

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting Agenda
Tuesday, April 25, 2023 6:30 p.m.**

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

MEETING LOCATION:	
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	

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Adoption of Minutes: Meeting March 21, 2023
- V. Public Commentary
- VI. Unfinished Business:

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

- 1. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.
- 2. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.
- 3. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.
- 4. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. ***Request to reschedule public hearing***

- d. Other Unfinished Business:

- 1. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.
- 2. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.
- 3. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.
- 4. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. ***Request to reschedule public hearing ***
- 5. **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone, Applicant: Shelley Boisvert. ***Withdrawn***

VII. New Business:

a. Applications:

1. **SPR 23-002:** Site Plan Review for exterior rehabilitation at 5 Tatnic Road, Village Center Zone, Applicant: Ivo Jorge.
2. **GBR 23-001:** Renewal of Gravel Special Permit SPG 19-004, 206 acres on south side of Rukstela Road (Assessor's Map 21, Lot 7; Map 30, Lot 16), removal of 1,945,000 cubic yards of material, Applicant: Strategic Commercial Realty d/b/a Rawson Materials.
3. **GBR 23-002:** Renewal of Gravel Special Permit SPG 19-003, 30 acres on south side of Maynard Road (Assessor's Map 29, Lot 5), removal of 1,200,000 cubic yards of material. Applicant: Strategic Commercial Realty d/b/a Rawson Materials.
4. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.
5. **SPR 23-003:** Site Plan Review for Small Solar Energy Systems at 70 Pomfret Road, Village Center Zone, Applicant: Trinity Solar, Owner: C. & A. Leveille.
6. **GBR 23-003:** Renewal of Gravel Special Permit SPG 19-001, 291 Canterbury Road (Assessor's Map 23, Lot 1; Map 22 Lot 1-2; Map 22, Lot 1-4) 120 acres, Phased excavation of approximately 20,000 cubic yards of rock, Applicant: HM & E Co., LLC, Owner: E. Arters.

b. Other New Business:

1. New FEMA Flood Zone Update.

VIII. Reports of Officers and Committees

IX. Public Commentary

X. Adjourn

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, March 21, 2023 6:30 p.m.**

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

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MINUTES

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

Staff Present (in person): Jana Roberson, Town Planner and Director of Community Development;
Austin Tanner, First Selectman.

Also Present in Person: Norm Thibeault, P.E., Killingly Engineering Associates; Nicole Wineland-Thompson Fisher; Greg Fisher; Daniel Blanchette, J & D Civil Engineers; Tony Marcotte, Engineer, Realtor and Project Manager for DMP Palmer Associates; J.S. Perreault, Recording Secretary.
There were approximately four additional people present in the audience.

Present via Zoom online: Attorney Nicholas; Erin Mancuso; Sharon Loughlin; Norman Berman; WINY Radio; Stephanie Hynes; G. Lahaie; A; Bob; Marie; Mr. Clark.

- III. Seating of Alternates** – None.

- IV. Adoption of Minutes:** Meeting March 1, 2023

Motion was made by G. Maiato to approve the Minutes of the Regular Meeting of March 1, 2023, as presented.
Second by S. Pember. No discussion.
Motion carried unanimously by voice vote (6-0-0).

- V. Public Commentary** – None.

- VI. Unfinished Business:**

- a. Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for **ZRC 22-009**.

- b. Continued Public Hearings:**

1. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview of the 5-Phase Project which, he said, has received approvals from the IWWC, the Brooklyn WPCA and Connecticut Water Company.

They are proposing to construct approximately 1,000 feet of public roadway with access off of Louise Berry Drive.

Ms. Roberson corrected Mr. Thibeault stating that it is "Driveway."

Mr. Thibeault stated "Access Driveway."

Mr. Thibeault addressed the items left open from the last public hearing:

- Calculations for Story vs. Not a Story - Section 2.B (spreadsheet included in packets). He explained that he had met and reviewed this with Ms. Roberson and they are in agreement that they comply with the definition as written in the Regulations. It gives the opportunity to adjust grades around the building to meet that criteria. He explained that they are proposing retaining walls on the sides of the buildings in order to be able to build up the grades on the side and, therefore, create the condition that meets the Regulatory requirements. The computations demonstrate that from 52-56 percent of the living space is below grade, so by the definition, it is not considered a story.
- Provided Detail for the Playscape and Recreation Area. Located in the northwestern portion of the site and has a portion of the trail system (existing easement in place). Proposed playscape area is 40' x 65' and a ½ basketball court in that area as well. They are providing access to the trail system and have agreed to clear and improve approximately 250 feet of the trail system in that area to make it more accessible. They will smooth out the contours down toward the bottom of the trail and put down a gravel base. Ms. Roberson displayed the plan and orientated the area.
- Mr. Thibeault explained that they provided identification detail for the buildings (Sheet 13 of 16). He said that he will select a dark-sky compliant, ground-mounted side light. A row of LED lights, with a shield over the top, could be put at the top of the signs, as, he said, Ms. Roberson had suggested. They could be solar powered.
- Mr. Thibeault explained that he had received an e-mail earlier in the day from Patricia Buell, School Superintendent, in which she states
Mr. Thibeault explained that he had provided some drawings and reviewed them with her, but she decided not to go with the potential alterations to the rear of the School for the pick-up, as suggested in the drawings. Mr. Thibeault said that Ms. Buell's opinion is that what they have there right now works pretty well and that she explained that they can get 90-100 cars out of there in 15-20 minutes, on a daily basis. She doesn't feel that any re-configuration will help make it any quicker. Mr. Thibeault said that Ms. Buell is happy about the location of the proposed crosswalk which is past the entrance road, so any traffic that might be coming using Louise Berry Drive to enter the site will not reach the crosswalk and anyone who may be utilizing the crosswalk from the Facility will not meet traffic there.
Mr. Thibeault stated that Ms. Roberson had received the e-mail as well and he it read aloud. He said that he will continue to communicate with Ms. Buell on this issue and if the Application is approved, they intend to keep the lines of communication open.
- Regarding Construction Traffic, Mr. Thibeault explained that he spoke with Mr. Pollock earlier in the day and Mr. Pollock will be constructing this private driveway as he does any of his single-family homes. John Albrick is his excavator and he and his son will be doing all of the work. It is a two-man operation and he will bring an excavator, a backhoe, a bulldozer and a roller and that's it. They have no intention of hiring a huge contracting company. Mr. Thibeault explained that Mr. Pollock also has a very small crew for the construction of the buildings (2-3 framers, plumber and assistant, electrician and assistant). There will not be significant traffic associated with the construction portion.
- Regarding the timing of the pick-up and drop-off of students, Mr. Pollock is happy to delay deliveries so they won't conflict. He said that none of the suppliers of gravel in this area could indicate any more than two or three trucks to do this. He said that the worst-case scenario would be two or three trucks per hour for delivery of processed gravel.
Mr. Thibeault stated that Mr. Pollock does not see any conflicts with the pick-up or drop-off of students and he said that Ms. Buell also agrees with that.
- Mr. Thibeault explained that Scott Hesketh, P.E., F. A. Hesketh & Associates, was supposed to attend this meeting.

- Mr. Thibeault demonstrated compliance with POCD Sections that he feels apply to this Application:
 - Expansion of Housing Opportunities and Choices.
 - Conservation of Land and Clustering of Developments - this development will disturb approximately 7.5 acres to put in 50 units.
 - Concentration of development along or adjacent to major transportation corridors – ½ mile from Route 6.
 - Conservation of Natural Resources – no disturbance of the wetlands. They presented a plan to plant white pine seedlings (24-36 inch) adjacent to the wetlands and up to it in order to establish a canopy that is not there now.
 - The POCD recommendations are for clustered housing and suggests that the Commissions review densities where water and sewer are available.
 - Promote development for young professionals, first-time homebuyers and critical sectors of the workforce.
 - Efforts should be taken to ensure an adequate, sustainable mix of housing. There is very little of this type/style of housing in Brooklyn right now.

QUESTIONS/COMMENTS FROM STAFF:

J. Roberson commented on the following:

- The issue of story vs. not a story has been addressed. She agrees that criteria are met.
- Bond estimate was included in packets to Commission Members (includes work within Louise Berry Drove and E&S).
- Samples of materials were reviewed.
- Ms. Roberson explained that she is satisfied with the plan for improving the trail. She feels that the half-court is not necessary and the design would be better without it. Recreational area requirement is met. She recommended modifying the Application to tie recreation to an earlier phase (before any Certificate of Occupancy is issued for Phase 2).
Mr. Thibeault stated that they have no objection to that and that he thinks it is a good idea.
- Ms. Roberson asked how the homeowners or the Association will be maintaining the stormwater system.
Mr. Thibeault explained that it would be included in the documents of the Homeowners' or Condominium Association. Typically, the maintenance would be described within the documents of the Association. He stated, for the Record, that there would definitely be an Association because it is a private driveway and it needs to be maintained, as well as cleaning the stormwater system, plowing in the winter, mowing the grass, maintaining the landscaping, etc. He read aloud Note #1 on the cover sheet of the plans where it is stated that the stormwater system will be maintained in perpetuity (required by the IWWC).
Mr. Thibeault explained that when the documents are developed, they are, typically, reviewed by the Town's Legal Counsel.
Ms. Roberson suggested that a condition of approval could be added that they submit an early draft of the Homeowners' Association document be submitted. There was discussion regarding cleaning of the stormwater system to ensure that it functions properly.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **L. Herring** asked about charging stations and she stated that she is still concerned about the safety of the children due to traffic during construction. She would like to hear from the School Superintendent again.
Ms. Sigfridson explained that it the electric charging stations is a State Regulation and it is not the PZC job to enforce all of the State Laws and Regulations. Ms. Roberson explained that it was not incorporated into the Planning and Zoning Statute.

Mr. Fitzgerald suggested establishing hours to limit access to the site by construction vehicles.

Mr. Thibeault explained that it is easily addressed and that the Applicant will make adjustments so as not to interfere with pick-up and drop-off. Mr. Thibeault stated, for the Record, that they are going to be conscious of it and will put it in writing. He said that it could be a condition of approval. He also said that they will probably put a gate at the construction site as well.

- **S. Pember** asked if Mr. Hesketh will be available to speak with again.

Mr. Thibeault stated that if the Commission would like to speak with Mr. Hesketh again, he would have no problem with continuing for one more meeting to answer questions.

Mr. Pember explained that he has concerns that go beyond the construction period regarding the parking lot along the side next to the crosswalk (across from the proposed private driveway). He explained that he still has concern regarding how everything is laid-out in that very congested corner (where the back parking lot meets the side parking lot, meets Louis Berry Drive, meets the proposed private driveway, meets the crosswalk to the Condo complex). He feels that it will never be safe the way it is currently constituted. He asked if there is any area where additional parking could be incorporated.

Mr. Thibeault stated that the morning peak and the afternoon peak associated with this development do not coincide with the pick-up and drop-off of the School. He explained that the bulk of it is on private property and if there are safety issues on the private property, he offered that he could discuss this again with the School Superintendent to try to come up with something. He explained that as far as what is happening right here, he feels that they have the best condition that they can have right where they intersect with Louise Berry Drive, just by virtue of where they are positioning the crosswalk.

Mr. Pember feels that thing could get lax over time and he feels that it is a dangerous spot. Mr. Pember stated that he knows there is very little frontage, but he feels that there are options that could be handled by the Applicant to make it a little safer.

Ms. Sigfridson asked Mr. Pember where he feels that the Applicant could create additional parking.

Mr. Pember does not have a solution, but suggested that people go stand at the bottom sidewalk at 2:30 p.m. and determine if you could put a driveway in with 150 people on the other side.

Discussion continued.

Ms. Sigfridson commented that she has concern that if we created another half-dozen more parking spaces people could fill up those spaces and still park there.

Ms. Roberson commented that it would be more congested than it is currently, but the Traffic Engineer's analysis states that it would not become so congested that it would work anymore.

Mr. Pember said that the Traffic Study was done for the intersection of Louise Berry Drive and Gorman Road, not location of the potential driveway. He would like to ask Mr. Hesketh what he foresees for that area.

Mr. Fitzgerald suggested a traffic monitor or a crossing guard. This would need to come out of the School budget. Mr. Pember liked the idea of a crossing guard.

Mr. Thibeault commented that eliminating the parking spaces when there is already a shortage of parking spaces is probably not a feasible thing to do.

Ms. Sigfridson commented that part of the playground could be paved. She spoke of how needs have changed since the School was designed.

There was a suggestion to try to apply for grant money to expand the parking lot. Mr. Tanner will look into it.

Mr. Thibeault stated that he thinks there is room in the back along the wood line.

Ms. Roberson and Ms. Sigfridson commented about the rights of the property owner and how the Commission cannot require conditions because of off-site issues.

Mr. Pember stated that understands, but he wanted to be sure that his concerns were on the Record.

Mr. Tanner asked if the turn-around is fairly level or if it is sloped.
Mr. Thibeault explained that it is a gentle slope.

A.Fitzgerald stated, for the Record, that he had reviewed the material from the previous public hearing and he feels that he is prepared for this public hearing.

Mr. Fitzgerald asked if they are going to do final grade/pave as they go.
Mr. Thibeault stated “yes” and stated that it is in the description for each phase.

There were no comments from the public that were pertinent to this Application.

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-008: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor’s Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.**

Second by G. Maiato.

Discussion:

C. Kelleher commented that, because of the scope of the project, she has concern regarding keeping an eye on the construction to make sure that everything is done according to plan. She asked who will do this should this project get approved. Ms. Sigfridson stated that we could rely on the Applicant to do this himself. Mr. Thibeault stated that the ZEO would be out there as well and he offered that the Commission could require stormwater inspection reports, after rain events of ½-inch or more, from the Engineer during construction. Ms. Sigfridson asked if the Engineer could provide reports after the completion of each phase. Mr. Thibeault stated that they could do that by punch list to make sure that everything is done. Ms. Kelleher stated that this addresses her concern.

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

2. **SP 22-007: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher.**

M. Sigfridson recused herself, turned the position of Chair over to A. Fitzgerald, and took a seat in the audience.

Daniel Blanchette, Civil Engineer with J & D Civil Engineers, represented the Applicants. He stated that a pretty thorough presentation had been done at the last public hearing and he addressed the two items that had been left open as well as additional comments from the Town’s Engineer, Syl Pauley, who attended the site walk that had taken place last Wednesday (Mr. Pauley’s letter dated March 17, 2023 was included in packets). Revised plans were submitted via email to Staff and Mr. Pauley earlier in the day (copies included in packets). Mr. Blanchette acknowledged that Mr. Pauley probably has not yet had a chance to review the revisions. Plans were displayed as discussed.

- A statement was added to the plans regarding total number of parking spaces which is fifty-nine which would be the maximum number of cars that would be on-site.
- Alternative location for the bathroom trailer: For larger events (held in a portable tent outside in the field), Mr. Blanchette indicated that the bathroom trailer would be located below the barn; for smaller events, Mr. Blanchette indicated the alternative location which is above the barn (for the more barn-based events).
- Limit of excavation for the 12-foot retaining wall near the barn: Mr. Blanchette explained that he has not done the final design of the retaining walls, but using a rough calculation he estimates that you would have to go 12-15 feet past the wall to build it again to cut back the slope and for it to be stable and to install the backfill that holds it in place.

A line was added to the plan showing the estimated limit of excavation for that retaining wall and a note was added that they will reconstruct the stone wall if it is disturbed.

- Regarding the new proposed driveway which would be approximately 100 feet north of the existing driveway, Mr. Blanchette stated, for the Record, that the sight distance is adequate with 300-350 feet looking north (then the crest of the hill cuts it off) and 800-900 feet looking south.
- Mr. Blanchette explained that his original design of the proposed driveway was to match the swale that is in place in the shoulder of the road with a paved apron. Mr. Pauley does not feel that is appropriate and recommends that a culvert be put under that driveway, therefore, Mr. Blanchette revised the plans calling for a 15-inch RCP concrete pipe under that driveway, riprap at both ends and flared end sections.

Mr. Blanchette reviewed his responses to address Syl Pauley's comments as outlined in Mr. Blanchette's email (3/21/2023):

- #1 - Different driveway detail was provided on Sheet 6 – added cross sections/dimensions).
- #2 – Sheet 4 was revised to show to existing drainage pipes.
- #3 – He tweaked the contours to show the swale more accurately.
Mr. Blanchette explained that there was a typo on one of the details which he corrected from 6 feet to 6 inches.
- #4 – This item was addressed above in the fifth bullet.
- #5 – No comment on this item.
- #6 – The existing driveway under the deck is shown more clearly.
- #7 – He explained that the Applicants prefer pea stone and are aware that it will require more periodic maintenance.
- #8 – Regarding clearance under the deck, they are proposing to have the bathroom trailer be towed under that deck. He said that there is approximately 9.5 feet of clearance under that deck. According to research, he said that 10 or 11 feet are required. A note was added stating that they are going to remove a foot of dirt from the south side of the deck to ensure that they have a 10-5-feet of clearance which can, at least, accommodate some bathroom trailers. The deck is at least two feet lower on the north side. He indicated where they added a bollard to protect that corner of the building where trailers would be coming around.
Regarding Mr. Pauley's comment about a passage door on the west side of the barn at the southwest corner of the barn which is not visible from a vehicle approaching from the south, which Mr. Pauley feels is a safety issue that could possibly be addressed with a sign. Mr. Blanchette asked the Commission what they feel is appropriate. He explained that it would not be used by clients or pedestrians.
- #9 – Regarding the retaining walls, Mr. Blanchette explained that they want to be sure that the Application is approved before incurring the expense to do the final design. Mr. Pauley's recommendation is that the PZC review and approve that design once it is completed. Once the Application is approved, he expects that he would be back within about 4 weeks with the retaining wall design which will need a building permit, so it would be reviewed by the Building Inspector and by Syl Pauley. He said that if the PZC wants to do a third review, they understand.

Nicole Wineland-Thompson Fisher offered that she and Greg Fisher would answer any questions would understand if conditions are needed for approval of the Application. Mr. Blanchette suggested that, since Syl Pauley has not reviewed the revisions, a condition of approval could be that Mr. Pauley sign-off on any final plans.

COMMENTS/QUESTIONS FROM STAFF AND COMMISSION MEMBERS:

- There was discussion about the passage door on the southwest corner of the barn.

- There was discussion regarding the detail that was added on Sheet 6. Mr. Blanchette explained that it is covered by the proposed contours. Mr. Fitzgerald stated that, pending approval, he would want to see the detail on the plans.
Ms. Roberson explained that this would not be the PZC's jurisdiction. She explained that, at the site walk, it had been discussed that some of the site features would be impacted by the installation of the wall in a way that wasn't really clear from the plans. She said that a note had been added to the plans stating that the stone wall would be rebuilt. Ms. Roberson commented that Ms. Wineland-Thompson Fisher has expressed how important the wall is to the whole venue and that they are looking at way to make it as aesthetic as possible.
- There was discussion regarding buses. Buses would not be parking on-site. They would drop off guests and come back to pick them up when the event is over.
- Ms. Roberson displayed and explained photos that had been taken during the site walk. She stated that she suggests a condition that all accessways be at minimum of twelve feet. Mr. Blanchette stated agreement.
Photos included: the access drive; the deck; the field where the bathroom trailers would be located which she said that she feels will work; the area where the swale and existing culvert are located; where the existing driveway will be widened slightly; the location of the new driveway and where the pipe will go under the driveway to a catch basin which outlets across the street (Mr. Blanchette noted that there is another catch basin 200 feet uphill on that side of the road, so the length of road discharging to that culvert is pretty minimal as there are catch basins above and below).
There was discussion regarding buses. Mr. Blanchette explained that the buses would be using the existing entrance. Ms. Wineland-Thompson Fisher explained about the second entrance. She said that the existing entrance would be utilized by the buses and the new entrance would be utilized by the clients and their guests because of the beautiful view along the way. Mr. Blanchette explained that the width of the existing driveway, which would be used by buses, deliveries and vendors, is not capable of handling two-way traffic. Ms. Roberson stated that she understands and that the view from the proposed new driveway had been discussed at an earlier meeting.

Mr. Blanchette explained that the Applicants had met several times with neighbors and drafted a list of fifteen items which, he said, have all been included in the site plan in case there are concerns regarding enforcement.

Ms. Roberson explained that they have been included in her Staff Guidance Draft Motion with one exception - Item #15 regarding an annual meeting with neighbors which, she explained, would not be enforceable as it would be a third-party condition. Mr. Blanchette stated that he would remove it from the plans. Ms. Wineland-Thompson Fisher stated that she and Greg Fisher had suggested that they could be kept as a verbal agreement as it is important to them. Ms. Roberson stated that they are free to do that and that she encourages them to.

COMMENTS FROM THE PUBLIC:

- **Mr. Clark**, who lives across the street and was at the site walk, voiced concern about additional flow from the parking lot that would be entering the roadway which, he said, had been discussed at the site walk. He said that the culvert between the proposed driveway and the existing driveway goes onto the road and empties out onto his front lawn. He doesn't anticipate it being a problem with normal rainfall. He said that it was not a concern of the Town Engineer. He said that he is hoping that this will not create much more drainage. He said, for the Record, that he has a concern, it seems to be addressed and, hopefully, it won't become an issue in the future.
Mr. Blanchette explained that the purpose for having the pipe under the driveway is to convey water that is already coming down the road. He said that it would not affect the amount of water coming to Mr. Clark's property. He

explained that there will be a large swale above the proposed parking lot and the water from the parking lot and the hillside will drain away from the road to the west. He said that he is confident that this design will reduce the amount of water going onto Mr. Clark's property.

- **Jackie Igliazzi**, Woodward Road, said that they had found out just hours earlier that Item #15 had been dropped and they need to understand, adequately, why it is technically illegal. She said that they need time to draft something that would be legal, with Greg and Nicole whom they trust, but they will not always be the owners. Ms. Igliazzi said that they need to be assured that conditions are being followed and, if something comes up, that the Town has the right to address those things. She said that this is a residential neighborhood. She read aloud from a document provided to her by Mr. Blanchette containing the agreement between the neighbors and the Applicants which lists the 15 conditions. She asked what can be done to incorporate this into the special permit to protect their safety and welfare. She made reference to Section 9.D.7. regarding periodic reviews and she asked to be advised on the proper wording to use.

Ms. Roberson explained that all, but that one, were incorporated into the Staff Guidance Sample Motion. She explained that there would be enforcement of everything associated with the special permit by the Town and by Staff of the Town. She explained that the owners can continue to meet with the neighbors and any member of the public can raise issue if they feel that the physical plans and other conditions of approval are not being met. She explained that the PZC has specific authorities and conditioning an approval on future approval by any third party is an illegal condition.

Mr. Fitzgerald suggested a condition where, if the property were to transfer, the new owners would need to come back before the PZC for a special permit.

There was discussion and Ms. Roberson explained that the special permit runs with the land and if the new owners wanted to make modifications to the site plan, they would need to seek approval from the PZC.

Discussion continued and Mr. Blanchette and Mr. Fitzgerald explained that if there are violations tied to the special permit there is an avenue which would be to make a complaint to the ZEO, Margaret Washburn. Ms. Igliazzi is concerned that it could happen again and again under a different owner.

- **Attorney Norman Berman** (via online Zoom), 98 Bush Hill Road, stated that they are aware that they can make a complaint, but he said what was memorable from the last meeting was that quite a few neighbors got together and supported the Application. He said that they had met with addressed concerns with the Fishers. He said that this provision (mandating a meeting) provided them with the foundation for, not only, addressing concerns before we even start, but we can talk about fixing a mechanism that will avoid even having to go to filing complaints and seeking enforcement. Attorney suggested requiring an annual filing that says that we've made an opportunity available to meet with neighbors and any concerns that were raised were resolved. He feels that the Commission has the authority to require an informational filing (letter). He said that leaving out this provision destabilizes the agreement. He said that this could set a precedent as these things should be resolved directly, without recourse to the Commission and, if they can't be resolved, then the Commission is there.

Ms. Roberson, explained again, that the Commission cannot make a condition of approval that is dependent upon any action by a third party at any time in the future.

Regarding the suggestion that there be renewal, Ms. Roberson explained that there is one Event Facility currently in Town and, when it was adopted, it had to be renewed every two years. She said that the PZC removed that requirement in 2019 because there were no issues and it was seen as a burden on a business in Town. She said that there may be a capacity to bring it back. She read aloud from Section 6.J.8 regarding Special Events. She said that although the zoning permit expires five years from the date issued, but the use does not have to terminate at that time. She has questions about this.

Regarding Section 9.D, Ms. Roberson explained that we routinely require renewals for gravel pits, but she would need to check with the Town Attorney about requiring renewals for Special Events Facilities considering we eliminated it from the Zoning Regulations. She asked if the Commission would like her to do that.

Attorney Berman clarified that nobody is suggesting that there be periodic renewals/re-applications/reviews/put a limitation on an approval or anything like that. The intent was not to put the burden on the Fishers or anyone else who is operating in this business. He said that this was a dispute avoidance mechanism that was proposed and agreed on. He feels that there is nothing illegal or inappropriate regarding his suggestion of a letter stating that the neighbors had an opportunity to voice their concerns and that there are none. He also does not feel that it is requiring any third party to approve it.

Greg Fisher asked Attorney Berman if they all could have something signed and notarized, outside of the Town. Attorney Berman stated that, of course, they could and that it would not need to be notarized as it is simply a verbal agreement. He said that the concern is not with that, it is that they would like to see something flow with the approval that attaches to the land that says that there is going to be an ongoing concern about how they are doing with respect to the neighbors and he, again, stated that his suggestion is to require an annual letter, if it is okay with the Fishers.

Mr. Pember asked how it would be enforced if they decided not to file a letter.

Attorney Berman stated that it would be a violation of one of the conditions.

Ms. Wineland-Thompson Fisher stated that, if the concern is the future, she feels that the best solution seems to be to have a condition where, if the property transfers, the new owners would have to go through some process before the Commission.

C. Kelleher noted that there is a five-year term for renewal in the Special Events Regulations (Section 6.J.8). Ms. Roberson read aloud from Section 6.J.8. Ms. Roberson stated that she has questions about this and she does not feel that it is going to cover what is being discussed and that she would consider it more of a renewal. Discussion continued.

Ms. Roberson explained that, if the property transferred, the new owner would need to come forward and either stated that they would be doing everything the way the previous owners did or that they would be making changes.

- **David Loughlin**, asked if the approval of the permit would be automatic for the new owner. He asked about grandfathering.

Ms. Roberson explained that the special permit would run with the land and a change in ownership does not negate a zoning approval. If they do not change anything, the PZC would have to approve it.

Mr. Fitzgerald asked why the agreement between the Fishers and the neighbors wouldn't transfer with the sale of the property.

Ms. Wineland-Thompson Fisher explained that all of the points are also incorporated into their contract, so if someone buys their company and the property, they are also buying their contract which, she said, is a legal binding document.

Mr. Fitzgerald stated that it sounds like it is covered.

Ms. Igliozi stated that it sounds like it to her that it would be part of the seller agreement, but she said that she thinks that the whole neighborhood needs to make sure. She said that the problem is that it is a residential neighborhood and now, lots of commerce is being introduced into their neighborhood and they have a great fear of, all of a sudden, living in a business area.

Discussion continued. There could be a different set of neighbors in years to come and what distance determines neighbors.

Mr. Fitzgerald commented that the Commission cannot do anything about this and he feels confident that the Applicants and the neighbors can handle it between themselves.

Ms. Roberson stated that all of the conditions had been read into the Record at the last meeting and she, again, stated that she had included all, but #15, into the Staff Guidance Draft Motion. She noted that, if approve, the Applicants will need to obtain a Zoning Permit and a Driveway Permit.

Motion was made by G. Maiato to close the public hearing for **SP 22-007: Special Permit for an Events Facility** at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher.

Second by L. Herring.

Discussion:

Ms. Roberson stated that, if the public hearing is closed, no further information can be received and that an extension would be needed to continue the public hearing.

Motion carried unanimously by voice vote (5-0-0). M. Sigfridson had recused herself.

Ms. Sigfridson returned and resumed the Chair position. She explained the Record of the Meeting vs. the Minutes of the Meeting.

3. **ZRC 23-001: Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.**

Ms. Roberson explained that this Application is reached its full length of time. Abutting towns and NECCOG have been notified.

There were no questions or comments from the Commission or from the public (either in person or online).

Motion was made by A. Fitzgerald to close the public hearing for **ZRC 23-001: Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.**

Second by G. Maiato. No discussion.

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

c. New Public Hearings:

1. **ZRC 22-009: Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.**

Tony Marcotte, Engineer, Realtor and Project Manager for DMP Palmer Associates represented the Applicant and gave a posterboard presentation (he provided copies of a plan to Commission Members).

- Mr. Marcotte explained that, after the last presentation to the PZC, he and Ms. Roberson reviewed the MMUD and made modifications as discussed.
- He explained that of the three lots (shown on the plan) owned by the Applicant, only Map 47, Lot 46 is covered by the MMUD. He has filed an application to extend the MMUD to the two adjacent lots. He said that you can't have part of a use in one district cross a lot that has a different use.
- There would be no change in the building, just some parking.
- He explained that they want to do a bio-retention pond to infiltrate the water into the ground. He said that there should be no stormwater flow off the site except very minor in a few spots. He indicated where it could create a bio-diverse environment of wet and uplands.
- Summary of major changes made:
 - Removed the over 55 restriction for residential use.
 - Increased the density to 1 to 4,000 sq. ft. (they don't quite make it on one lot, so they would be using both lots in that number).
 - Increased the building height to 65 feet.
 - Removed the industrial use.
 - Added a requirement for a public access easement and open space along the River.

Ms. Roberson noted that the above was describing the zone boundary change and that this public hearing is regarding the Zoning Regulation Change.

Mr. Marcotte explained that all changes made were shown on the map that he had provided.

Ms. Roberson stated that the original text and what has been added was included in packets. She explained that this is a slight revision to the original MMUD. The issue with the zone boundary was discovered late in the process. A portion of Map 46, Lot 81 is soon to be the new flood zone.

Mr. Marcotte explained that this building will have less than 200 units which is a reduction from the original plan from 20 years ago.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **M. Sigfridson** why industrial uses were removed.

Mr. Marcotte explained it was thought to be incompatible with full residential use and that with the parking and the layout, you would have industrial use in the same building as residential. It was originally zoned industrial because it was a mill and the MMUD was an overlay.

Ms. Sigfridson expressed that she was surprised that an Applicant would voluntarily put those kinds of restrictions. She said that she is concerned because the changes that are being proposed really do eviscerate the mill aspect of the MMUD, taking out any intent to preserve the mills, taking out the requirement that it be in existing structures, taking out the ability to have an industrial use. She asked if the project would have commercial aspects.

Mr. Marcotte explained that, on one floor, they could try to do commercial, but he doesn't feel that it makes economic sense to put a commercial use in this area, other than something like a quickie mart.

Ms. Roberson stated that she would still say that it is in the Mixed-Use District because of all the business-related uses that could locate there, understanding that this proposal would eliminate any things that we tend to put under industrial. She referred to a list of business-related uses including retail, laundromat and museum.

Mr. Marcotte explained if the residents want businesses, they have land available and they could use the reserve parking area. He said that they just thought that industrial would not longer be compatible in the zone. He said that all of the mills that have been renovated are either all industrial or no industrial.

Ms. Sigfridson explained that the Commission needs to evaluate it for what it is.

Ms. Roberson explained that she had researched the history of the industrial zone. She explained that it was determined that there is no way to rebuild the building. She clarified that the MMUD was not an overlay, it was an actual zone that was created. It was specialized zoning for a very unique property that had been approved for residential development that did not happen. They have come back with a lot of resources to stabilize the building and to try to make a new development work.

- Mr. Fitzgerald asked about the water tower.

Mr. Marcotte explained that the rights to it was sold separately. He said that the previous owner, Mark Yellin, has an easement to the tower. Ownership has changed a couple of times and they are trying to get them to paint it. There was discussion regarding a hydro-plant.

- Ms. Herring commented that she will be happy to get this area fixed with something more presentable and used for something that we need.
- Ms. Sigfridson commented that she would like to see some businesses to make a walkable neighborhood with some kinds of services.

Mr. Marcotte explained that they will have a lot of space on the first floor that doesn't have window space that won't be residential. He suggested a membership gym and a small convenience store. He explained that they have flexibility. He offered that they could leave the industrial.

He explained that they had spent a lot of money to try to save the building. He said that they have made it safer and that all of the asbestos has been removed and they will be taking the building down at some point in the future. He explained that they get a lot of complaints regarding homeless people there, but once it is a construction site, it will be fenced.

- Ms. Sigfridson asked about buffering and if it would abut any single-family properties.

Mr. Marcotte indicated that on the hill, there are some single-families and that they could either eliminate the smaller lot (Map 46, Lot 26A) and keep it R-10 or they could do a lot-line adjustment.

There was discussion.

Ms. Sigfridson referred to the proposed language for buffering and stated that #1 seems fine. Rather than eliminating any buffering for new residential development, she suggested the following language, "Where the MMUD abuts a single-family property, a buffer strip of 50 feet be required for any new development."

There was discussion regarding the small lot (Map 46, Lot 26A) which Mr. Marcotte said is wet and has buffer and that it would probably stay the way that it is. He explained that the reason for the pond is to have not run-off going near there. He explained that they would infiltrate the water into the ground and that it would grow over and become new wetlands providing habitat for wildlife.

- **Ms. Kelleher** asked about the height change and if it is one building at that height.

Mr. Marcotte explained that it had been discussed at his last presentation and that it was amenable at that time. The Fire Department has a ladder truck that could reach the top of the roof. He said that it will be five stories, but will be under 65 feet and that it will be one, L-shaped building.

Mr. Maiato confirmed that the ladder can reach 100 feet.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- David Loughlin asked about the 50-foot buffer. He asked why remove it for multi-family housing and keep it in place for single-family housing.

Ms. Sigfridson stated that, for herself personally, it is because of the unique aspects of this property and the abutting properties. She feels that it doesn't seem feasible to require a 50-foot planted buffer between this building and the building across the street.

Mr. Fitzgerald commented that this is just for this area.

Ms. Roberson explained that we don't, typically, require buffering between similar uses.

Ms. Roberson advised the Commission that any language can be revised and to be sure to discuss any potential changes before the public hearing is closed.

Motion was made by A. Fitzgerald to close the public hearing for **ZRC 22-009: Multiple revisions to Section 4.F Mill Mixed Use Development Zone**, Applicant: DMP Palmer Associates.

Second by S. Pember. No discussion.

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

d. Other Unfinished Business:

1. **SP 22-008: Special Permit Application for Multi-Family Development (50 Condominium units)** on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.

There was discussion:

- **S. Pember** referred to, and read aloud from, Sections 7.D.2.4 and 7.E.1.1 of the Regulations (in basic standards) which, he stated, in his opinion, this Application does not meet those basic standards.

- Section 7.D.2.4 - “Where street geometry, traffic volumes or traffic patterns warrant, the Commission may limit the number of driveways that serve a specific site, designate the location of any driveway, require the use or provision of a shared driveway with associated easements that exist on abutting property in lieu of having a separate curb cut onto a road or a street and/or limit access to a major street and require access from a minor street.”
- Section 7.E.1.1 – “Safe driveway entrances and exits with adequate sight lines for safe vehicle entry onto and exit off of a street shall be required.”

Mr. Pember stated that he does not believe that the driveway entrance and exit is safe nor does he believe that this particular street geometry and traffic pattern warrant it.

Motion was made by G. Maiato to approve the Special Permit application of Shane Pollack and Erin Mancuso to create a 50-unit Multi-Family Development on the south side of Louise Berry Drive (Assessor’s Map 33, Lot 19), identified in the files of the Brooklyn Land Use Office as SP 22-008, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.E (Multi-family Development) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions:

1. The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be 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. Monuments for the public access trail easement shall be set and field verified by the surveyor. A maintenance agreement for the public access trail allowing future maintenance by the Town of Brooklyn shall be developed and shall be reviewed by the Town Attorney and recorded on the land records at the same time as the Record of Special Permit.
3. Prior to conducting any site work (including, but not limited to, clearing and grubbing), the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.
4. Prior to the issuance of a Zoning Permit, a performance bond in favor of the Town of Brooklyn in the amount of \$185,080.50 will be submitted to the Brooklyn Land Use Department. The form and content of the performance bond shall be reviewed and approved by Town staff. No activity shall occur on the site until the performance bond has been approved and provided in final form to the Town. The performance bond shall remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless this requirement is modified by the Planning and Zoning Commission.
5. The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
6. Prior to the issuance of a Zoning Permit, vegetative clearing limits depicted on the plans shall be clearly marked in the field by the surveyor.
7. Prior to the issuance of a Zoning Permit, a driveway permit must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
8. Each phase shall be fully completed and inspected by the Town of Brooklyn prior to the issuance of any permits for work on subsequent phases.
9. The installation of recreational amenities shall be included in Phase 2 of the Phasing Plan (sheet 9 of 16) and shall be required to be completed prior to the issuance of any certificate of occupancy for the development.
10. All lighting shall be full cut-off style fixtures. Outdoor lights shall be downward pointing and directed away from abutting properties.

Second by A. Fitzgerald.

There was discussion and the following additional conditions were suggested:

Condition #11 – Construction Traffic Signage to address no construction access, including material delivery, during drop-off (8 a.m. to 9 a.m.) and pick-up between (2 p.m. and 3:30 p.m.).

Condition #12 – During construction, the Applicant shall provide inspection reports to Town Staff following rain events of ½ inch or more and following the completion of every Phase.

Condition #13 – Annual reports regarding the maintenance of the stormwater management system shall be provided by the Homeowners’ Association to Town Staff. Reports shall be provided by April 1st annually.

If emergency work is required and is not completed by the Homeowners' Association, in the interest of public safety, the Town reserves the right to conduct maintenance work at the Homeowners' Association's expense.

Motion was made by A. Fitzgerald to Amend the Motion (#6) to approve Application SP 22-008 to include Condition #'s 11, 12 and 13, as follows:

- Condition #11 – Construction Traffic Signage to address no construction access, including material delivery, during drop-off (8 a.m. to 9 a.m.) and pick-up between (2 p.m. and 3:30 p.m.).
- Condition #12 – During construction, the Applicant shall provide inspection reports to Town Staff following rain events of ½ inch or more and following the completion of every Phase.
- Condition #13 – Annual reports regarding the maintenance of the stormwater management system shall be provided by the Homeowners' Association to Town Staff. Reports shall be provided by April 1st annually. If emergency work is required and is not completed by the Homeowners' Association, in the interest of public safety, the Town reserves the right to conduct maintenance work at the Homeowners' Association's expense.

Amendment seconded by G. Maiato.

Motion to Amend (#7) carried by voice vote (6-0-0).

Main Motion (#6), as Amended, carried by voice vote (5-0-1). S. Pember was opposed.

2. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher.

M. Sigfridson recused herself, turned the Chair position over to A. Fitzgerald and took a seat in the audience.

Motion was made by S. Pember to approve the Special Permit application of Nicole Wineland-Thomson and Greg Fisher to create a Special Event Facility (Willow Hill) at 459 Wolf Den Road, identified in the files of the Brooklyn Land Use Office as SP 22-007, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.J (Special Events) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions:

1. The Special Event Facility is not approved for overnight accommodations.
2. All access drives shall have a minimum width of 12'.
3. The Department of Health approval, the Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be 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.
4. The following conditions are voluntarily offered by the applicant:
 - a. Limit weekend events to one outdoor event with amplified entertainment (low volume dinner music or spoken word excepted) per weekend, where "weekend" is defined as Friday, Saturday, and Sunday.
 - b. Limit indoor events to 110 attendees.
 - c. Limit outdoor events to 225 persons on the property.
 - d. End amplification for all indoor and outdoor events by 10 pm.
 - e. Per State of Connecticut Statutes 22a-69, noise levels will not exceed 55 dB during the day as measured at the property lines that abut neighbors and run along Wolf Den Road. The State specifies a 55 dB limit until 10 pm with a 45 dB limit after 10 pm.
 - f. On-street parking by guests and vendors will be prohibited.
 - g. There will be no more than two licensed, permitted fireworks displays per calendar year, and they must be run by licensed professional fireworks companies. Fireworks will otherwise not be permitted to be brought onto the premises by renters/guests due to the risks associated with potential misuse and noise.
 - h. Residents within 2,500 feet of the property line in all directions will be notified at least 10 days prior to upcoming fireworks displays to allow for precautionary measures to be taken to protect any people, pets, and livestock who may be sensitive to such displays.

- i. Firearms will be prohibited on the property during all events.
 - j. Outdoor fires will only be allowed in the firepit, which will be started and maintained by the owners or their employees. An outdoor grill will be available for use on the property.
 - k. Renters are responsible for removing all evidence of the event upon completion of the event or as soon as reasonably feasible after the conclusion of the event. This includes trash, tents, furniture, equipment, portable toilets and anything else that is visible from Wolf Den Road that has been brought onto the venue. The venue is to be restored to its condition prior to the event.
 - l. All renters of the property will agree to and sign a contract for usage of the premises, which will include but not be limited to the restrictions listed above. It will ask them to commit to respecting the local residents and the surrounding neighborhoods with respect to noise, trash, and driving speed.
 - m. Outdoor lighting will only be on, when necessary, for an event. All outdoor lighting will be “dark-sky compliant,” which means that it must comply with IDA (international Dark Sky Association) Fixture Seal of Approval but must also comply with Brooklyn and Connecticut state safety requirements. To the extent feasible, outdoor lights shall be downward pointing and directed away from Wolf Den Road and abutting properties.
5. Prior to conducting any site work (including, but not limited to, clearing and grubbing), the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.
 6. The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 7. Prior to the issuance of a Zoning Permit, a driveway permit must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.

Discussion:

Mr. Maiato asked about fireworks. A permit needs to be applied for through the Fire Marshal.

Ms. Kelleher asked about a couple of items requiring Syl Pauley’s signature. Ms. Roberson explained that there were, but the public hearing was closed, so additional information cannot be received. Some items require a Building Permit and the other is that the plans were revised today and Mr. Pauley has not had an opportunity to review and reply back about the revisions. Ms. Roberson explained, for the Record, that Mr. Blanchette had made revisions based on Mr. Pauley’s comments and one thing is not within the scope of the PZC’s jurisdiction.

Ms. Roberson stated that she had drafted another Condition (which she adopted from the Section on Adaptive Re-Use of Agricultural Buildings): “A change in owner or lessee must be reviewed by the Planning and Zoning Commission and the approval may be amended to permit the proposed owner or operator provided the conditions of the previous permit are satisfied.”

There was discussion regarding another condition for Mr. Pauley to sign the plans. Ms. Roberson explained that this would be a third-party condition. Mr. Pauley’s approval is advisory to the PZC.

Motion failed for lack of a second.

Motion was made by S. Pember to approve the Special Permit application of Nicole Wineland-Thomson and Greg Fisher to create a Special Event Facility (Willow Hill) at 459 Wolf Den Road, identified in the files of the Brooklyn Land Use Office as SP 22-007, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.J (Special Events) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions:

1. The Special Event Facility is not approved for overnight accommodations.
2. All access drives shall have a minimum width of 12’.
3. The Department of Health approval, the Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be 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.
4. The following conditions are voluntarily offered by the applicant:
 - a. Limit weekend events to one outdoor event with amplified entertainment (low volume dinner music or spoken word excepted) per weekend, where “weekend” is defined as Friday, Saturday, and Sunday.

- b. Limit indoor events to 110 attendees.
 - c. Limit outdoor events to 225 persons on the property.
 - d. End amplification for all indoor and outdoor events by 10 pm.
 - e. Per State of Connecticut Statutes 22a-69, noise levels will not exceed 55 dB during the day as measured at the property lines that abut neighbors and run along Wolf Den Road. The State specifies a 55 dB limit until 10 pm with a 45 dB limit after 10 pm.
 - f. On-street parking by guests and vendors will be prohibited.
 - g. There will be no more than two licensed, permitted fireworks displays per calendar year, and they must be run by licensed professional fireworks companies. Fireworks will otherwise not be permitted to be brought onto the premises by renters/guests due to the risks associated with potential misuse and noise.
 - h. Residents within 2,500 feet of the property line in all directions will be notified at least 10 days prior to upcoming fireworks displays to allow for precautionary measures to be taken to protect any people, pets, and livestock who may be sensitive to such displays.
 - i. Firearms will be prohibited on the property during all events.
 - j. Outdoor fires will only be allowed in the firepit, which will be started and maintained by the owners or their employees. An outdoor grill will be available for use on the property.
 - k. Renters are responsible for removing all evidence of the event upon completion of the event or as soon as reasonably feasible after the conclusion of the event. This includes trash, tents, furniture, equipment, portable toilets and anything else that is visible from Wolf Den Road that has been brought onto the venue. The venue is to be restored to its condition prior to the event.
 - l. All renters of the property will agree to and sign a contract for usage of the premises, which will include but not be limited to the restrictions listed above. It will ask them to commit to respecting the local residents and the surrounding neighborhoods with respect to noise, trash, and driving speed.
 - m. Outdoor lighting will only be on, when necessary, for an event. All outdoor lighting will be “dark-sky compliant,” which means that it must comply with IDA (international Dark Sky Association) Fixture Seal of Approval but must also comply with Brooklyn and Connecticut state safety requirements. To the extent feasible, outdoor lights shall be downward pointing and directed away from Wolf Den Road and abutting properties.
- 5. Prior to conducting any site work (including, but not limited to, clearing and grubbing), the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.
 - 6. The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 - 7. Prior to the issuance of a Zoning Permit, a driveway permit must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.

to include Condition #8 as follows:

- Condition #8 – A change in owner or lessee must be reviewed by the Planning and Zoning Commission and the approval may be amended to permit the proposed owner or operator provided the conditions of the previous permit are satisfied.

Second by L. Herring. No further discussion.

Motion carried unanimously by voice vote (5-0-1). M. Sigfridson had recused herself.

- 3. **ZRC 23-001:** Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.

M. Sigfridson returned and resumed the Chair position.

Motion was made by S. Pember to approve the proposal to revise Sections 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4. of the Zoning Regulations as proposed 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 A. Fitzgerald. No discussion.

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

4. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.

There was discussion regarding that the Mr. Marcotte will be coming back as there will be a separate application for a zone boundary change.

Motion was made by G. Maiato to approve the proposal to revise Section 4.F Mill Mixed Use Development Zone of the Zoning Regulations as proposed 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 L. Herring.

Discussion:

Ms. Sigfridson stated that the changes, as proposed, would eliminate the buffer, as discussed during the public hearing. She suggested amending the Motion to eliminate the term “new residential” from the first sentence in Section 4.F.5.6.1.

Motion was made by A. Fitzgerald to Amend the Motion to approve the proposal to revise Section 4.F Mill Mixed Use Development Zone of the Zoning Regulations to eliminate from Section 4.F.5.6.1, the term “new residential” from the first sentence.

Second by G. Maiato. No further discussion.

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

Main Motion, as Amended, carried unanimously by voice vote (6-0-0).

5. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6. ***Public Hearing 4/5/2023***
6. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare. ***Public Hearing 4/5/2023***

VII. New Business:

Motion was made by S. Pember to add to the Agenda the following items under New Business-Applications:

VII.a.2.- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD.

VII.a.3.- **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone.

Second by L. Herring. No discussion.

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

a. Applications:

1. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.

Ms. Roberson reminded the Commission that this involves a quilt shop where the owner would like to sell items made by other crafts persons and other changes involve signs.

Motion was made by L. Herring to schedule the public hearing for **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1., Applicant: Brooklyn PZC for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by A. Fitzgerald. No discussion.

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

2. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD.

Motion was made by L. Herring to schedule the public hearing for **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Pember. No discussion.

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

3. **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone.

Motion was made by L. Herring to schedule the public hearing for **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone, Applicant: Shelley Boisvert for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Pember. No discussion.

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

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

VIII. **Reports of Officers and Committees**

Ms. Roberson reported that Mr. Jolley is appealing the decision of the Zoning Enforcement Officer which had been published in the *Turnpike Buyer*. There was discussion. Ms. Roberson will e-mail it to the Commission Members.

Margaret Washburn's Report dated March 14, 2023 was included in packets.

IX. **Public Commentary** – None.

X. **Adjourn**

M. Sigfridson adjourned the meeting at 10:47 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Attachment: Margaret Washburn's Report dated (3/14/2023)

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

The Planning and Zoning Commission will hold public hearings on April 25, 2023, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6., Applicant: Brooklyn PZC.
- **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.
- **ZRC 23-003:** Zoning Regulation Change concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1., Applicant: Brooklyn PZC.
- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.

Please publish April 12 and 19

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date _____ Check # _____ Application #ZRC 23-002

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant TOWN OF BROOKLYN PZC Phone _____

Mailing Address 69 SOMAIN ST. BROOKLYN, CT

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 9.C.3.6

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE: PROPOSED REVISIONS TO SITE PLAN
SUBMISSION REQUIREMENTS.
SEE ATTACHED

REASON FOR REQUEST:

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

- 1) *Explanation: The purpose of this change is to allow the Planning and Zoning Commission to relax the submission requirements for Site Plan Review applications in the same manner as they are currently allowed for Special Permit applications.*

9.C. SITE PLAN APPLICATION

9.C.3 SUBMISSION REQUIREMENTS

Existing:

5. The Commission may, in accordance with the requirements of these Regulations and the Appendix A of these Regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.

Proposed Addition:

6. **If the Commission finds that certain information is not necessary for review of the project, they may waive the submission of that information by a three-quarters affirmative vote of the membership present. All requests for waiver shall be in writing, indicating why the applicant believes that the application can be reviewed completely by the Commission without the information to be waived.**

RECEIVED

JAN 19 2023

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____ Application #SP 23-001 Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Kelsey Hare Phone 7742301937 Mailing
Address 176 Foster Drive, Willimantic, CT 06226 Phone 7742301937

Name of Engineer/Surveyor N/A
Address _____

Contact Person Kelsey Hare Phone _____
7742301937 Fax _____

Name _____ of
Attorney N/A
Address _____
Phone _____ Fax _____

Property location/address 59 North Society Road, Brooklyn, CT, 06234 Map# 7

Lot# 1 Zone RA Total Acres 13±

Sewage Disposal: Private _____ Public _____ Existing X Proposed _____

Water: Private _____ Public _____ Existing X Proposed _____

Proposed Activity Open a small grooming salon using existing structure

6.B.3 ADAPTIVE REUSE OF A FORMER CHICKEN COOP BUILDING
Compliance with Article 4, Site Plan Requirements AS A DOG GROOMER

Is parcel located within 500 feet of an adjoining Town? YES

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: Kelsey Hare Date 1/18/23

Owner: Arlene Baril and Robert Benson Date 1/18/23

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

RECEIVED

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date JAN 19 2023 Application # SPR-23-001 Action Date _____ Check# _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Kelsey Hare Phone 7742301937 Mailing
Address 176 Foster Drive, Willimantic, CT 06226 Phone 7742301937

Name of Owner Arlene Baril and Robert Benson Phone 86042814450 Mailing
Address 160 Windham Road, Brooklyn, CT 06234 Phone 8604281445

Name of Engineer/Surveyor _____
Address _____

Contact Person Kelsey Hare Phone 7742301937 Fax _____

Property location/address 59 North Society Road, Brooklyn, CT 06234
Map # _____ Lot # _____ Zone _____ Total Acres _____

Proposed Activity Open a small dog grooming salon using existing structure

Change of Use: Yes x No _____ If Yes, Previous Use Housed and raised chickens for egg production and sale
Area of Proposed Structure(s) or Expansion no expansion or new structures will be built. Repurposing existing structure.

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained _____ Date _____

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

Applicant: Kelsey Hare Date 1/18/23

Owner: Arlene Baril and Robert Benson Date 1/18/23 * Note: Any

consulting fees will be paid by the applicant

RECEIVED

JAN 19 2023

ENVIRONMENTAL IMPACT STATEMENT

Soapy Paws Grooming

59 North Society Road

Brooklyn, CT 06234

- **Summary:** Soapy Paws Grooming is a dog grooming business located at 59 North Society Road, Brooklyn, CT 06234. This location was previously utilized as a place of business, therefore no external modifications will need to be made. Parking available is only for 2 vehicles at one time (no change from current). There will be no modifications made to the existing landscape or immediate area surrounding the building to accommodate the building. Excess dog hair accumulated as waste will be composted and used for landscaping. All bathing products used will be biodegradable to minimize the input of chemicals into the water supply.

- **Affected Environment:** As no changes are being made to the building and parking area, the surrounding environment will not be impacted in any way.

- **Expected Impacts:**
 - Waste: Fur is a biodegradable material. All excess dog fur collected as "waste" will be composted.
 - Water Supply: Only biodegradable bathing products will be used to minimize the input of chemicals into the water supply.
 - Noise: Groomer will only be accepting 1-2 dogs at a time, limiting the amount of noise impact on the surrounding area.

November 7, 2022

Town of Brooklyn
Building and land Use Department
69 South Main Street
Suite 22
Brooklyn, CT 06234

To Whom it may concern:

I, Arlene Baril along with my brother, Robert Benson are co-owners of 59 North Society Road in Brooklyn, CT, testify that the buildings residing on this property were erected by our late father, (Cyril Benson), in the mid 1950's. The sole purpose of the buildings when they were erected was for the agricultural use of raising chickens for egg production and sale.

I testify that the above information is correct according to my knowledge.

Arlene K Baril

Date Signed: 11/7/22

A handwritten signature in blue ink, appearing to read "Arlene K Baril", is written over a horizontal line.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>6019</div> <div>BROOKLYN, CT</div> <div>VISION</div>				
BENSON ROBERT J & ARLENE K BA C/O ROBERT J BENSON 15 GRASS RD BROOKLYN CT 06234		1	Level	5	Well	1	Paved	3	Rural	Description	Code	Appraised	Assessed					
				6	Septic					IND LAND	3-1	71,300	49,900					
		SUPPLEMENTAL DATA						IND BLDG	3-2	197,400	138,200							
		Alt Prcl ID 07/001 OVERLAY FIRE DIST SEWER				490 PEN EXPIRED DEV RIGH SUBDIV. SURVEY # DEV LOT Census # 9051		IND IMPR	3-3	2,400	1,700							
										OPN SPACE	6-3	44,200	4,300					
										Total		315,300	194,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BENSON ROBERT J & ARLENE K BARIL BENSON CYRIL O EST OF BENSON CYRIL O		0467	0228	12-28-2009	U	I		0	29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0455	0276	04-30-2009	U	I		0	2020	3-1	49,900	2019	3-1	38,400	2018	3-1	38,400	
		0028	0477	09-29-1948				0		3-2	138,200		3-2	153,700		3-2	153,700	
									0		3-3	1,700		3-3	1,000		3-3	1,000
											6-3	4,300		6-3	4,300		6-3	4,300
										Total		194100	Total	197400	Total	197400		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int						
Total				0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				194,700				
0001										Appraised Xf (B) Value (Bldg)				2,700				
										Appraised Ob (B) Value (Bldg)				2,400				
										Appraised Land Value (Bldg)				115,500				
										Special Land Value				4,300				
										Total Appraised Parcel Value				315,300				
										Valuation Method				C				
										Total Appraised Parcel Value				315,300				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
548	05-17-1982	EL	Electric	3,000		100	05-17-1982	NEW ELECTRICAL SERVICE		07-31-2020	GM			13	Field Review			
374	04-23-1981	NC	New Construct	35,000		100	10-01-1981	40 X 80 STEEL WAREHOUSE		06-30-2014	DB			00	Measure+Listed			
										06-10-2014	DB			01	Measure+1 Visit			
										11-09-2010	KT			55	Classify 490			
										01-26-2010	KT			47	Change Legal Owner			
										03-31-2009	DK			00	Measure+Listed			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	4000	FACTORY MDL-	RA			0.920	AC	100,000	1.03260	C	1.00	500			0	71,300		
1	8000	OPEN SPACE				12.280	AC	3,600	1.00000	0	1.00	1.000		490	500	44,200		
Total Card Land Units						13.200	AC	Parcel Total Land Area: 13.2000						Total Land Value		115,500		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		40	Light Indust							
Model		96	Ind/Comm							
Grade		02	Below Average							
Stories:		1								
Occupancy		1.00				MIXED USE				
Exterior Wall 1		14	Wood Shingle			Code	Description			Percentage
Exterior Wall 2		15	Concr/Cinder			4000	FACTORY MDL-96			100
Roof Structure		03	Gable/Hip						0	
Roof Cover		03	Asph/F Gls/Cmp						0	
Interior Wall 1		01	Minim/Masonry			COST / MARKET VALUATION				
Interior Wall 2						RCN			572,769	
Interior Floor 1		04	Concr Abv Grad			Year Built			1952	
Interior Floor 2						Effective Year Built			1979	
Heating Fuel		02	Oil			Depreciation Code			F	
Heating Type		04	Forced Air-Duc			Remodel Rating				
AC Type		01	None			Year Remodeled				
Bldg Use		4000	FACTORY MDL-96			Depreciation %			41	
Total Rooms						Functional Obsol			10	
Total Bedrms						External Obsol			15	
Total Baths						Trend Factor			1	
Heat/AC		00	NONE			Condition				
Frame Type		05	STEEL			Condition %				
Baths/Plumbing		02	AVERAGE			Percent Good			34	
Ceiling/Wall		02	CEILING ONLY			RCNLD			194,700	
Rooms/Prtns		02	AVERAGE			Dep % Ovr				
Wall Height		10.00				Dep Ovr Comment				
% Conn Wall						Misc Imp Ovr				
1st Floor Use:						Misc Imp Ovr Comment				
						Cost to Cure Ovr				
						Cost to Cure Ovr Comment				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,200	1.50	2009		50		0.00	2,400
A/C	AIR CONDITIO	B	3,984	2.00	1977		34		0.00	2,700
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office, (Average)				784	784	1,294	67.26	52,733	
BAS	First Floor				12,748	12,748	12,748	40.75	519,506	
CAN	Canopy				0	65	13	8.15	530	
Ttl Gross Liv / Lease Area					13,532	13,597	14,055		572,769	



necog

Necog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

1: 9,028



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

59 North Society Road

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 3/10/23 Check # _____ Application #ZRC 23-003

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant PLANNING + ZONING COMMISSION Phone 860-779-3411

Mailing Address 69 SO. MAIN ST.

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 6.B.2.1.2.d.,

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

6.B.2.3.3.,
7.A.3.1.1.

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

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

Additions in BOLD CAPS/Deletions are struck through

- 1) *Explanation: The purpose of this change is to allow for the sale of crafts made by any crafts person and to allow wall signage for businesses in the RA Zone.*

6.B. ALTERNATIVE BUSINESS ARRANGEMENTS

6.B.1 PURPOSE

This Section of the Regulations is intended to provide an opportunity for low intensity business uses in certain locations or situations outside of business zones where such uses may be appropriate within the community provided that potential impacts on surrounding areas are minimized or avoided.

6.B.2 STATE ROUTE BUSINESS ENTERPRISE

6.B.2.1. LOCATION AND USE

1. A State Route Business Enterprises may only be located on a lot in the R-A Zone having frontage on a state highway.
2. This section shall only authorize the following uses:
 - a. Adult Day Care Center,
 - b. Art Studio / Gallery (including sales),
 - c. Antique Sales,
 - d. Craftsperson including accessory sales of craft items created by ~~A~~**the** craftsperson, and
 - e. Offices, Business or Administrative.

6.B.2.3. STANDARDS AND CRITERIA

1. State Route Business Enterprises shall be limited to a gross floor area not to exceed 2,400 square feet per lot.
2. State Route Business Enterprises shall:
 - a. maintain the residential character of the buildings and the lot and the neighborhood,
 - b. be developed in a manner that will minimize the conflict of such use with the surrounding residential uses and its cultural and historical heritage, and
 - c. not negatively impact the value of surrounding residential property.
3. The lot shall be of such size, shape and dimension that any exterior evidence of the proposed use or uses is screened from public view in accordance with Section 7.C, Landscape Regulations- **WITH THE EXCEPTION OF SIGNAGE IN ACCORDANCE WITH SEC. 7.A.3.1.1.**
4. A buffer of 50 feet in width shall be required for any outside storage or parking associated with the use and must meet the Screening and Buffering Area Standards as contained in Section 7.C.6 of these Regulations.
5. The application shall show measures taken to minimize the impact of vehicular traffic on the surrounding neighborhood. The commission may require the applicant to provide a traffic analysis from a licensed professional engineer if, in the Commission's determination, the State Route Business Enterprise may cause a reduction in traffic safety or a reduction in the level of service in the public roadway.
6. As a condition to the Special Permit the Commission may establish limits on the hours and days of operation, lighting, number and type of vehicles, outside storage, and such other conditions as may be necessary to minimize the impact of the proposed activity on the surrounding residential areas.

7.A.3. SIGN PERMIT REQUIRED

7.A.3.1. RESIDENTIAL ZONES

1. **Home Business / Home Enterprise / STATE ROUTE BUSINESS ENTERPRISE / Adaptive Re-Use** – In the RA zone, one or more signs indicating a permitted home business, ~~or home enterprise, STATE ROUTE BUSINESS ENTERPRISE, or ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING~~ indicating a permitted business in accordance with Section 6.B.3 (~~Adaptive Re-Use Of An Agricultural Building~~) provided that:
 - ~~a. The total area of all such signs on any property shall not exceed six (6) square feet.~~
 - ~~b.~~ a. The signage shall not contain moving components.
 - ~~c.~~ b. Only exterior lighting may be used to illuminate the sign(s), the sole purpose being to make the sign visible in the dark, and such illumination shall:
 - use only soft white light of constant intensity,
 - be no greater than 150 watts,
 - be downwardly directed, and
 - contained on the premises.
 - ~~d.~~ c. Such signage may include one (1) free-standing sign, **NOT TO EXCEED SIX (6) SQUARE FEET**, permanently secured to the ground per lot, parcel or tract and such free-standing sign shall not:
 - extend higher than seven (7) feet above ground level at its highest point.
 - be within the public right of way or less than 10 feet from the edge of the roadway.
 - obstruct roadway sightlines or interfere with pedestrian or vehicular traffic.
 - D. **IN LIEU OF A FREE-STANDING SIGN, A WALL SIGN MAY BE PERMITTED AND SHALL NOT EXCEED ONE (1) SQUARE FOOT PER LINEAL FOOT OF FAÇADE UPON WHICH IT IS ATTACHED UP TO A MAXIMUM SIZE OF 25 SQUARE FEET PER FAÇADE.**

- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. ***REQUEST TO RESCHEDULE***

RECEIVED

APR 03 2023

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR 23-002
Check# 000720

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Ivo Jorge Phone 508-612-6910
Mailing Address 5 Tatnic Rd Phone 508-612-6910

Name of Owner Ivo Jorge Phone 508-612-6910
Mailing Address 5 Tatnic Rd Phone 508-612-6910

Name of Engineer/Surveyor _____
Address _____
Contact Person _____ Phone _____ Fax _____

Property location/address 5 Tatnic Rd
Map # _____ Lot # _____ Zone _____ Total Acres _____

Proposed Activity Windows & Siding

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

Utilities - Septic: On Site _____ Municipal _____ Existing ☒ Proposed _____
Water: Private _____ Public _____ Existing ☒ Proposed _____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

See also Site Plan Review Worksheet

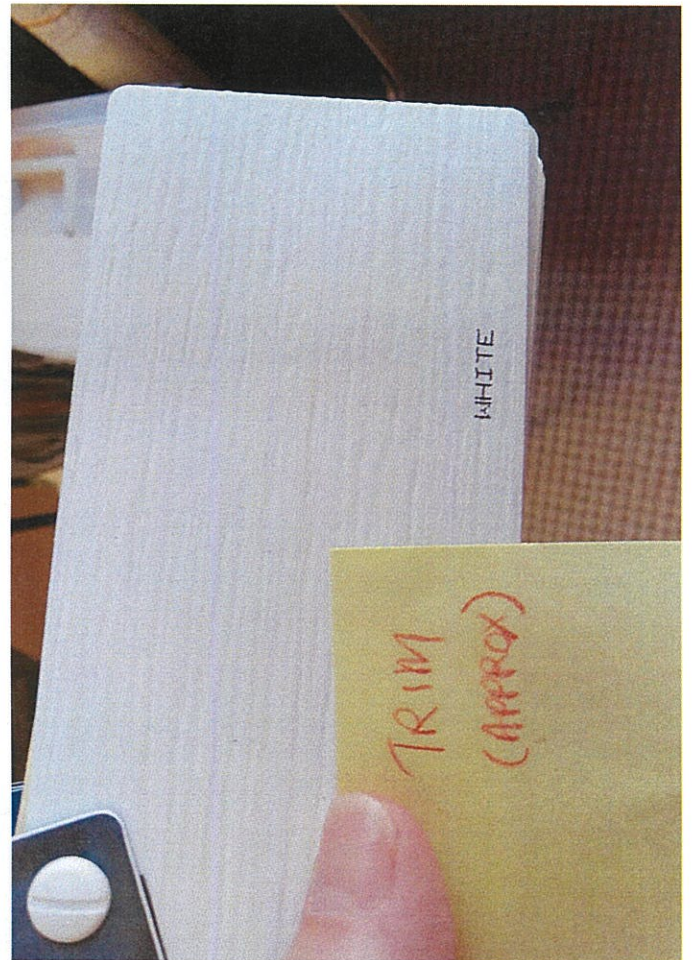
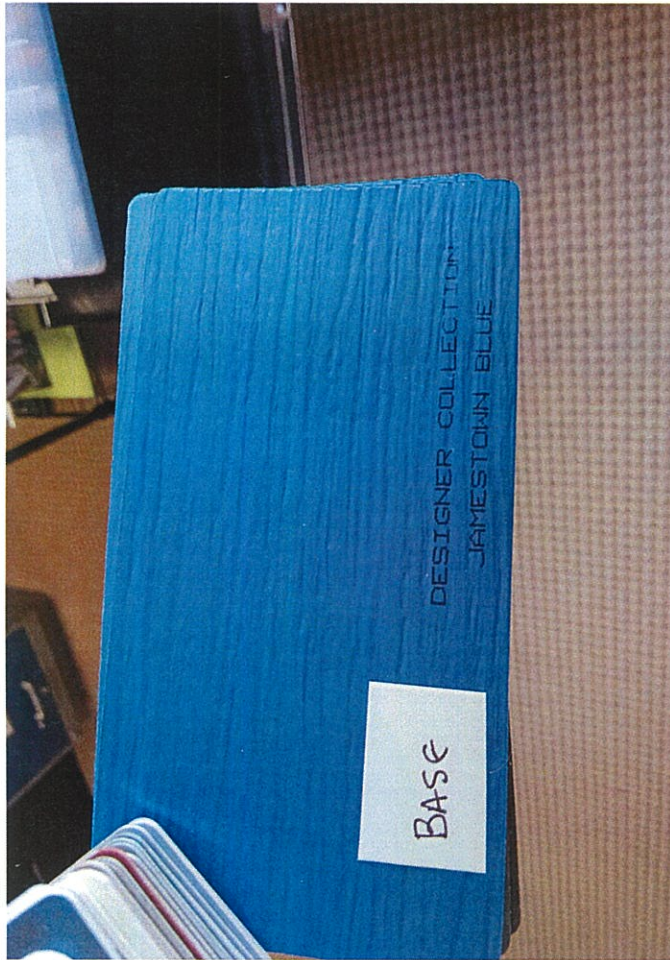
Variances obtained _____ Date _____

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

Applicant: Ivo Jorge Date 3/30/23

Owner: Ivo Jorge Date 3/30/23

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



6:14

40%



medepot.com



3

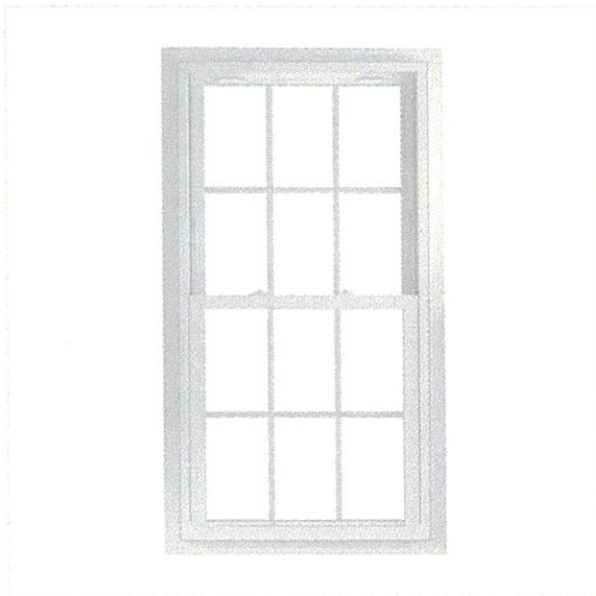


Search



**29.75 in. x 56.75 in. 70
Series Low-E Argon PS
Glass Double Hung White
Vinyl Fin with J Window
with Grids, Screen Incl**

★★★★★



-

1

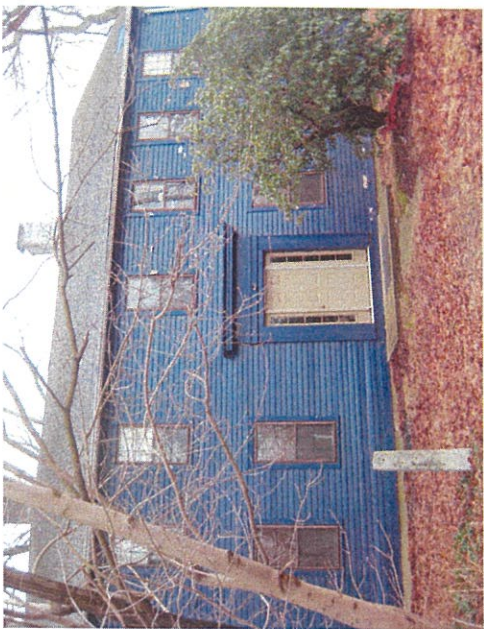
+



Add to Cart

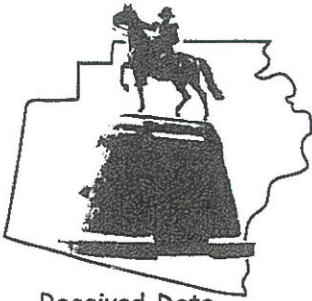






RECEIVED

APR 10 2023



TOWN OF BROOKLYN

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

OFFICE OF SELECTMEN

TELEPHONE: 779-3411

TOWN CLERK

TELEPHONE: 774-9543

ASSESSOR

TELEPHONE: 774-5611

TAX COLLECTOR

TELEPHONE: 774-4072

JUDGE OF PROBATE

TELEPHONE: 774-5973

Received Date 6/10
Fee \$ 250 State Fee (\$80.00)
Renewal - \$100 + \$60

Application #: GBR 23-001
Check # 62911

APPLICATION FOR GRAVEL BANK / RENEWAL SPECIAL PERMIT OF SPG 19-004

Name of Applicant Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584
Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260
Relation _____

Property Owner River Junction Estates, LLC Phone 860-919-6413
Mailing Address 204 Munyan Road, Putnam CT 06260

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address PO BOX 191, Plainfield, CT 06374
Contact Person David Held, PE, LS Phone 860-230-0856 Fax _____

Name of Attorney Harry Heller, Heller, Heller & McCoy
Address 736 Norwich-New London Highway, Uncasville, CT 06382
Phone 860-848-1248 Fax _____

Property address Ruksetlla Road
Property Location Southerly of Ruksetlla Road
Map # 21 Lot # 7 Zone RA Total Acres 206 +/-
30 16

Maximum Area :
Acres of Gravel Removal 30 Cubic Yards of Gravel Removal 1,945,000 CY

Is Application for Renewal? Yes X No _____ If Yes, Amount Removed Last Year 0 CY
Original Date of Issuance of Permit 6/3/2020 Issued To: _____
Strategic Commercial Realty, Inc. DBA Rawson Materials

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

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

Applicant: [Signature] Date 4/10/2023

Owner: [Signature] Date 4/10/2023

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

Provost & Rovero, Inc.

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

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

April 6, 2023

Jana Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

RE: Rawson Materials – Rukstella Road – Brooklyn, CT – SPG 19-004
P&R Job No. 183028

Dear Ms. Roberson:

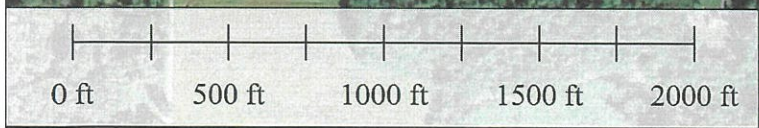
I completed an inspection of the above referenced property on April 4, 2023. This inspection was completed to support a renewal application for the excavation of sand and gravel from the property. To date, no work has been completed by Rawson Materials pursuant to the excavation special permit approval which was granted at the June 3, 2020 meeting of the Planning and Zoning Commission. The attached aerial photo was captured in the summer of 2021 through the USDA National Agricultural Imagery Program. This represents the latest aerial imagery we were able to obtain for this site to document current conditions. The areas outlined in red are the approved limits of excavation.

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

Sincerely,

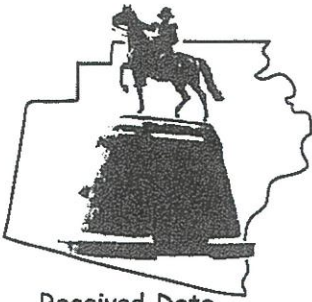
David J. Held, P.E., L.S.
Provost & Rovero, Inc.

CC: Madilyn Smith (Rawson Materials, via email)



RECEIVED

APR 10 2023



TOWN OF BROOKLYN

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

OFFICE OF SELECTMEN
TELEPHONE: 779-3411

TOWN CLERK
TELEPHONE: 774-9543

ASSESSOR
TELEPHONE: 774-5611

TAX COLLECTOR
TELEPHONE: 774-4072

JUDGE OF PROBATE
TELEPHONE: 774-5973

Received Date 10
Fee \$ 250 State Fee (\$80.00)
Renewal - \$100 + \$60

Application #: GBR 23-002
Check # 62904

APPLICATION FOR GRAVEL BANK / RENEWAL SPECIAL PERMIT

OF SPG 19-003

Name of Applicant Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584
Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260
Relation _____

Property Owner Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584
Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address PO BOX 191, Plainfield, CT 06374
Contact Person David Held, PE, LS Phone 860-230-0856 Fax _____

Name of Attorney Harry Heller, Heller, Heller & McCoy
Address 736 Norwich-New London Highway, Uncasville, CT 06382
Phone 860-848-1248 Fax _____

Property address Maynard Road
Property Location Southeast side of Maynard Road
Map # 29 Lot # 5 Zone RA Total Acres 29.990

Maximum Area :
Acres of Gravel Removal 20.3 Cubic Yards of Gravel Removal 1,200,000 CY

Is Application for Renewal? Yes X No _____ If Yes, Amount Removed Last Year 0 CY
Original Date of Issuance of Permit 6/3/2020 Modified by Court Order 2/6/2023 Issued To: _____
Strategic Commercial Realty, Inc. DBA Rawson Materials

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

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

Applicant: [Signature] Date 4/10/2023

Owner: [Signature] Date 4/10/2023

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

Provost & Rovero, Inc.

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

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

April 6, 2023

Jana Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

**RE: Rawson Materials – Maynard Road – Brooklyn, CT – SPG 19-003
P&R Job No. 173081**

Dear Ms. Roberson:

I completed an inspection of the above referenced property on April 4, 2023. This inspection was completed to support a renewal application for the excavation of sand and gravel from the property. To date, no work has taken place pursuant to the excavation special permit approval which was granted at the June 3, 2020 meeting of the Planning and Zoning Commission and which has been revised pursuant to the January 9, 2023 stipulated settlement. The attached aerial photo was captured in the summer of 2021 through the USDA National Agricultural Imagery Program. This represents the latest aerial imagery we were able to obtain for this site to document current conditions. The area outlined in red is the approximate approved limits of excavation.

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

Sincerely,

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

CC: Madilyn Smith (Rawson Materials, via email)
Margaret Washburn (ZEO, WEO, via email)



0 ft 500 ft 1000 ft 1500 ft 2000 ft

RECEIVED
APR 7 2023

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR 23-003
Check# 1063 \$410

RECEIVED
APR 17 2023

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant TRINITY SOLAR (JONATHAN LISEE) Phone 860-933-1509
Mailing Address 7 MCKEE PLACE CHESHIRE, CT 06410 Phone _____

Name of Owner CHAYL LEVEILLE / ADAM LEVEILLE Phone 860-634-7097
Mailing Address 70 POMFRET ROAD BROOKLYN CT 06234 Phone _____

Name of Engineer/Surveyor TRINITY SOLAR
Address 7 MCKEE PLACE CHESHIRE CT 06410
Contact Person JONATHAN LISEE Phone 860-933-1509 Fax 203-687-4205

Property location/address 70 POMFRET ROAD BROOKLYN, CT 06234
Map # 25 Lot # 67 Zone VCD Total Acres .86

Proposed Activity INSTALL SOLAR PANELS AT THE PROPERTY ON THE FRONT OF THE IDEAL
WITHIN THE VILLAGE CENTRAL DISTRICT

Change of Use: Yes _____ No X If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion ROOF MOUNT SOLAR

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained _____ Date _____

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

Applicant: JONATHAN LISEE [Signature] TRINITY SOLAR Date 3/29/2023

Owner: Adam Leveille [Signature] Date 3/29/23

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

151



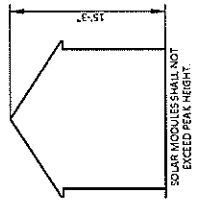
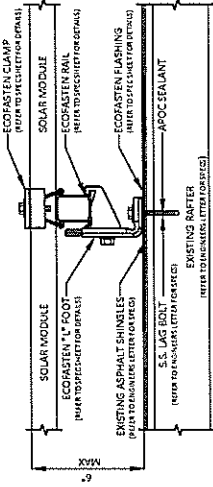
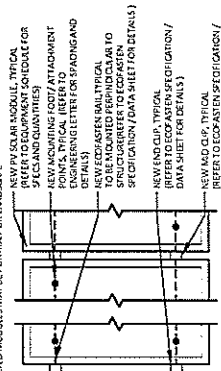
Trinity[®]
SOLAR

2211 Allerwood Road
Wall, New Jersey 07719
877-786-7283
www.TrinitySolar.com

1. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS CONTAINED IN THE DRAWING "NOTES" AND INFORMATION ELEMENT FROM "NOTES".
2. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS CONTAINED IN THE COMPLETE MANUAL.
3. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND UNDERSTANDING ALL DRAWINGS, COMPONENT AND INVERTER MANUALS PRIOR TO INSTALLATION. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL COMPONENT "SWITCHES" IN THE OFF POSITION AND TO BE REMOVED PRIOR TO THE INSTALLATION OF ALL PLUG BEARING SYSTEMS.
4. ONCE THE PHOTOVOLTAIC MODULES ARE MOUNTED, THE INSTALLATION CONTRACTOR SHOULD TAKE A MINIMUM OF ONE (1) HOUR TO COMPLETE THE PHOTOVOLTAIC SYSTEM. PHOTOVOLTAIC INSTALLATION COURSE ON SITE.
5. FOR SAFETY, IT IS RECOMMENDED THAT THE INSTALLATION CREW ALWAYS HAVE A PHOTOVOLTAIC SYSTEM MANUAL ON SITE TOGETHER WITH THAT EACH OF THE INSTALLATION CREW MEMBERS BE TRAINED IN FIRST AID AND CPR.
6. PHOTOVOLTAIC SYSTEMS ARE POLE MOUNTED AND THE CONTRACTOR'S JOB IS TO FOLLOW THE INSTRUCTIONS OF THE NATIONAL ELECTRICAL CODE. ANY LOCAL CODE WHICH MAY SUPERSEDE THE NEC SHALL BE FOLLOWED.
7. ALL SYSTEM COMPONENTS TO BE INSTALLED WITH THIS SYSTEM ARE TO BE "UL" LISTED. ALL EQUIPMENT WILL BE NEVA 3R OUTDOOR RATED UNLESS INDICATED.

IF ISSUED DRAWING IS MARKED WITH A REVISION, CHARACTER OTHER THAN "A", PLEASE BE ADVISED THAT FINAL EQUIPMENT AND/OR SYSTEM CHARACTERISTICS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY OF EQUIPMENT.

NOTES: *REFER TO MODULE SPEC FOR MODULE DIMENSIONS
*SPECIFIED MODULES MAY BE PERMITTED ON LANDSCAPE

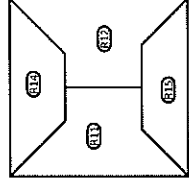
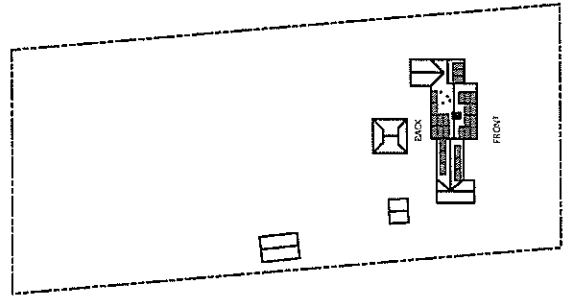


HEIGHT FROM GROUND LEVEL TO PEAK OF ROOF
SCALE: NOT TO SCALE

PV MODULE ATTACHMENT ON ASPHALT SHINGLE ROOF
SCALE: NOT TO SCALE

ARRAY SCHEDULE

***NOTE: 2021 CT RC
PLAN VIEW TOTAL ROOF AREA: 1754.15 SF
TOTAL PV AREA: 1234.45 SF
ARRAY PERCENTAGE OF PLAN VIEW TOTAL ROOF AREA: 70.34%



- ROOF 1: 8 MODULES, 0 PITCH, ORIENTATION: 28°
ROOF 2: 10 MODULES, 0 PITCH, ORIENTATION: 278°
ROOF 3: 3 MODULES, 0 PITCH, ORIENTATION: 28°
ROOF 4: 3 MODULES, 0 PITCH, ORIENTATION: 278°
ROOF 5: 0 MODULES, 0 PITCH, ORIENTATION: 1°
ROOF 6: 0 MODULES, 0 PITCH, ORIENTATION: 281°
ROOF 7: 0 MODULES, 0 PITCH, ORIENTATION: 16°
ROOF 8: 0 MODULES, 0 PITCH, ORIENTATION: 188°
ROOF 9: 0 MODULES, 0 PITCH, ORIENTATION: 188°
ROOF 10: 0 MODULES, 0 PITCH, ORIENTATION: 18°
ROOF 11: 0 MODULES, 0 PITCH, ORIENTATION: 16°
ROOF 12: 0 MODULES, 0 PITCH, ORIENTATION: 8°
ROOF 13: 0 MODULES, 0 PITCH, ORIENTATION: 188°
ROOF 14: 0 MODULES, 0 PITCH, ORIENTATION: 188°
ROOF 15: 0 MODULES, 0 PITCH, ORIENTATION: 278°
ROOF 16: 0 MODULES, 0 PITCH, ORIENTATION: 185°
ROOF 17: 0 MODULES, 0 PITCH, ORIENTATION: 5°

- NOTES:
1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WIRING INSTRUCTIONS.
3. ALL LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE INSTALLER.
4. ALL OUTDOOR EQUIPMENT SHALL BE RAIN TIGHT WITH MINIMUM NEMA 3R RATING.
5. ROOSTOP SOLAR INSTALLATION ONLY PV ARRAY SHALL NOT EXTEND BEYOND THE EXISTING ROOF EDGE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
UD	INDICATES NEW UNFINISHED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)
LD	INDICATES NEW PV SOLAR MODULE, N/A MODULES INDICATE PANELS THAT USE MICRO INVERTERS. REFER TO EQUIPMENT SCHEDULE FOR SPECS.
M	INDICATES EXISTING METER LOCATION
EP	INDICATES EXISTING ELECTRICAL PANEL LOCATION INSIDE
D	INDICATES NEW FUSED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)
SP	INDICATES NEW PV ONLY SUBPANEL TO BE INSTALLED
DC	INDICATES NEW WDC DISCONNECT
SD	INDICATES EXISTING SERVICE DISCONNECT
TS	INDICATES EXISTING TRANSFER SWITCH

EQUIPMENT SCHEDULE

QTY	SPEC #
27	HANVHA-400 IQ PEAK DUO BLK ML-G10-3+400
1	SE1000H-U200B14

OTHER OBSTRUCTIONS

--

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SOLAR

2711 Woodland Road
Watkins, NJ 07095-0719 977.652.7888
www.trinitysolar.com

Issued / Revisions

NO	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/2/2023

Project Title:
LEVEILLE, ADAM

Project Address:
70 POMFRET ROAD
BROOKLYN, CT 06234
41.792556-71.9485476

Drawing Title:
PROPOSED PV SOLAR SYSTEM

Drawing Information:
DRAWING DATE: 1/17/2023
DRAWN BY: MD
REVISED BY:

System Information:
DC SYSTEM SIZE: 10.6KW
AC SYSTEM SIZE: 10KW
MODULE COUNT: 27
MODULES USED: HANVHA-400
MODULE SPEC #: QPEAK DUO BLK ML-G10-3+400
UTILITY COMPANY: EVERSOURCE
UTILITY ACCT #: 5195524837
UTILITY METER #: 891588002
DEAL TYPE: SUNTOVA

Rev. No.
P1

Sheet
PV-2



PLANNING AND ZONING COMMISSION
RECEIVED TOWN OF BROOKLYN
CONNECTICUT

Received Date APR 17 2023

Application #SP GBR 23-003
Check # _____

APPLICATION FOR SPECIAL PERMIT **GRAVEL BANK RENEWAL**

Name of Applicant HM&E Co., LLC Phone 860-377-4283
Mailing Address 353 Burgoly Hill Road Woodstock, CT Phone _____

Name of Engineer/Surveyor Killingly Engineering Associates
Address Po Box 421 Killingly CT 06241
Contact Person Normand Thibault, Jr. Phone 779-7399 Fax _____
(860)

Name of Attorney N/A.
Address _____
Phone _____ Fax _____

Property location/address 291 Canterbury Road
Map# 23 Lot# 1 Zone RA Total Acres 119.8
Sewage Disposal: Private ☒ Public _____ Existing ☒ Proposed _____
Water: Private ☒ Public _____ Existing ☒ Proposed _____

Proposed Activity Excavation of rock from an existing on-site quarry
excavation of approximately 20,000 cy of rock - 3 phases
(APPROXIMATELY 9,300 cy Remain)

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 N/A
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: A. Douglas Hart Date 04-17-2023
Owner: Elaine C. Hart Date 04-17-2023

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



Proposed Rock Mining Operation Permit Renewal
291 Canterbury Road
Project Narrative

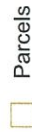
13.3.1

1. HM&E Company, LLC has submitted an application under Article 13 of the Town of Brooklyn Zoning Regulations (“the regulations”) to quarry and process rock from an operation that has been in operation for nearly 20 years. The rock was originally mined by the property owner and operations have since been conducted by the applicant. The area of operation is slightly over 3 acres of a 119.8-acre parcel and consists of veins of marketable stone that vary from browns and grays in color to a dark blue. At the current rate of rock removal from the site, the operation could continue for another 6-8 years. The current proposal has been modified previously approved by the Commission as the result of the type of stone encountered; the “middle” portion of the operation previously shown to include approximately 12,000 cubic yards of material has been abandoned due to the poor quality of the stone.
2. The plans show existing grades at 2’ intervals and for clarity, the proposed rock faces are shown in 10’ intervals which will be cut at 1H:6V.
3. The excavation is shown to be conducted in a tiered fashion with ledge face heights of approximately 20’. Final grades will result in approximately 110’ elevation change from the bottom of the uppermost face to the access drive. The slopes on the lowest plateau adjacent to the access drive will be approximately 5%. Although no test pits have been excavated on site, it is generally assumed that the water table follows the elevation of Blackwell Brook which is approximately 26’ lower than the lowest proposed final grade.
4. Typical removal volume of rock from the site is approximately 1,500 cubic yards. A typical drill and blast event results in only approximately 6’ in off of the rock face and produces approximately 500-700 cubic yards of material per blast.
5. All traffic from the site enters and exits from an existing driveway onto Route 169. From there traffic follows Route 169 north to Route 6 or south to Route 14.
6. Truck traffic transporting rock from the site is limited to 60-80 trucks annually, 2 trucks per week at the most.
7. Although the operation does not have a defined fueling area, equipment is generally fueled on a flat area on site that can be accessed by a fueling truck. Equipment is limited to an excavator and skid steer which are not serviced on site.
8. The applicant proposes to occasionally crush rock/shard that is too small to market for stone work purposes. Allowance of crushing will provide the opportunity to generate a product that could be used to maintain the existing access road, utilized for clean fill, or blended to create useful engineered fill. Crushing would take place where operations are being conducted at any given time, depending on where the current rock face is being mined by means of a portable crusher.
9. Materials are typically not extensively stockpiled; rock from any blast sequence is split by hand and sorted in place into small stockpiles that can be either hand loaded into a skid steer bucket or placed on pallets. These materials are then placed along the east side of the access drive for pickup.
10. Due to the ledge rock nature of the site, we do not believe it is an area of archeological concern.

I, Elaine C. Arters hereby authorize J. Douglas Hartin of HM & E Company, LLC to submit applications to Town of Brooklyn Inland Wetlands Commission and Planning & Zoning Commission for property located on 291 Canterbury Road in Brooklyn, Connecticut. The applications are to obtain permits for an existing rock quarrying operation on approximately 7.5 acres of a 119.8-acre property shown as Lot 1 on Assessors Map 23.

Elaine C. Arters 04-17-2023
Owner: Date:

J. Douglas Hartin 04-17-2023
Applicant: Date:



Enter Map Description



© Latitude Geographics Group Ltd.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

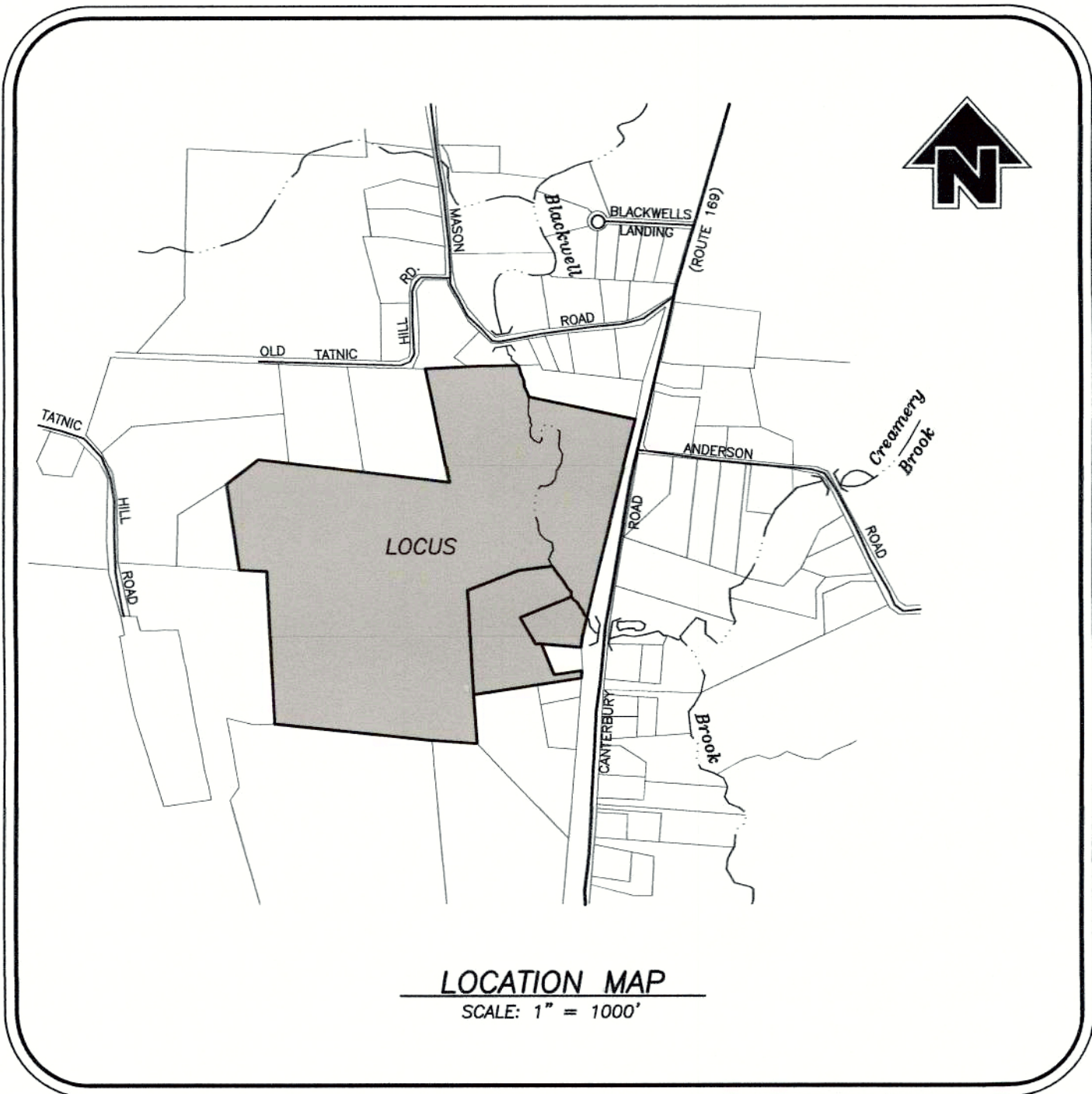
ROCK QUARRY PERMIT RENEWAL

291 CANTERBURY ROAD (ROUTE 169)
BROOKLYN, CONNECTICUT

PREPARED FOR:
H M & E CO., LLC

LEGEND

---	100	---	EXISTING CONTOURS
---	100	---	PROPOSED CONTOURS
---	#	---	INLAND WETLANDS FLAG
---	S	---	SETBACK LINE
---		---	SILT FENCE



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 4
VICINITY MAP	2 OF 4
SITE GRADING PLAN	3 OF 4
DETAIL SHEET	4 OF 4

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION

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

MARCH 23, 2023



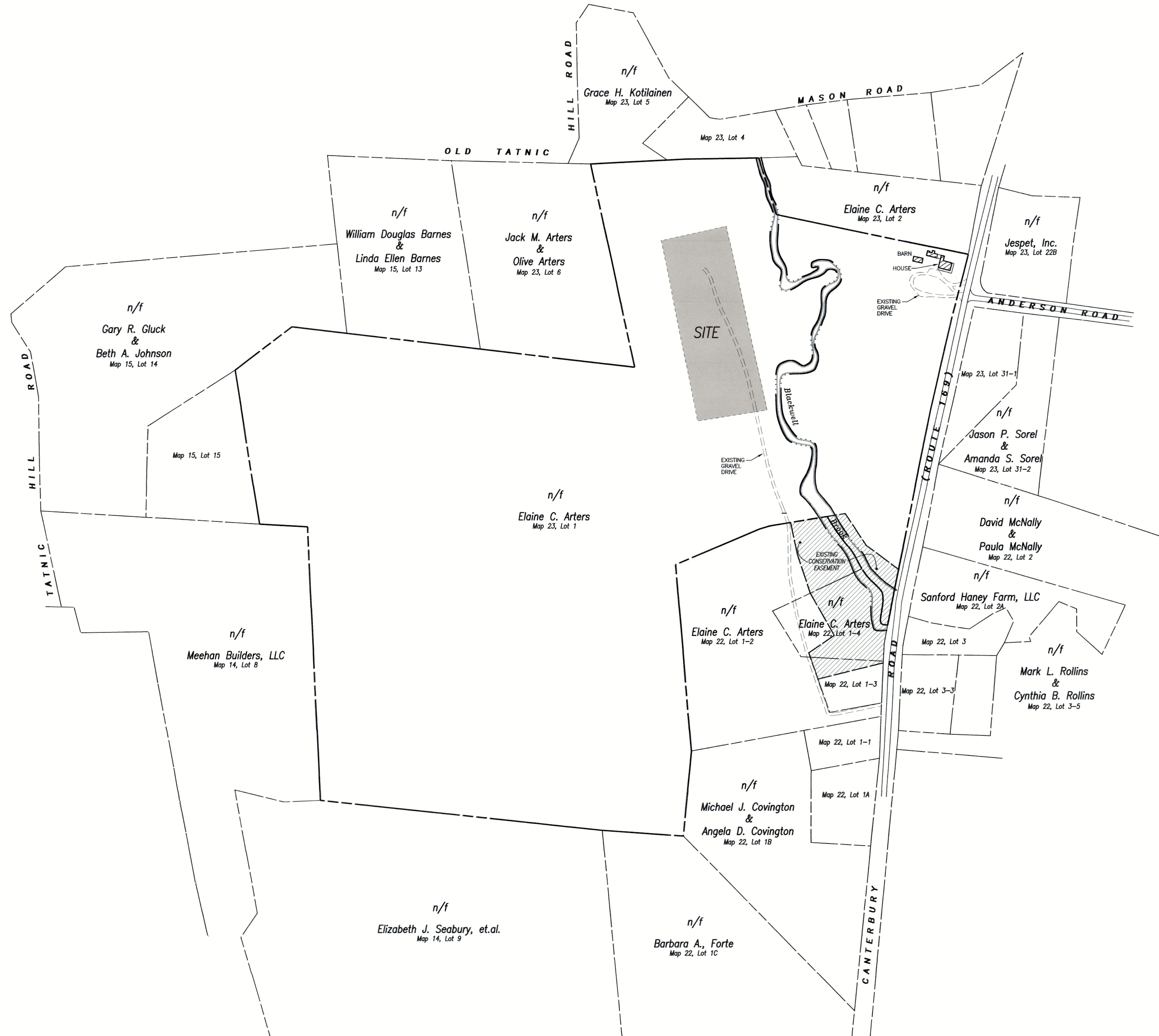
Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E.
DATE: 04/11/2023

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
Expiration date per Sec. 8-3(i) Connecticut General Statutes: _____	

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN	DATE
----------	------



ABUTTERS LIST

- Map 22, Lot 1-3
Chad Jenkins
Julie Jenkins
- Map 22, Lot 1-1
Allen A. Sill
Jennifer P. Sill
- Map 22, Lot 1A
Gary A. Pulver
Sharon L. Pulver
- Map 15, Lot 15
Gary Gluck
- Map 23, Lot 4
Anthony Joseph Bettencourt
Brenda Fontanella
- Map 23, Lot 31-1
Jennifer Johnson
Beth Sorel
- Map 22, Lot 3
Thomas S. Zavorskas
- Map 22, Lot 3-3
Allan Parsons
Cynthia Parsons

NOTES:

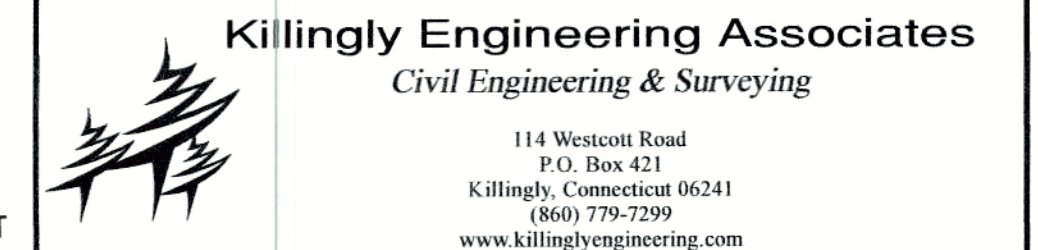
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "D" horizontal accuracy.
 - Survey Type: Data Accumulation Map.
- 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.
- Parcel is shown as Lot 1 on Assessors Map 23.
- Zone = RA.
- Owner of Record: Elaine C. Arters
291 Canterbury Road
Brooklyn, CT 06234
See Volume 66, Page 374

DATE	DESCRIPTION
	REVISIONS

DATA ACCUMULATION PLAN VICINITY MAP PREPARED FOR

H M & E CO., LLC

291 CANTERBURY ROAD (ROUTE 169)
BROOKLYN, CONNECTICUT



DATE: 3/23/2023	DRAWN: AMR
SCALE: 1" = 200'	DESIGN: NET
SHEET: 2 OF 4	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 18145

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

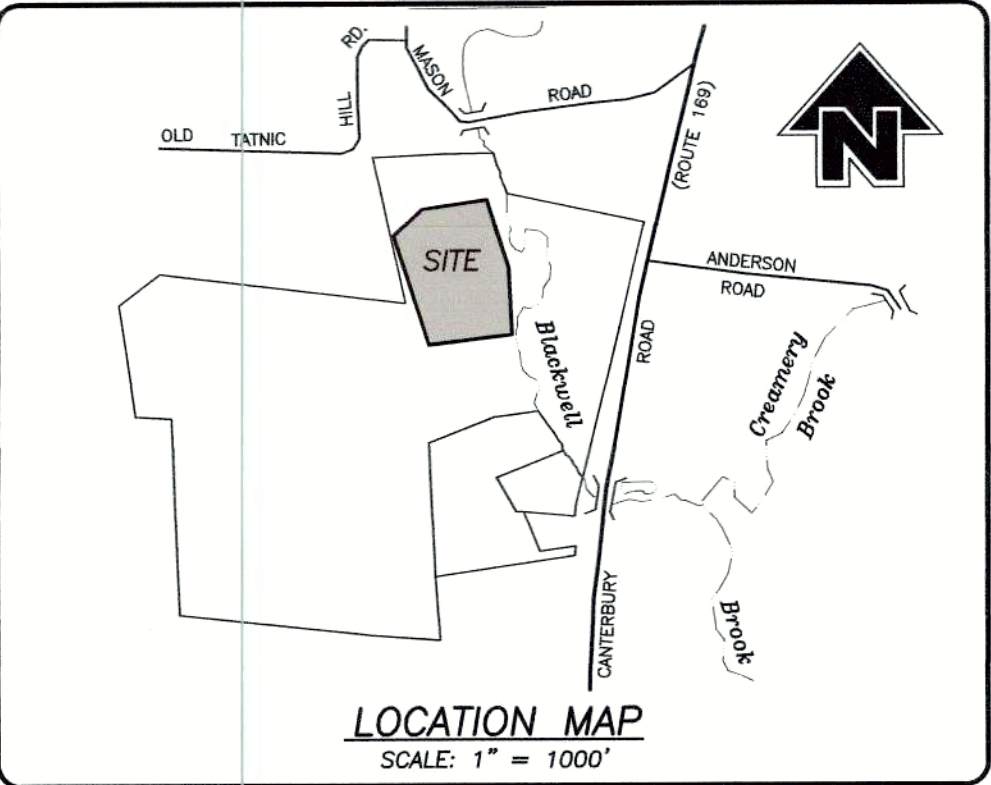
Expiration date per Sec. 8-3(i)
Connecticut General Statutes: _____



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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 04/17/2023

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



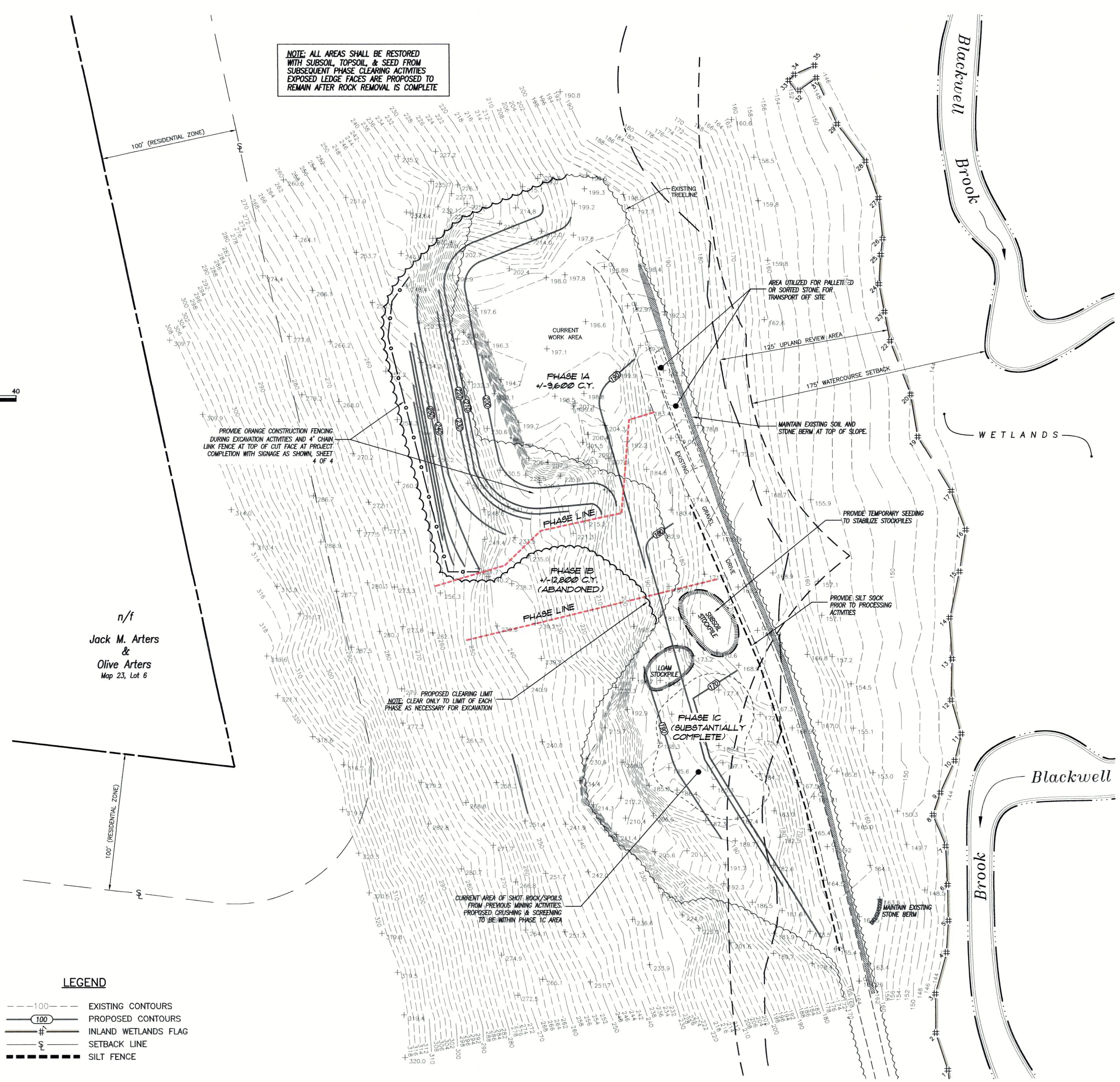
- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "D" horizontal accuracy.
 - 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.
 - Survey Type: Topographic Map.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Zone = RA.
 - Parcel is shown as Lot 1 on Assessors Map 23.
 - Owner of Record: Elaine C. Arters
291 Canterbury Road
Brooklyn, CT 06234
See Volume 66, Page 374
 - Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from actual field survey. Contour interval = 2'.
 - North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations.
 - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in October 2018.
 - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.
- MAP REFERENCE:
- "Easement Map - Showing Conservation Easement To Be Granted to - The Town of Brooklyn - Across the Property of - Elaine C. Arters Canterbury Road (Route 169) - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 4/23/2019 - Sheet 1 of 1 - Prepared by: Killingly Engineering Associates.

DATE	DESCRIPTION
REVISIONS	

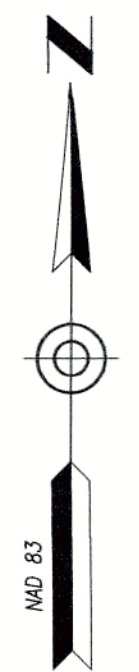
SITE GRADING PLAN
PREPARED FOR
H M & E CO., LLC
291 CANTERBURY ROAD (ROUTE 169)
BROOKLYN, CONNECTICUT

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

DATE: 3/23/2023	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 4	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 18145



NOTE: ALL AREAS SHALL BE RESTORED WITH SUBSOIL, TOPSOIL, & SEED FROM SUBSEQUENT PHASE CLEARING ACTIVITIES EXPOSED LEDGE FACES ARE PROPOSED TO REMAIN AFTER ROCK REMOVAL IS COMPLETE



- LEGEND
- 100--- EXISTING CONTOURS
 - 100--- PROPOSED CONTOURS
 - #--- INLAND WETLANDS FLAG
 - S--- SETBACK LINE
 - S--- SILT FENCE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE

Expiration date per Sec. 8-3(i)
Connecticut General Statutes: _____

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist	Date



Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E.
DATE: 04/11/2023

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

Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE: 04/11/2023

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

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

- The State of Connecticut 2002 DEEP Guidelines for Soil Erosion and Sediment Control ("the 2002 Guidelines").
- U.S.D.A. N.R.C.S. Web Soil Survey.

SOILS:

The quarry site is comprised mainly of one soil type:

75E—Hollis—Chattfield—Rock outcrop complex

Included with these soils in mapping are areas of moderately well drained Sutton soils and poorly drained Leicester soils. Sutton soils are in slight depressions and Leicester soils are in depressions and drainage ways. Also included are very deep, well drained Charlton soils adjacent to Hollis and Chattfield soils. Areas of shallow, somewhat excessively drained Brimfield soils are included where the underlying bedrock is micaceous schist at a depth of 10 to 20 inches below the surface. A few areas in Litchfield County have a yellowish red surface layer and subsoil. Other areas in Litchfield County include sandier soils above bedrock. Minor components make up about 20 percent of the map unit.

ROCK REMOVAL

Sequence of Operations and Erosion & Sedimentation Control

Site Description:

The site is located on 7.5± ac. on the west side of Blackwell Brook in Town of Brooklyn, Connecticut; Blackwell Brook flows from north to south and divides the total parcel which is comprised of approximately 108 acres. The current proposed area of excavation is slightly over 1 acre in area.

The site is predominately wooded in the areas of the proposed excavation except for the areas which have been previously mined (approximately 1.5 acres). The wetlands associated with Blackwell Brook have been evaluated in the field by Joseph Theroux, Certified Soil Scientist as indicated on these plans.

Wetlands will remain undisturbed by the excavation process and shall be protected by an existing berm as well as any additional erosion and sediment control measures as shown on these plans or required by the Town of Brooklyn.

Proposal:

The plan calls for the removal of a maximum of 27,550 cubic yards of rock to be broken down into the following phases:

Phase 1 (total) = 27,550 c.y.
Phase 1A = 5,800 c.y.
Phase 1B = 12,800 c.y.
Phase 1C = 7,950 c.y.

Prior to excavation the limits of disturbance shall be clearly flagged in the field by a licensed Land Surveyor.

27,500 cubic yards of material were expected to be removed from the site as originally proposed. That number has been reduced due to areas of unmarketable material. There will be occasional crushing of blast tailings and screening of topsoil. All topsoil and subsoil shall be stockpiled for site restoration at the completion of the operational phases. If there is any excess subsoil, it shall be removed from the property to another location after final restoration.

There will be approximately 60–70 truck loads per year, to and from the site. Both trailers and tri axle dump trucks will be used. The access driveway will be properly maintained, to control dust and mud and to prevent such from being tracked onto Route 169. Trucks traveling to and from the site will use Route 169 to Route 6 or Route 14.

Excavation and trucking will generally occur between 7:00 am and 5:00 pm, Monday through Friday, except for major national holidays and 8:00–2:00 PM on Saturdays. No activity is proposed on Sundays.

The proposed excavation will be performed by pre-split blasting into the existing ledge face as illustrated on these plans, thus limiting the active work area and containing surface stormwater runoff to a small section of the site at any particular point throughout the duration of the operation. Blasting typically takes place once or twice annually and is limited to 8'–10' of horizontal rock removal each time.

DEVELOPMENT CONTROL PLAN:

- The site is currently open from previous rock mining activities. Work shall not commence until (1) the permittee's engineer has inspected the site and reported to the Brooklyn WEO/ZEO that erosion controls have been satisfactorily installed and functional to protect the down gradient wetlands and (2) the WEO/ZEO has inspected the site.
- Development of the site will be performed by the Contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout the operation.
- The sedimentation control mechanisms shall remain in place from start of the operation until permanent vegetation has been established. The WEO/ZEO for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the WEO/ZEO shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
- All cutting of trees, stripping of topsoil and subsoil is to be confined to the immediate area of rock removal activity. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale or silt sock sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
- Dust control (if necessary) will be accomplished by spraying with water.
- The proposed planting schedule is to be adhered to during the planting of restoration areas throughout the proposed operation.
- Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.
- The Permittee shall inspect all erosion controls on a weekly basis and after rain events of 1/2" or more.
- Permittee shall inform the ZEO/WEO within 24 hours if the permittee finds that erosion controls have failed and sediment has been deposited in the wooded areas down gradient of the operation.

Erosion & Sediment Control:

The proposed grading on this site is such that an elevation higher than the excavated surface will remain around the perimeter of the excavated area, thus eliminating any transport of sedimentation toward the wetlands and its associated buffers. An existing berm along the east side of the access driveway will be maintained to alleviate direct runoff toward the brook & perimeter wetlands.

During the course of operations on the site the wetlands and buffers shall protected from erosion and sedimentation by methods shown on the plans. These barriers shall be inspected and approved by a representative of the Town of Brooklyn, prior to any clearing, excavation or other activity.

Clear and grub the area of proposed rock removal. Trees and stumps removed shall be disposed of off the property.

Silt socks shall be installed as shown on the plans and in accordance with the detail shown.

Clearing and restoration shall proceed in the following sequence:

Stock and strip topsoil in convenient locations on site for use as cover material for restoration of portions of the site once rock removal is complete.

Temporarily or permanently stabilize disturbed areas as excavation progresses. Permanent vegetation shall occur as soon as final grades are achieved.

Stockpiled topsoil shall be protected from erosion with a temporary vegetative cover. Stockpiles shall also be surrounded by silt socks at their bases.

Selected areas of rock removal shall be permanently restored by placement of topsoil and loam and establishment of grass cover in accordance with the recommended seed mixtures.

For these disturbed areas to be permanently restored topsoil and subsoil which has been stockpiled on site shall be spread on the finished subgrade to a depth of a minimum of 12" of subsoil and 6" of topsoil. ALL topsoil and subsoil shall remain on site and utilized for restorative purposes.

SILT SOCK INSTALLATION AND MAINTENANCE:

CONDITIONS

- Deformation due to drive-over or dragging
Action required: Re-contour by hand if applicable. If not, see applicable repair methods below.
- Sock rolling due to hydraulic force
Action required: Reposition and add additional stakes.
- Loss of ground contact
Action required: Fill in depressions and back-grout with chips from damaged section.
- Sediment accumulation of 1/2 sock height
Action required: Remove accumulated sediment or install a second row of sock positioned on top of or up slope of the original sock
- Holes, rips or tears of the sock
Action required: Small holes or narrow rips shorter than 12 inches may be stitched closed using plastic zip-ties. Tears longer than 12 inches require the sock be replaced.
- Pinch or localized diameter reduction of more than 1/4 the original diameter
Action required: Install new section of sock up slope of the damaged section.

THE PERMITTEE SHALL CONTACT THE WEO/ZEO BEFORE COMMENCING FINAL SITE RESTORATION TO REVIEW REQUIREMENTS

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Temporary seed for topsoil stockpiles shall consist of one of the following:

Annual ryegrass (Lolium multiflorum) applied at 1 pound per 1,000 square feet
Millet (Echinochloa crusgalli) applied at a rate of 0.5 pounds per 1,000 square feet
Sudangrass (Sorghum sudanese) applied at a rate of 0.7 pounds per 1,000 square feet.

Combinations of the above may be also be utilized at the recommended rates.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

- Subsoil and topsoil will be replaced once the excavation and grading has been completed. subsoil shall be placed first and topped with topsoil.
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- Inspect seedbed before seeding. If traffic has compacted the soil, re-till compacted areas.
- Apply the appropriate warm season grass seed mix as listed on this sheet. The recommended seeding dates are as specified.
- Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

RECOMMENDED SEED MIXTURE (PERMANENT SEEDING):

No.	Seed Mixture (Variety)	Lbs./acre	Lbs./Sq. Ft
**26	Switchgrass (Blackwell, Shelter, Cave-in rock	4.0	0.10
	Big Bluestem (Niagra, Kaw)	4.0	0.10
	Little Bluestem (Blaze, Aldous, Camper)	2.0	0.05
	Sand Lovegrass (NE-27, Bend)	1.5	0.30
	Birds-foot Trefoil (Empire, Viking)	2.0	0.05
	Total	13.5	0.33

** Considered to be a warm season mix. Reference Publication www.soiltest.uconn.edu/factsheets/Warmseasongrasses.pdf

The recommended seeding dates are from early May to early June only

Note: The permittee shall provide invoices for the seed to be used on site to the Brooklyn WEO/ZEO for approval prior to seeding.

CONSTRUCTION NOTES/GENERAL PROVISIONS

1. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1–800–922–4455, and obtain all applicable permits, prior to any excavation.

2. The Contractor shall obtain all required regulatory agency permits prior to any site disturbance.

3. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.

4. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.

5. The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.

6. Excavation and regrading taking place as the work progresses shall be done in a manner to allow drainage to flow toward the excavated area and/or erosion and sediment control barriers. Concentrated runoff shall not be permitted to overflow newly graded areas or sedimentation barriers.

7. An individual shall be designated by the owner and/or contractor to be personally responsible for implementing this erosion and sedimentation control plan. This responsibility includes the installation and maintenance of control measures throughout the work period.

8. All erosion and sediment control devices shall be inspected at least weekly or immediately after a rainstorm with a rainfall total of more than 1/2" accumulated deposits of sedimentation and silt shall be periodically removed from the uphill side of the barrier. Erosion and sedimentation control barriers shall be replaced as necessary throughout the duration of the work on site in order to maintain complete erosion and sedimentation protection.

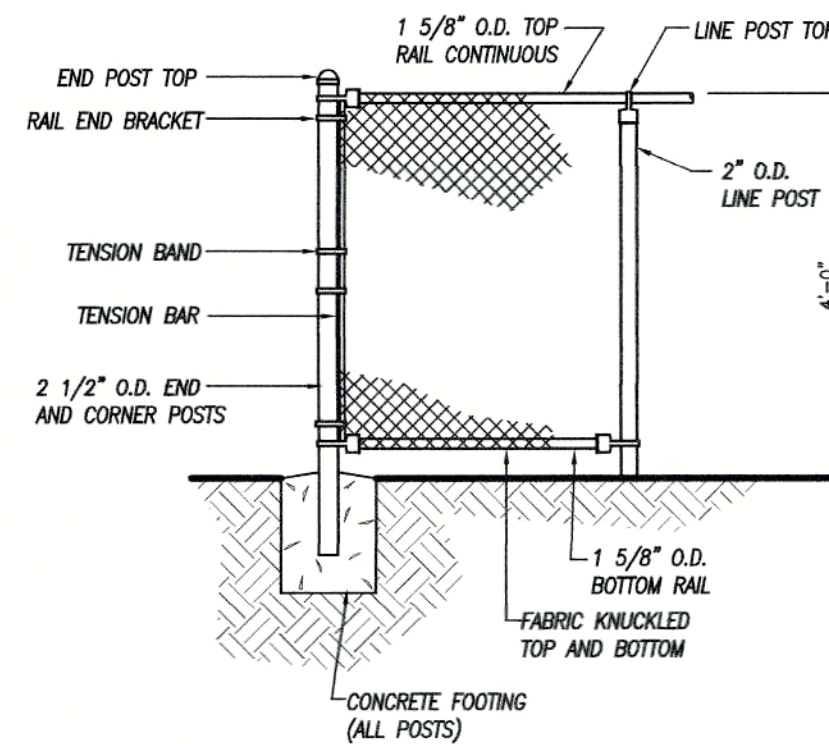
9. The access drive for the excavation areas shall be properly maintained for the duration of the trucking operations. Locations of access drives shall be as shown on the plans or as approved by the engineer prior to the commencement of excavation activities.



G2310

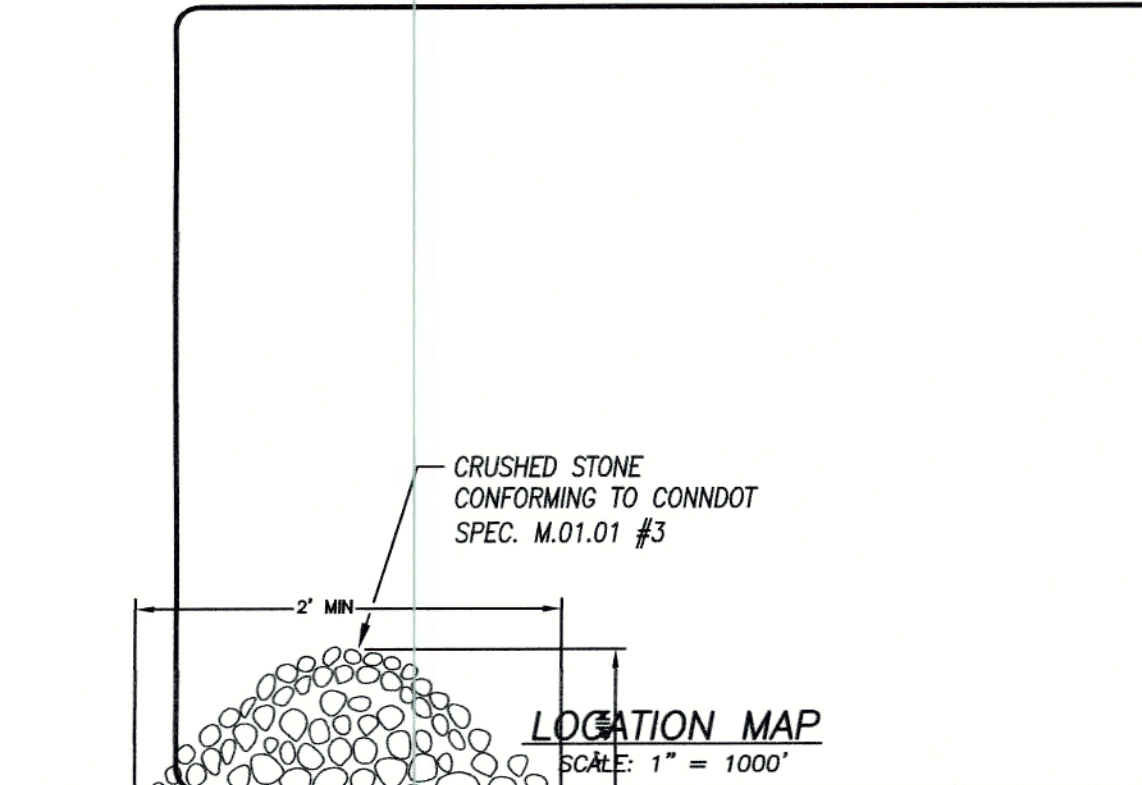


F5949



CHAIN LINK FENCE DETAIL

NOT TO SCALE



STONE BERM

NOT TO SCALE

USE 12" DIAMETER SILT SOCK FILLED WITH WOOD CHIPS OR COMPOST. FIT BEGINNING OF SOCK OVER END OF SOCK OVERLAPPING BY 1–2 FEET. USE FILTREXX® SILT SOCK * OR EQUAL. STAKE FRONT AND BACK AT 10' INTERVALS – DO NOT STAKE THROUGH SILT SOCK

SILT SOCK LOCATED AS SHOWN ON SITE DEVELOPMENT PLAN

EXISTING SUBGRADE

SILT SOCK APPLICATION

NOT TO SCALE

NOTES:

- REMOVE SEDIMENT FROM UPHILL SIDE OF SOCK WHEN SEDIMENT HAS REACHED HALF THE EFFECTIVE HEIGHT OF THE SOCK.
- PROVIDE NON-DEGRADABLE SILT SOCKS.

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET

PREPARED FOR

H M & E CO., LLC

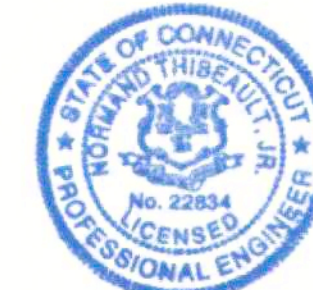
291 CANTERBURY ROAD (ROUTE 169)
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



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

DATE: 3/23/2023	DRAWN: AMR
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 4 OF 4	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 18145



Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E. DATE 04/17/2023



Federal Emergency Management Agency

Washington, D.C. 20472

March 7, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

Austin Tanner
First Selectperson, Board of Selectmen
Town of Brooklyn
P.O. Box 356
Brooklyn, Connecticut 06234

Community Name: Town of Brooklyn,
Windham County,
Connecticut
Community No.: 090164
Map Panels Affected: See FIRM Index

Dear First Selectperson Tanner:

This is to notify you of the final flood hazard determination for Windham County, Connecticut (All Jurisdictions), in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on September 7, 2023. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document.

This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Diane Ifkovic, NFIP State Coordinator for Connecticut by telephone at (860) 424-3537. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 1 at (617) 956-7576 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final SOMA

cc: Community Map Repository
Jana Butts Roberson, AICP, Director of Community Development and Town Planner,
Town of Brooklyn

Margaret's Report 4/3/2023

Zoning Permits issued:

85 Wauregan Road – Brian Meehan. New single-family dwelling with attached garage.

365 Day Street – Jeff Weaver. New single-family dwelling with attached garage.

260 Canterbury Road – Michael & Frances Stachura. Solar panels on both roofs of the garage, visible from the public roadway; these panels were approved as a minor modification in the Scenic Route 169 Overlay Zone after reviewing the Scenic Route 169 Overlay Zone design standards.

20 Gunnar Drive – Dennis Lalumiere. Install one leased 120-gallon propane tank in the side yard, screened by a privacy fence in the VC Zone.

23 Gunnar Drive – Pamela Kerouack-Warner. Replacement of windows and one patio door in the Village Center Zone. Only some of the windows are visible from the road.

389 Pomfret Road – Carolyn Teed. Approved as a Minor Modification in the Scenic Route 169 Overlay Zone and RA Zone: Installation of a metal chimney on the rear of the cottage behind the house.

116 Fortin Drive – Russell & Jamie Haines. New 8'x 25' mastered and bath addition on rear of house.

42 Hyde Road – Joe and Kelly Bellevance. Pave the remainder of the circular driveway in the VC Zone beyond the existing 40-ft paved apron.

229 Allen Hill Road – Erwin Sanchez. New 26' x 24' addition to existing detached garage.

Final Certificates of Zoning Compliance issued:

230 Tripp Hollow Road – Kayla and Jason Burgess. 24-ft round, above-ground swimming pool and 18-ft x 16-ft swimming pool deck.

Home Offices Documented: None.

Sign Permits issued: None.

ZBA Variances Granted: None.