting September 7, 2022
- Motion was made by L. Herring to accept the Minutes of the Regular Meeting of September 7, 2022, as presented.
Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (5-0-0).
- V. Public Commentary** – None.
- VI. Unfinished Business:**
- a. **Reading of Legal Notices:** No Legal Notice was read.
- 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.

Keith Parent, Professional Engineer with CHA, represented the Applicant, Steve Townsend, who was also present. Mr. Parent gave an overview (maps were displayed as discussed):

- They are proposing that the rear 5.5 acres be re-zoned to the adjacent R-10 Zone.
- He noted two corrections from his previous testimony: 1) Conceptual proposal is for apartment-style units with 1 and 2 bedrooms only. Currently, there is no intent to do three bedroom units; 2) Total area of commercial space currently approved for the rear building is 35,600 s.f.
- Residential development would be less impact than any commercial development they could do from a noise, traffic, pervious area standpoint He explained how it would fit into the fabric of the neighborhood as there is an existing residential neighborhood in the back. They would be extending it down.
- Regarding traffic, when it was originally developed, it was classified as a major traffic generator through the State Traffic Commission which led to the design of the signal and the realignment of the intersection. He explained that, to crossover into a major traffic generator for a residential development, you need over 100 units and they are only proposing 20-30 units with a total of 50-60 bedrooms.

Ms. Sigfridson asked if there were any questions or comments from the Commission at this time. There were none.

Ms. Sigfridson asked if there were any questions or comments from the public at this time. There were none.

Steve Townsend, Townsend Development Associates, clarified that they were looking at studio, 1 bedroom and 2 bedroom apartments, and that they never contemplated 3 bedrooms. He spoke of his history in the area and how he served on the Board of the Northeast Connecticut Chamber of Commerce for 15 years and as President for 2 years where polls of the members consistently indicated the need for housing, specifically mentioning professionals and young professionals who can't find suitable housing in this area. He feels that this proposal takes a step to address that. He explained that he feels that Brooklyn has more than enough commercial space available. He referred to a study done by the National Apartment Association which indicates that, nationally, 4 million apartments will be needed by 2030. He referred to the Brooklyn Housing Plan where it identifies that housing is a critical concern in Town. He noted that the Town has fallen below the ten-percent threshold for affordable housing and spoke about statistics found in the Town's Housing Plan which, he said, point to the need for more rental choices in this area. He believes that the focus has to shift and that the Town has to look at housing and how it will fit into Brooklyn's development.

Mr. Townsend said that this proposed development backs up to residential and quieter, generates less traffic, and will generate less drainage issues. The new residents would support the businesses along Route 6. This development would have a positive impact on the Town's Grand List and he feels that it will have a minimal impact on the School. He feels that this is a really good option for this site and needs to be considered by the Town at this stage.

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS/STAFF:

- **Brian Simmons** asked about the number of units, about green space and about the distance from the residents' property lines.
Mr. Townsend stated that they are looking at approximately 24 buildings with 2 units in each (a configuration of one or two bedrooms per unit). He explained that there are 5.5 acres and this development would be about 30,000 s.f. He indicated an area near the spa building where nothing is proposed which would be in addition to the green space around the units that will be built.
Mr. Parent explained about 115-120 feet.

- **J. Roberson** explained about a way to look at the vacancies in the PC Zone which is one reason that the public hearing was continued. She displayed the tax parcel map, as coded by the Tax Assessor, showing all of the parcels (color coded by land uses) in the PC Zone (Route 6 runs through it). Copies of this map had been provided to Commission Members. She explained that Mr. Townsend's property is shown as all commercial because it is based on parcel-level data. She explained that there are 75 parcels in the PC Zone, 35 of them are commercial (total of 163 acres). Subtracting wetland soils delineated in the soils survey and flood plain areas, it drops to 145 acres. There are 10 vacant parcels comprising 94 acres. Subtracting wetland soils from the soils survey and the FEMA flood plain, it drops to 74 acres. She said that this is more of a spatial analysis than the more practical analysis that Mr. Townsend had described. L. Herring stated that this had satisfied her question on this subject from the previous meeting.
- **M. Sigfridson** asked Mr. Townsend what plan he had, what type of tenant he had anticipated for the commercial development at the time that it had been approved years ago, and why it has not come to fruition. Mr. Townsend answered that, at the time, they were looking at a traditional strip center with restaurants and different types of retail. He stated that COVID changed the landscape of retail and he commented that on his drive in from the airport, he noticed three strip centers in Ashford that are 2/3 to 3/4 vacant. He explained that more people are buying things online and they are being shipped to their homes. He said that the nature of retail has changed and they don't see this changing. It has become a more service-driven world. He explained that personal touch businesses work, like a spa. He explained that development has moved more toward residential units (apartments) because it is what is needed.
- **L. Herring** commented that she often hears from people in Town that they want big chain restaurants in Town. Mr. Townsend explained that, if that were going to happen, there would be one in front of Walmart. There is not enough population or spendable dollars in northeast Connecticut to bring them in. **L. Herring** commented that no matter what goes on the property, the drainage issue would need to be addressed. Mr. Townsend explained that the Town owns the drainage ponds and that the Town is responsible for the drainage and maintaining the swale that goes around the property. He said that, as part of that agreement, he can drain into it.
- **A. Fitzgerald** asked if access would be on Day Street. Mr. Parent explained that they are not, but had used it as an example as a similar experience during discussion at the previous meeting.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Michael Veit**, 30 Plaza Street, asked Mr. Townsend if he feels that there would be a public safety issue. He feels that it would be more interpersonal public safety as Brooklyn does not have a police department. Mr. Townsend explained that he does not because he feels that there would be substantially less traffic vs. a retail center. He said that many people now work from home. He did not respond to Mr. Veit's interpersonal public safety comment.
- **Morgan Finnegan** commented that most people who live around here are traveling out to go to work, so she does not feel that there is a need for housing for young professionals in this area. Mr. Townsend explained about concerns that had come up over the years with the Northeast Chamber of Commerce from businesses, for example, people living in other places like Worcester and traveling to places like Woodstock to work.
- **Theresa Ross**, 24 Plaza Street, commented that people don't want to live in apartments, they buy single-family houses in rural areas and travel to work. She said that the neighbors on Plaza Street are tax payers and they keep their street

clean and quiet and they respect each other as neighbors and help each other out. She does not agree with putting in another 80-100 people in that little area. She spoke about drainage problems that they don't call the Town about. She said that her husband goes out and cleans the swale because the Town doesn't maintain it. She said that they can take the apartments in their backyards, but it's how many people? She asked, "Where are they going to go? Do you think they are going to stay in their courtyard?"

- **Robert Ross**, 24 Plaza Street, commented about the shortage of apartments in Town, but Quebec Square was redone in the 1990's and there is now a bunch of vacant buildings back there which could be redone. He spoke of others areas in Town where he feels would be a better location for apartments. He commented that there aren't any Ruby Tuesday's with any Walmart in the State of CT. He feels that it is not a good location for apartments and he said that drainage will still be a problem. He doesn't understand why what they want to do there cannot be spoken about during the hearing on the zone change.
- **Michelle Marquis**, Westview Drive, commented that this would be in her back yard where she has been for 13 years and they have not been able to fill it with commercial. She asked how putting all of these people in would be quieter than commercial. Residents are 24/7 and commercial would have set hours. Mr. Townsend explained that residential tends to be quieter. Ms. Sigfridson explained that there is a plan for commercial development that has already been approved.
- **Theresa Ross** commented on how they have learned to live with the noises that come with commercial like dumpsters and trucks breaking and now they are being asked to have all of that and also another 80-100 people, 24/7, who will have fires and kids. She said that she doesn't have a problem with kids and explained that her kids used to play at the bike track at the empty lot near Baker's Dozen. She asked if all of the commercial in Brooklyn is going to be turned to residential. She said that she is opposed.
- **Robert Ross** commented that this is not the first time the Mr. Townsend has thought about putting apartments in this location. He explained that, prior to Pet Value going in, Mr. Townsend had called him and asked why he is against high-end apartments going in there. He said that the Town should reach out to different businesses to try to get them to come to Brooklyn (like the Town of Killingly does). He feels that the tax base from commercial would give relief to the homeowners in Town.
- **Paul Manocchio** commented that he doesn't have an opinion one way or the other. He owns a good portion of the commercial properties in the PC Zone that are for sale. He explained that there is a lot of difficulty moving those properties because we don't have the demographic, we don't have the people. He agrees that we need more tax base to be taken up by commercial, but we need more people to bring in more businesses. He said that the Industrial Zone offers the greenest space this Town has and he feels it should be utilized for green space (e.g. park, walking trails). We don't have a walkable downtown, just parking lots. He feels that if we don't give people an opportunity, this Town will sit stagnant.
- **Michelle Marquis** asked if they were going to build into the woods that surround that area. Mr. Parent explained, on a conceptual level, that current intent is that the drive is the same drive that is included in the approved commercial plan and they would not encroach any closer to the property line than in the previous plan. He indicated a landscape berm that was constructed as part of the prior approval. Mr. Parent described the surrounding area so that Ms. Marquis could identify the location of her 9-acre property. Mr. Parent explained that there wouldn't be any work in the area that abuts her property, it would remain as is due to being a wetlands/storm drainage area.
- **A woman in the audience** commented that it is really small, congested space and asked the Commission to consider the people who live there already.

- **Michelle Marquis** commented that everyone that she knows in Brooklyn go elsewhere to go to restaurants. She feels that one good restaurant would bring people in. She disagrees with the thought that more people would bring businesses to Town.

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

ADDITIONAL QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:

- **A. Fitzgerald** asked about the difference in sewer flow between the commercial space and the 48 units.
Mr. Parent explained that sewer is based on bedrooms and they are looking at 50-60 bedrooms. It is roughly about 1,500 gallons per day more for the residential than it would be for the commercial which they assumed would have been about 6,000 gallons per day. Fifty bedrooms is 7,500 gallons per day. He said that they would be happy to go before the WPCA with a site plan.
Mr. Tanner stated that the capacity is there.

Motion was made by L. Herring to close the public hearing for **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.
Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (5-0-0).

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.

L. Herring feels that if a large restaurant were coming here, they would be here already because they would be here to make money. There is so much vacant commercial land. She said that it is evident that we need housing.

A.Fitzgerald stated that he fears “going from famine to feast.” He commented about other residential applications expected. This one is in commercial space. He said that he can’t go for it. He said that he has heard from other people in Town that don’t think it is a good idea, not just those abutting the property. He said that he is inclined not to vote for it.

A.Tanner commented that it is a difficult decision because it is commercial space that has been open for years. The Housing Plan says that we need housing and there are other options. It would be nice to have a downtown where people could walk. We don’t have a lot of commercial space, but there is a lot open. Fifty years from now, are we going to wish we had commercial space? It is a tough decision. He doesn’t see a problem with traffic. He thinks the development may create a community-type atmosphere there, which would be good for the Town. He sees pros and cons.

A.Fitzgerald commented that he doesn’t feel a walkable downtown is needed as Brooklyn is a rural town.

M. Sigfridson commented that she comes back to the guidance documents: POCD and the Housing Plan. She explained that the POCD speaks to both sides of this issue. It says that if we’re going to develop commercially, you should try to focus on the PC Zone because that is where we decided we want the commercial development to be. This Application is not a choice of where we want to put commercial development. The POCD also says that, if we are going to be doing higher density residential development, we might consider that area because it is an area that we have identified for higher density development of any type with water and sewer being located there. She said that we don’t need a walkable downtown, but that is for us as a Planning Board to decide. She

said that this is a tough decision. She agrees with Mr. Townsend's comment regarding how retail has changed. She noted that there are many vacancies in malls. She said that she doesn't see a huge need for retail which is being replaced with service businesses and, maybe, restaurants which would be different setting in Brooklyn than in Putnam where there is a vibrant downtown area. She explained that the PZC, or even Town Officials, cannot hand pick the exact business, or even the type of business, that chooses to locate there. It is all numbers and economics. The POCD says that we should be working toward seeing that land is used to its highest and best use, not just being content with it sitting vacant. She said right now it is quiet there because it's empty and that may be what is best for the eleven houses on Plaza Street, but it's not necessarily what is best for Brooklyn as a town. She said that we may have thought a few years ago that the highest and best use there was commercial, but we may have been proven wrong if it is just sitting empty all this time. She added that it is not necessarily for us to decide for a developer whether the development is going to be financially successful or not. An experienced developer, like Mr. Townsend, would have done their research. Regarding people not wanting to live in apartments, she said that the apartments in Putnam would not have a waiting list. Regarding the buildings in Quebec Square that are sitting vacant, we have developers who are interested in filling them. She also mentioned that there is another property owner coming back before the PZC to modify a plan to change from commercial to residential because that is what the market is telling them to do.

A. Tanner stated that Riverside Park isn't that far away (nature walks, the River).

S. Deshaies stated that any questions or comments that she would have made have been addressed during the discussion.

Motion was made by A. Fitzgerald to deny the zone boundary change with the finding that it is not suitable for the location, will not aid in the protection of protect public health, safety, welfare, and property values.

Second by B. Simmons.

Discussion:

M. Sigfridson stated that she does not plan on voting to approve the motion to deny because she does think that residential development there would protect public health, safety, welfare, and property values in that area.

L. Herring expressed that she concurs with M. Sigfridson.

A. Fitzgerald clarified further his reason to deny: He feels that Brooklyn would end up with too much housing. We have the potential of having 350 units going in in the next year-and-a-half. It is zoned commercial and it should stay commercial.

Motion to deny carried by voice vote (3-2-0). M. Sigfridson and L. Herring were opposed.

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.***

Ms. Roberson read aloud a letter from Attorney Cerrone requesting that the public hearing be scheduled for November 2, 2022. Ms. Roberson reserved both November 2nd and 15th at the Brooklyn Middle School. Attorney Cerrone explained the timeline.

Motion was made by B. Simmons to schedule the public hearing for 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, Applicant: Little Dipper Farm, LLC for the regular meeting of the Planning and Zoning Commission to be held on November 2, 2022 at 6:30 p.m. at the Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT and via Zoom.

Second by A. Fitzgerald. No discussion.

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

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 Trinque.

Jesse Trinque represented himself and displayed a Google Earth photo, a photo of the building and the plan. He gave an overview:

- He orientated the property.
- Had received previous approval for commercial space, but are now proposing a 700 s.f., one bedroom, one bath accessory apartment in that space.
- To remove the two front doors and create an entryway and a window. Conditioning to bring it up to residential code.
- They have NDDH approval to tie into the existing septic system which is more than enough.

M. Sigfridson explained that the Commission had previously decided that there was not a need to schedule a public hearing for this Application and that the Commission would make the determination.

J. Roberson explained that there were multiple iterations of the plans and that she had stated before that there were no site improvements. Connecting to the septic system is going to be a hole in the ground that gets filled in afterwards. She stated that there are a proposed concrete patio and a privacy fence (on the roadside) as part of the entrance to the garage structure which is on the street side. She displayed, and provided to Commission Members, a street-view photo (from the northeast looking to the southwest). Ms. Roberson described the surroundings. It looks more like a little cottage than a garage. Mr. Trinque explained that the patio was not part of their initial plan, but they felt it would add to it.

Motion was made by A. Fitzgerald to approve the Special Permit application of Jesse Trinque for an accessory apartment in the existing, two-car, detached garage at 330 Day Street, identified in the files of the Brooklyn Land Use Office as SP 22-004 (a modification of SP 21-003), in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.C.2. of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 of the Zoning Regulations. Such approval includes the following conditions:

1. Prior to the issuance of the Zoning Permit, the modified Record of Special Permit shall be recorded on the Brooklyn Land Records.
2. Prior to the commencement of a residential use, the owner shall apply for a Zoning Permit from the Zoning Enforcement Officer for the Accessory Apartment. Other applicable permits may be required.

Second by B. Simmons. No discussion.

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

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.

Tony Marcotte, PE Realtor, represented the Owner and gave an overview/update:

- They have done some modifications to the Mill Mixed-Use District.
- They had the architect do some conceptual plans for the new building. He explained that because of the width of the building, they needed to make it narrower and build within the existing footprint.
- They also looked into what they would need to do for the concrete structure to create residential units and almost none of the windows work for egress. Although they were, initially, going to try to save the concrete building (almost

100 feet wide), they would like to create a five-story, “L” shape building, about 75-80 feet wide.

- He explained the benefits of this plan which would allow them to utilize more space for parking (1.5 spaces per unit and a reserve area).
- He explained that although they are losing the historic structures, they could recreate some of the look on the facades.
- Number of units reduced to 200 maximum of 1 and 2 bedroom units in the “L” shape building which provides a better layout for the units. They cannot not make the building longer because it is now in the revised Hundred Year Flood Plain.
- Existing structures would be removed completely.
- He spoke with the Town Engineer who told him that there is not adequate sewer capacity. However, he said, that the sewer treatment plant is only at 25 percent capacity. There would be a fee to increase it. He would work with the Town Engineer.
- Due to the number of units, they can have on-site staff living there which helps with the security. He said that the number of units is important to make it successful.
- He stated that it would be a year before construction could start.

There was discussion about the previously approved development (which has expired) and about whether preserving 15 percent of the structures is a requirement of the MMUD Zone. Ms. Roberson explained that they intend to propose a new MMUD Zone that will match their new intentions for development. Discussion continued.

There was discussion regarding other projects that they have done and about affordable housing. Mr. Marcotte said that 20 percent of the units would be reserved for affordable housing.

VIII. Reports of Officers and Committees

There were no reports.

There was discussion about the number of votes needed to pass an application.

There was discussion regarding the Town Ordinance for filling vacancies (copies provided). Mr. Tanner suggested the following changes:

- 2-16.3.a: First sentence – Remove “during the month of December of each year”
- 2-16.3.a: Last sentence – Add “from Alternate Members”

Mr. Tanner would like to schedule the revisions for the next Town Meeting.

There was discussion regarding J. R. Thayer who has not attended a meeting in some time, has not communicated with Staff or the Commission and has not provided a letter of resignation.

Ms. Sigfridson commented that she had run into Mr. Thayer a while back and encouraged him to submit his letter of resignation, but it has not been received as of this date. Ms. Sigfridson does not think he would be offended if the Commission were to vote to remove him. She suggested that it be put on a future agenda.

IX. Public Commentary

J.S. Perreault asked about why applicants for a zone change show their plans for the project that they plan to apply for (if their zone change gets approved) during the public hearing for the zone change, since that project is not to be considered at that time. She feels that it is confusing to the public and sometimes to the Commission Members.

Ms. Sigfridson explained that she never tells people that they can’t talk about it, just not to go into specific detail and questions about specific plans. She said that it is appropriate for the applicant to

present an example of what they would like to do or of something that would be allowed there if the zone change were approved. She feels that, on a conceptual level, it is appropriate and helpful to know what the implications of the zone change are. Discussion continued.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:47 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Wednesday October 5, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

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

A copy of this application will be available for review on the Town of Brooklyn website and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish September 21st and September 28th



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 9/1/22

Application #SP 22-003
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Craig + Sandra Dunlop Phone 508 736 5126
Mailing Address PO Box 9135, Brooklyn, CT 06234 Phone _____

Name of Engineer/Surveyor Archer Surveying
Address 18 Providence Rd, Brooklyn, CT 06234
Contact Person Paul Archer Phone 860-779-2240 Fax _____

Name of Attorney Ernest Cotnoir
Address 163 Providence St, Putnam, CT 06260
Phone 860.928.9694 Fax _____

Property location/address 57 LASALETTE DR.
Map# 2 Lot# 18C-1 Zone RA Total Acres 9.26 AC
Sewage Disposal: Private _____ Public _____ Existing Proposed _____
Water: Private _____ Public _____ Existing Proposed _____

Proposed Activity Construction of a detached 1 bedroom accessory in-law apartment + a detached 2 car garage

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

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

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

Applicant: Craig Dunlop Date 9-1-22

Owner: Craig Dunlop Date 9-1-22

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

Re: Site Plan Application for 57 Lasalette Drive, Brooklyn, CT 06234

SP 22-003

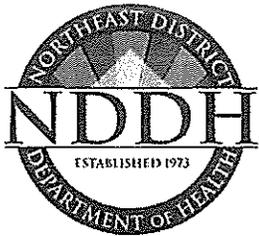
Applicant: Craig & Sandra Dunlop
P O Box 135
Brooklyn, CT 06234

Phone: 860-774-5300
Email: cedunlop@email.com

Statement of Use: The 1 bedroom in-law apartment will be used as housing for a senior couple.

Vehicular Traffic: Minimal traffic typical of a small residential household.

Neighborhood Context: A gravel driveway lined with trees which accommodates several houses.



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 25, 2022

Craig & Sandra Dunlop
PO Box 135
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #12000068 -- LASALETTE DRIVE #57, MAP #25, LOT #18C-1, BROOKLYN, CT

Dear Craig & Sandra Dunlop:

On July 12, 2022, this department received an application proposing a detached 1-bedroom in-law apartment connected to existing 1,500-gallon septic tank.

On August 22, 2022, this department received additional information regarding a 24' x 28' detached 2-car garage, 1-story open floor plan with frost walls. No water, plumbing, or drains.

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 in-law apartment and detached garage.
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 apartment bathroom. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking purposes.
4. Should a repair be necessary in the future, a 5-bedroom home will require a 1,500-gallon septic tank and 660 square feet of effective leach area.
5. Connecticut Dept of Public Health central system exception for accessory apartment granted 08/10/2022.
6. Installer to submit application and appropriate fee to install sewer line connection from in-law apartment to existing 1,500-gallon septic tank. NDDH to inspect sewer line once installed.
7. There shall be no living quarters constructed in the detached garage.
8. There shall be no toilet facilities supplied to the detached garage.

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

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 57 LASALETTE DRIVE 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 cursive.

Sean Merrigan
Sanitary Engineer III
Environmental Engineering Program

AUGUST 10, 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

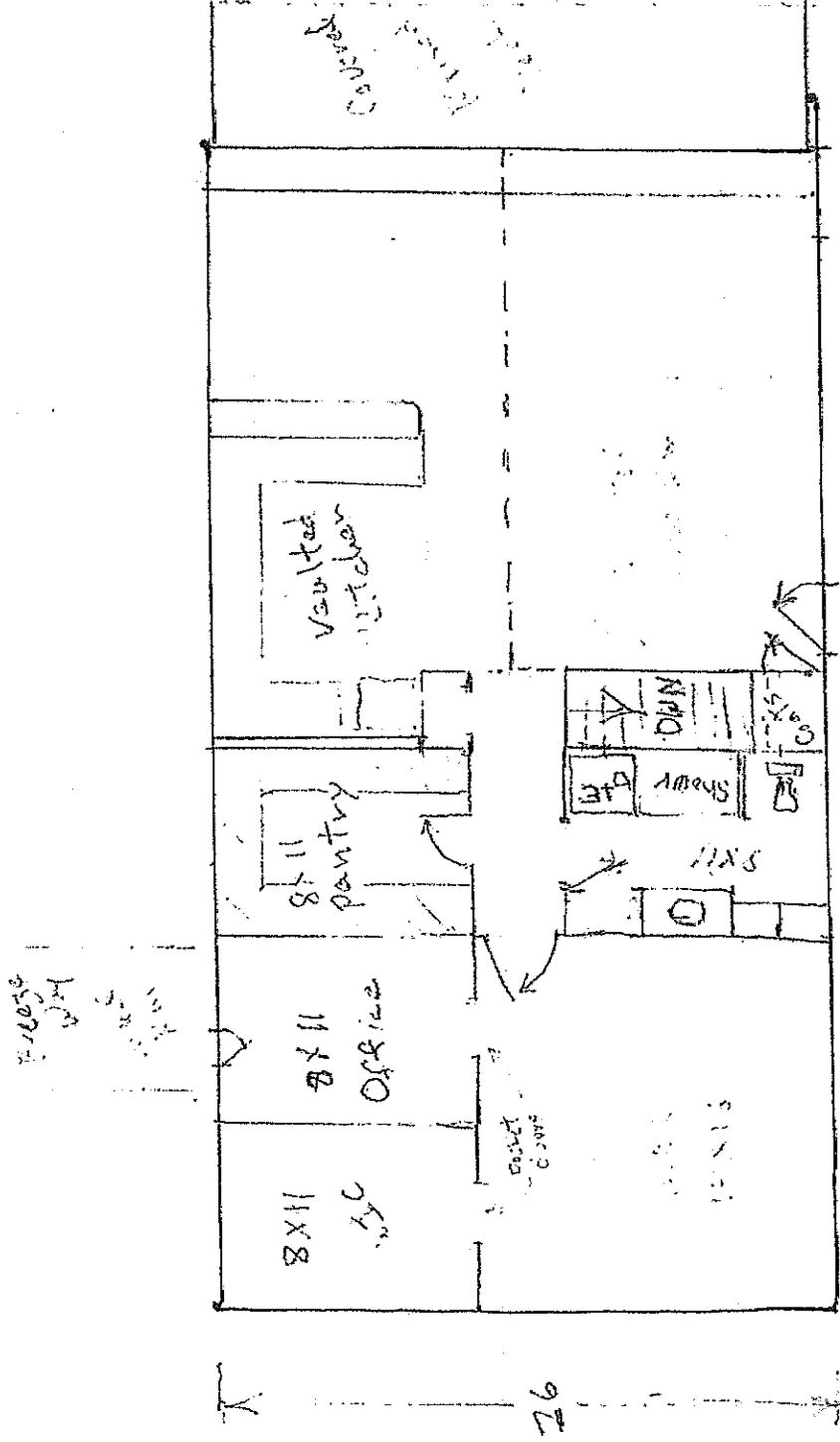
Affirmative Action/Equal Opportunity Employer

Craig Dunlop
57 Lasafette Drive
Brooklyn, CT

proposed 1 Bedroom Inlaw Apt.

NORTHEAST DISTRICT
DEPT OF HEALTH

2022 JUL 29 A 9:55



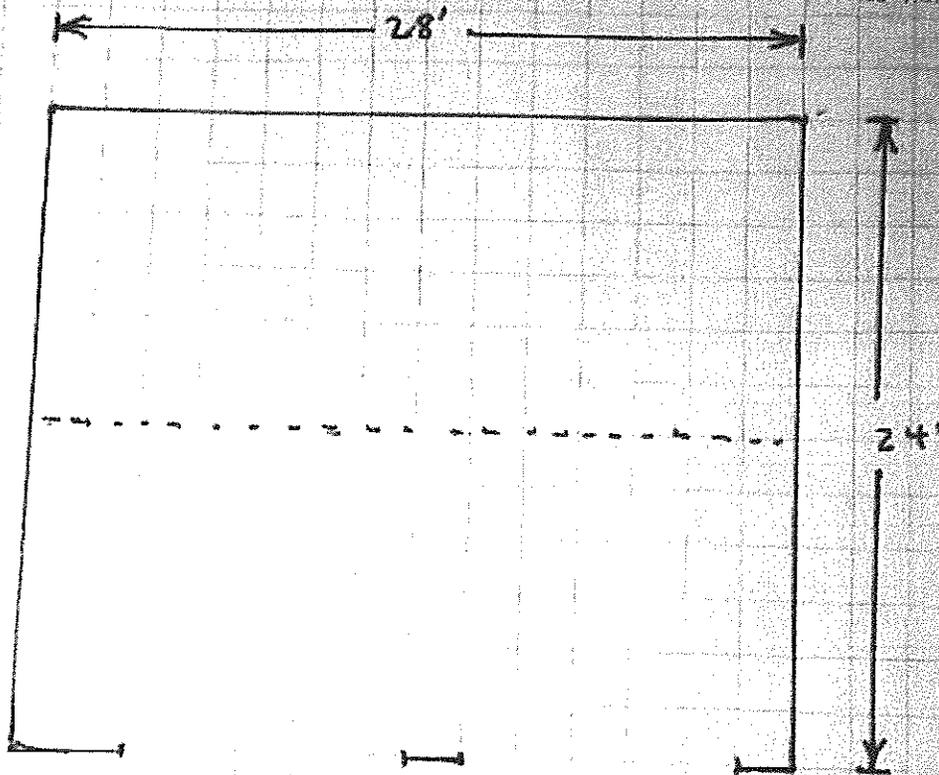
Scale 0 2 4 6

26x50 = 1300 ft²

57 Lasalette Dr, Brooklyn

HERTZ INCORPORATED
PROPERTY

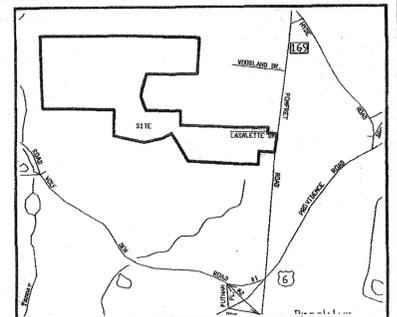
2022 AUG 24 10 12 20



Proposed Garage floor plan @ 57 Lasalette Dr, Brooklyn, CT

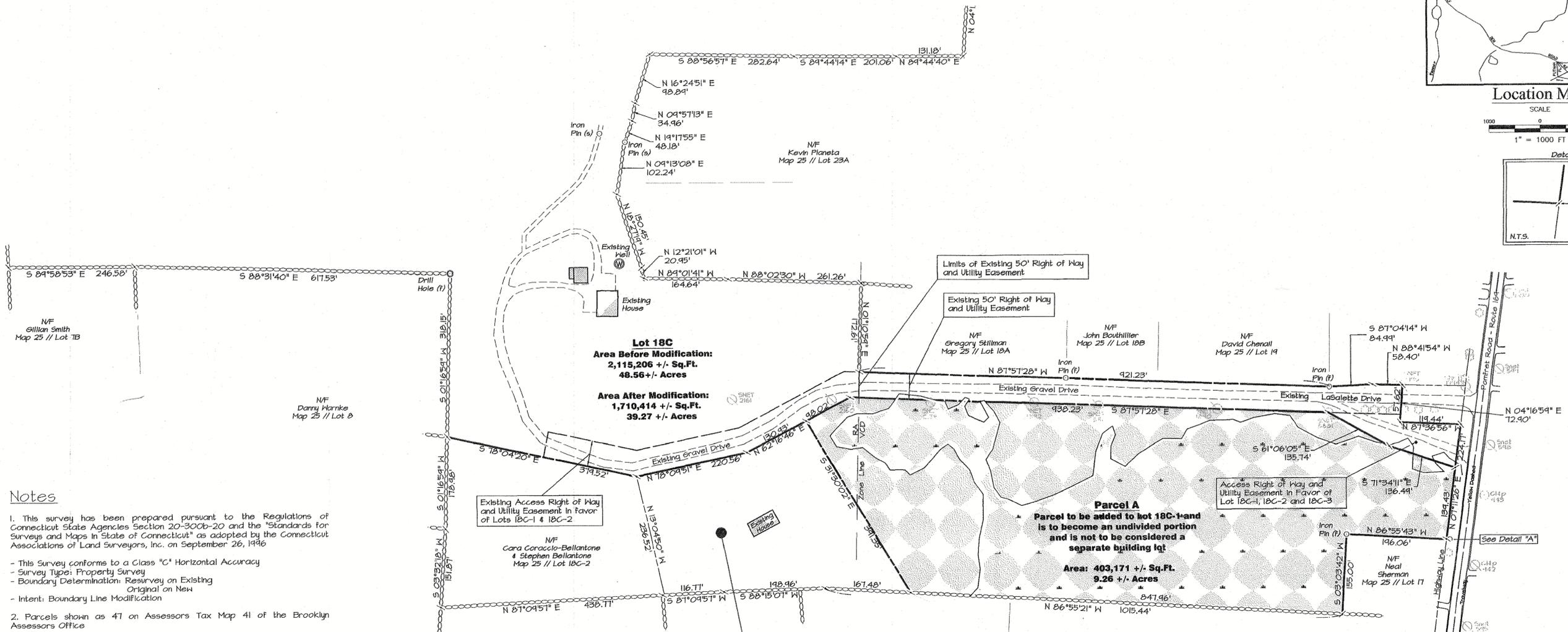
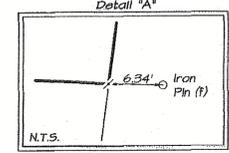
- Open Floor Plan
- Storage Only
- Concrete Foundation
- No Water / Plumbing Added

V.23 Pg. 116



Location Map

SCALE
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 Associations of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "C" Horizontal Accuracy
 - Survey Type: Property Survey
 - Boundary Determination: Resurvey on Existing Original on New
 - Intent: Boundary Line Modification
 - Parcels shown as 47 on Assessors Tax Map 41 of the Brooklyn Assessors Office
 - Wetlands Delineated by Joseph Theroux in December 2020
 - Portion of Survey with Class D accuracy.
- The boundary information on this plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such change as an accurate field survey may disclose.
- The property lines depicted do not present a surveyor's property / boundary opinion.
- LaSalette Drive at this time is considered a private drive owned by Lot 18C

Map References

- 2 Lot Re-Subdivision Plan Prepared for Craig Dunlop, 60 LaSalette Drive, Brooklyn, Connecticut, Date: January 2011, Scale: 1"=100', Prepared by Archer Surveying LLC

LEGEND

- PROPERTY LINE
- - - - - EASEMENT
- ○ ○ ○ ○ STONEMALL
- ○ ○ ○ ○ STONEMALL REMAINS
- WETLANDS FLAG
- #— BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PROPERTY POINT
- UTILITY POLE



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

[Signature]
Paul M. Archer LLS #10018
Date: 9.26.22

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

I HEREBY CERTIFY THAT THIS FOREGOING DOCUMENT IS RECORDED IN THIS OFFICE ON 10/22/22 AT 10:30am
Kathie O. Bisson
TOWN CLERK OF BROOKLYN

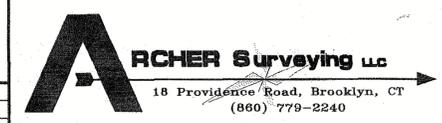
Received for Record
10/18/2022 @ 10:30am
Kathie Bisson

This is an original ink drawing produced by Archer Surveying LLC / KWP Associates
18 Providence Road, Brooklyn, Connecticut

Property Survey
"Boundary Line Modification"

Prepared For:
Craig Dunlop
LaSalette Drive
Brooklyn, Connecticut

DRAWING SCALE: 1"=100'



REVISIONS	
DATE	DESCRIPTION

Sheet No. 1 OF 1 Project No. 1964 Date: September 10, 2021



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP 22-005
Check # # 4132

APPLICATION FOR SPECIAL PERMIT - Modification

Name of Applicant Brooklyn Self Storage
Daniel P Sullivan Phone 860-933-5693
Mailing Address 1651 Thomas St. Englewood, FL 34223 Phone _____

Name of Engineer/Surveyor Contractor: Hilltop Contractors LLC
Address 32 Railroad Street Farmington CT 06039
Contact Person Peter Thurlow Phone 860-234-6794 Fax 860-315-5443

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property location/address 313 Allen Hill Rd
Map# 33 Lot# 79-13 Zone Comm W/HSE Total Acres 10
Sewage Disposal: Private None Public _____ Existing _____ Proposed _____
Water: Private Public _____ Existing _____ Proposed _____

Proposed Activity replacement of existing building for storage only. Same foot print, location, mass, 1-story and style to match existing buildings

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

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

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

Applicant: Daniel P Sullivan Date 9/19/22
Owner: Daniel P Sullivan Date 9/19/22

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 3-31-15

Application # SP 15-002
Check # 022863

APPLICATION FOR SPECIAL PERMIT - Modification

Name of Applicant Brooklyn Self Storage, LLC
DANIEL P. SULLIVAN Phone 860-933-5693
Mailing Address PO BOX 112, WOODSTOCK CT 06281 Phone _____

Name of Engineer/Surveyor KWP Associates
Address P.O. Box 106, Pontfret Center, CT 06259
Contact Person Bruce D. Woodis, C.E.S. Phone 928-192 Fax 860-928-1904

CO-Applicant
Name of Attorney Niemann Family Trust
Address 311 Allen Hill Rd, Brooklyn, CT 06234
Phone _____ Fax _____

Property location/address 311 Allen Hill Rd
Map# 33 Lot# 79-13 Zone RA Total Acres 27.05 10.00
Sewage Disposal: Private NONE Public _____ Existing _____ Proposed _____
Water: Private ✓ Public _____ Existing _____ Proposed _____

Proposed Activity (SEE ATTACHED) Special Permit For Adaptive Re-Use of Agricultural Buildings per Article 6A.

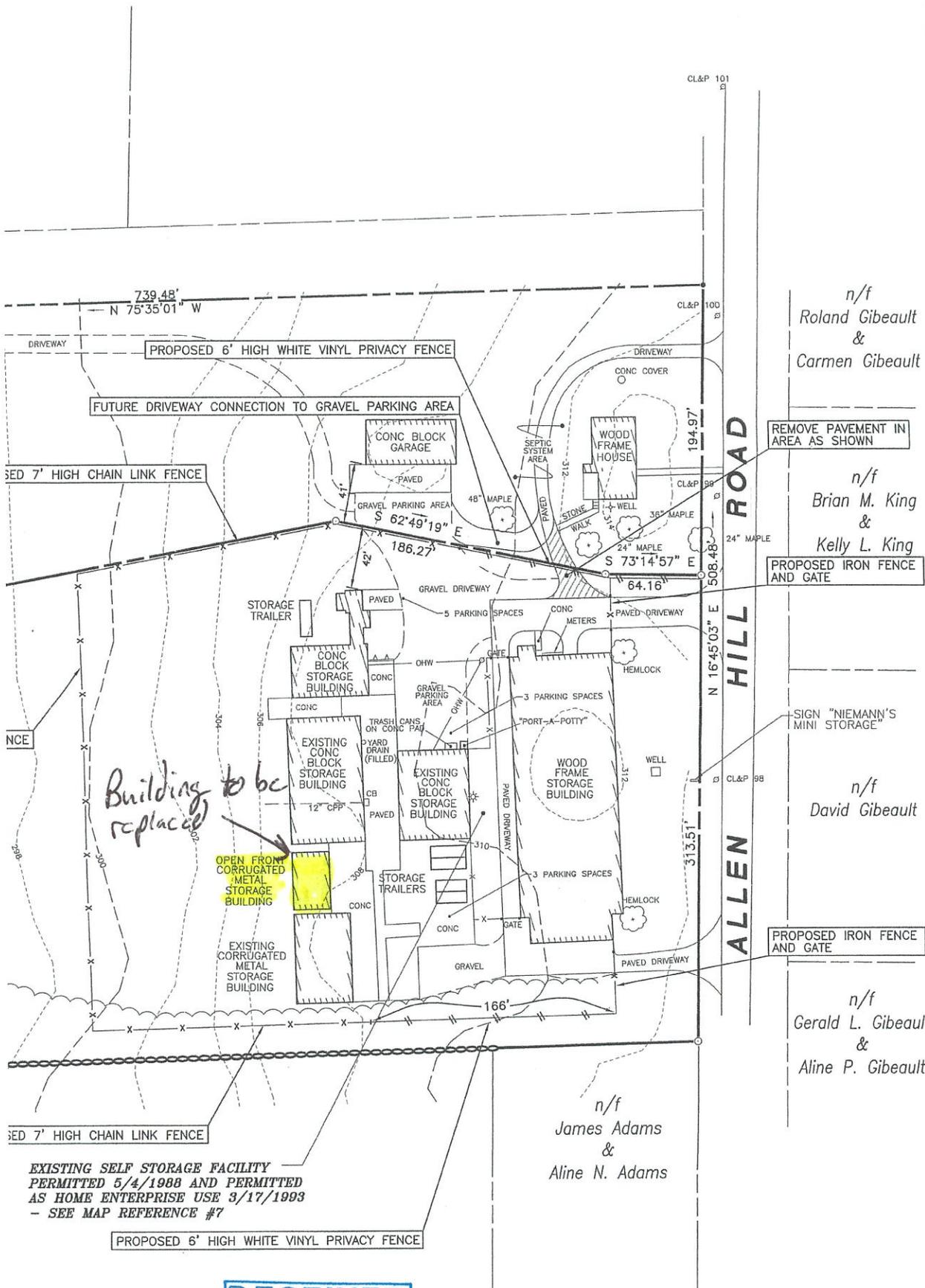
Compliance with Article 4, Site Plan Requirements
Is parcel located within 500 feet of an adjoining Town? NO

The following shall accompany the application when required:
Fee \$ ✓ State Fee (\$60.00) ✓ 3 copies of plans ✓ Sanitary Report NA
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 NA

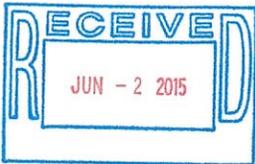
The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement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

Applicant: D.P. Sullivan For Brooklyn Self Storage Date 3/27/15
Owner: Karen Lumbue For Niemann Family Trust Date 3/27/15

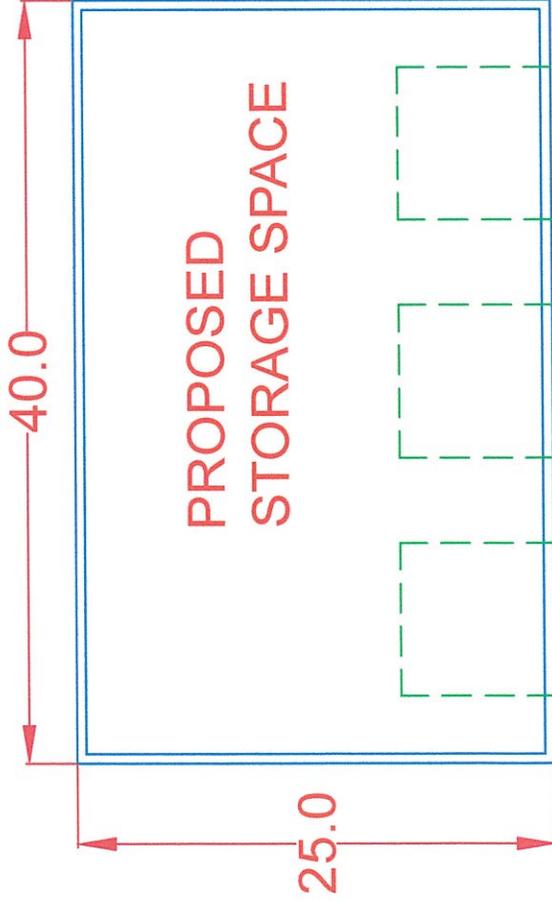
*Note: All consulting fees shall be paid by the applicant



EXISTING SELF STORAGE FACILITY
 PERMITTED 5/4/1988 AND PERMITTED
 AS HOME ENTERPRISE USE 3/17/1993
 - SEE MAP REFERENCE #7



REVISIONS		
DATE	DESCRIPTION	BY
6/1/2015	REVISED FENCE LOCATION, FENCE TYPE, HEIGHT, DRIVEWAY AND TREE LINES	JES
5/18/2015	REVISED FENCE LOCATION AND FENCE NOTATIONS	JES
5/6/2015	ADDED PROPOSED DEED RESTRICTION AND REVISED ZONING TABLE	JES



General Notes

- NEW CONSTRUCTION GARAGE FLOOR PLAN
- B-100 APPLICATION
- REPLACEMENT OF EXISTING STORAGE GARAGE
- PROPOSED GARAGE TO BE IN SAME LOCATION AND HAVE SAME DIMENSIONS.
- PROPOSED GARAGE TO BE FOR STORAGE ONLY, NO LIVING SPACE OR BATHROOMS

No.	Revision/Issue	Date

HILLTOP CONTRACTORS
32 RAILROAD ST.
POMFRET CTR CT 06259
860-234-6794 CELL
860-315-5441 OFFICE

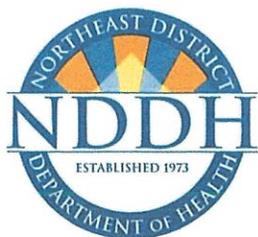
Project Name and Address

BROOKLYN STORAGE
313 ALLEN HILL RD
BROOKLYN, CT

Sheet	
Project BROOKLYN STORAGE	1 OF 1
Date 9-7-22	
Scale 1"=10'	



NO doors to be installed on the
sides, only in the front of the building



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

September 13, 2022

Brooklyn Self Storage LLC
1651 Thomas Street
Englewood, FL 34223

B100/APPLICATION

SUBJECT: FILE #23000069 -- ALLEN HILL ROAD #313, MAP #33, LOT #79-13, BROOKLYN, CT

Dear Brooklyn Self Storage LLC:

On September 07, 2022, this department received an application proposing to replace existing 25' x 40' open storage building with new 25' x 45' storage building on slab with no living space to your property.

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

1. There shall be no living quarters constructed in the storage garage/building.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed storage garage/building.
3. There shall be no toilet facilities supplied to the building.
4. Owner to verify exact location of septic.
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.

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; Hilltop Contractors





Margaret's Report 9/29/2022

Zoning Permits issued:

21 Dawn Drive – Peter Czmyr. Replace 8' x 20' front porch and the roof over it.

179 Gorman Road – Bill Purcell. Increase size of previously permitted shed from 10' x 10' to 12' x 14'.

13 Canterbury Road – Bank Hometown. Approved as a minor modification in the VC Zone as per Section 4.A.6.2.2: Renovation/repair of walkway and handicapped ramp, removal and replacement of hand railings and drain, installation of ADA tile.

14 Mason Hill Road – David and Norma Wickiser. Addition to enlarge a bedroom and add a bathroom on the rear of the house.

150 Hartford Road – Geoffrey Westfall. New 28' x 24' addition to west side of existing building, adding 5 examination rooms and a waiting room.

61 Lockwood Street Extension – Tyler Benkowski. New 30' x 30' garage.

34 Canterbury Road – Sarah Downing. Demolish an old 15' x 30' carriage shed and construct a new 34' x 36' pole barn. None of this work in the VC zone will be visible from the road.

Final Certificates of Zoning Compliance issued:

151 Wauregan Road – Heather R. Sica-Leonard. New 40' x 60' steel out building.

339 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage, deck and retaining wall.

Home Office Permits Issued: None.

Sign Permits issued: None.

ZBA Variances Granted:

ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, 0.49 Acres, R-30 Zone, for a variance of the Zoning Regulations, Section 3.B.5.2.3 to reduce the minimum rear yard setback from 50 ft to 36.2 ft to construct a pool/deck combination. APPROVED.

ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres, RA Zone, for variances of the Zoning Regulations, Sections 3.C.5.2.1 and 8.A.4.5, to reduce the minimum front yard setback from 50 ft to 12 ft to construct an accessory structure. APPROVED.

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2022

To Date: 9/30/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$7,000.00)	(\$2,562.00)	(\$2,562.00)	(\$4,438.00)	\$0.00	(\$4,438.00)	63.40%
Grand Total:		(\$7,000.00)	(\$2,562.00)	(\$2,562.00)	(\$4,438.00)	\$0.00	(\$4,438.00)	63.40%

End of Report

TOWN OF BROOKLYN

P&Z Budget FY23

From Date: 7/1/2022

To Date: 9/30/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$4,200.00	\$700.00	\$700.00	\$3,500.00	\$3,500.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$48.75	\$48.75	\$9,951.25	\$0.00	\$9,951.25	99.51%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$17,810.00	\$748.75	\$748.75	\$17,061.25	\$3,500.00	\$13,561.25	76.14%

End of Report

Gilly Gordon Hay
260 Herrick Road,
Brooklyn, CT 06234
Sept. 21st, 2022

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

Re: Little Dipper Farm

Dear Commission,

Well here we are again, back to the issue of whether Little Dipper Farm can permanently change the zoning in our community for their benefit. The new proposal to create a 'glampground' does not change the original problems. We are a community of wells and septic systems. There is no town water supply or sewage system so what our neighbors do on their property can affect our own.

The application hopes to allow 250 'glampers'. Previously the property held a restaurant open for 3 or 4 days a week. I don't know what their capacity was, but 250 people eating at a restaurant and using the toilet and sink for a few hours around mealtimes is a far cry from 250 people taking showers once a day as well as using toilets and sinks all day long. During times of drought, those with wells can find themselves in the unfortunate position of a dry well. How long would this take when 250 people plus staff are drawing on this supply and what effect will this amount of sewage have on the wetland areas surrounding this site.

Right now, 'glamping' is the 'in' thing, a more prestigious form of camping for the wealthier in society, but is this something that will wear off as just another peculiarity of our time, leaving an empty, disheveled, assemblage of shacks on formally pristine pastures?

This proposal is for the Little Dipper Farm but if approved, what is to stop 'glampgrounds' popping up on other plots of agricultural land in Brooklyn? It might not be your neighbor today but the precedent will be there. I believe we need to quash this proposal while we are able.

Yours,

Gilly Gordon Hay

